



		1023 W. Main St. Redevelopment
Applicant:	Mohammed Shahid Ali	<p style="text-align: center;"><i>Subject Property</i></p>
Property Owner:	Hamza Jehangir Ali 2014 Trust	
Location:	SE corner of W. Main St. & S. 11 th St.	
Purpose:	Redevelop gas station	
Applications:	<ul style="list-style-type: none"> • Zoning Map Amendment • Special Use for PUD • PUD Preliminary Plan 	
Public Hearing:	Yes, required.	
Zoning:	RT-2 Traditional Single-Family Residential	
Current Land Use:	Vacant gas station	
Comprehensive Plan:	Neighborhood Commercial	
Summary of Proposal:	<p>Proposed is redevelopment of the former Clark gas station that previously operated on the property. A Map Amendment requesting rezoning to the BL Local Business district has been filed, along with a Special Use for PUD to accommodate zoning deviations identified as necessary to facilitate the site’s redevelopment. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • New gas station canopy with 3 fuel pumps • 1,440 sf convenience store with a one-bedroom apartment on the second floor • Retain existing site driveways on W. Main St. and 11th St. • Additional landscape beds near site corners. • 4 parking stalls 	
Info / Procedure on Application:	<p>Zoning Map Amendment:</p> <ul style="list-style-type: none"> • Revision to the zoning map to change the zoning district of a specific property. • Public hearing is required, with a mailed notice to surrounding property owners. • All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence. <p>Special Use for Planned Unit Development:</p> <ul style="list-style-type: none"> • Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site) • Public hearing is required, with a mailed notice to surrounding property owners. • Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment. 	

- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Suggested Action: Conduct the public hearing on the Zoning Map Amendment and Special Use for PUD and close if all testimony has been taken. Review the PUD Preliminary Plan.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation. The applicant has provided responses to the Findings of Fact for Map Amendment and Criteria for Planned Unit Developments for the Commission’s consideration.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is located at the southeast corner of W. Main St. and S. 11th St.

A gas station has operated on the property for several decades. Sanborn Insurance Maps from the 1920s and aerial imagery from the 1930s appear to show a service station on the site. Based on this information, it can be assumed the gas station use was established prior to adoption of the City’s 1960 Zoning Ordinance. City zoning records prior to 1960 are incomplete. In 1960, the property was zoned R2, a single-family residential district, at which point the gas station use was classified as nonconforming.

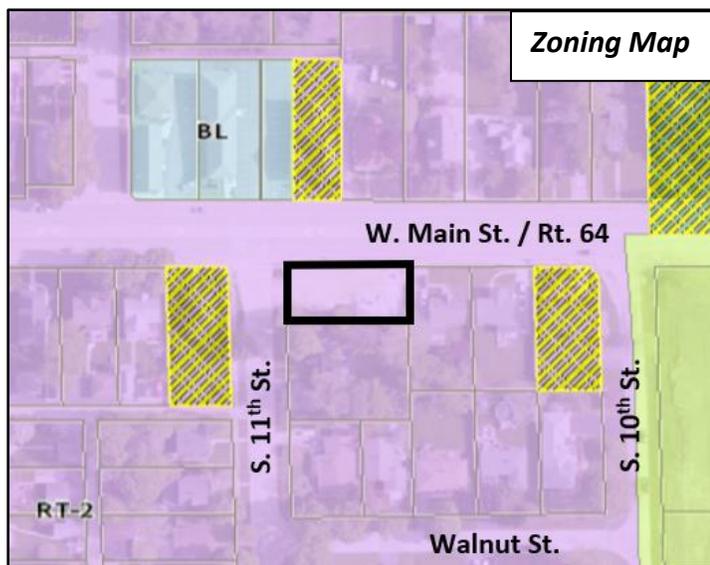
The property’s zoning has remained single-family residential to present day. In 1980, a petition to rezone the property to a commercial district in order to allow expansion of the gas station was denied due to concerns about intensifying the use by adding a canopy. In 1986, a variance was requested to allow a canopy, which was denied due to the property’s nonconforming status and the provision that a nonconforming use cannot be expanded.

In 2020, the current property owner had three underground storage tanks removed from the property. The gas pumps were also removed. A 448 sf convenience store building remains on the property but is not currently in operation.

B. Zoning

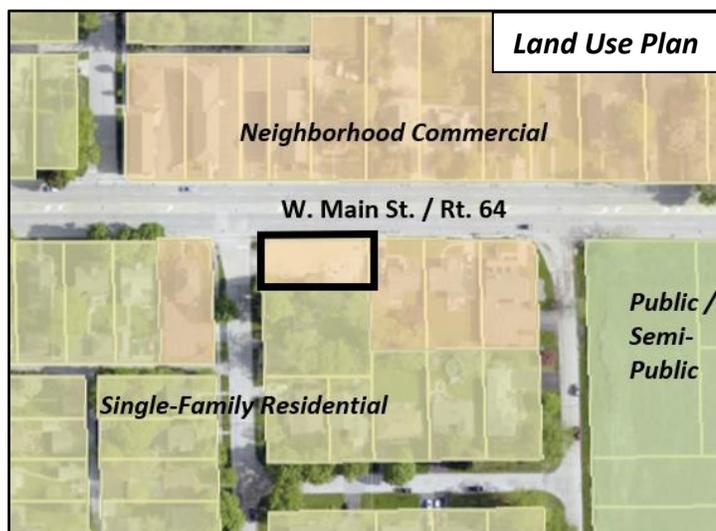
The subject property is zoned RT-2 Traditional Single-Family Residential District. The same zoning designation exists adjacent to the property, with BL zoning across Main St. Properties to the north and east are also located in the Transitional Business Overlay, which allows limited commercial and office uses.

	Zoning	Land Use
Subject Property	RT-2 Traditional Single-Family Residential	Vacant gas station
North	BL Local Business; RT-2 Traditional Single-Family Residential w/BT Transitional Business Overlay	Law office; single-family home
East	RT-2 Traditional Single-Family Residential	Single-family home
South	RT-2 Traditional Single-Family Residential	Single-family home
West	RT-2 Traditional Single-Family Residential w/BT Transitional Business Overlay	Insurance office



C. Comprehensive Plan

The subject property is designated Neighborhood Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Surrounding properties with Main St. frontage have the same designation.



The Neighborhood Commercial land use category is described in the plan as follows (p. 46):

Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, smaller office uses, convenience and specialty retailers, and more are appropriate...Many neighborhood commercial properties, especially those along Main Street are relatively shallow and present challenges for redevelopment. Because many of the properties along this corridor are adjacent to residential areas, buffering, screening, and setbacks should be used to protect adjacent residential neighborhoods. Hours of operation and intensity of use may also become an important issue in some neighborhood commercial areas.

The Commercial Areas Framework Plan on p.51 provides additional guidance for the different commercial areas by designating appropriate business and commercial types and activity levels along key corridors within the City. The subject property is noted as Neighborhood Commercial with residential character, to promote development that fits with the adjacent residential properties along that portion of Main St.

The Plan provides the following Commercial Area land use policies which are relevant to the proposed gas station redevelopment: (p. 48-50):

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

To the extent possible, mitigate the negative effects of commercial and industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and more. The composition of the City's commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening.

Improve access management along the City's commercial corridors. As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City's arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property

owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.

II. PROPOSAL

A. Concept Plan Review

In October 2020, the City reviewed a Concept Plan for redevelopment of the property. The Concept Plan was very similar to the proposed PUD. Plan Commission expressed that improvements to the site plan should be made to meet the PUD criteria and warrant approval of a PUD for the site. Commissioners made a variety of suggestions regarding building architecture, landscaping, sign placement, and screening. Concerns were state for the two existing driveways on W. Main St. Some Commissioners expressed a preference for closing the western Main St. driveway due to safety concerns. A traffic study was requested.

B. Current Proposal

Mohammed Shahid Ali, property owner and gas station operator, has filed zoning applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan to facilitate redevelopment of the property. The proposal includes the following:

- Rezone the property to the BL Local Business District and establish a Planned Unit Development (PUD) with zoning standards unique to the site.
- Retain existing site access points to Main St. and 11th St.
- Construct a new 1,440 sf convenience store with an upper level, one-bedroom apartment, in the general location of the existing convenience store.
- Construct a gas station canopy with three fuel pump stations.
- 4 parking spaces.

The plans are similar to the Concept Plan reviewed last fall. The following changes have been made:

- Freestanding sign is moved to the NW corner.
- Additional landscaping added at the NE and NW corners and along the building foundation.
- Planters added between the fuel pumps under the canopy.
- 36" retaining wall along the south lot line, topped with a 6' cedar fence. The retaining wall is integrated with the building wall for the length of the building.
- Cedar pergola above the trash enclosure.
- 1 parking space added near the apartment entrance.
- Improved building architecture.
- Canopy columns coordinate with building materials.
- Engineering, landscape, and photometric plans have been submitted.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.22 General Provisions (Lighting)
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs

A. Proposed Use

Proposed use of the property is Gas Station with Upper-Level Dwelling. Gas Station is defined in Ch. 17.30 as follows:

An establishment offering for sale at retail to the public, fuels, oils and accessories for motor vehicles, which may also offer convenience goods such as food, beverages, and other items typically found in a convenience market.

The subject property is zoned RT-2 Traditional Single-Family Residential. Gas Station is not a permitted use in the RT-2 District. As described in the History/Context section on page 2, it appears the gas station use was established on the property prior to adoption of the 1960 Zoning Ordinance, perhaps as early as the 1920s. The property was zoned R2 Single-Family Residence District in 1960, followed by rezoning to RT-2 Traditional Single-Family Residential when the current Zoning Ordinance was adopted in 2006.

Because the use was established prior to zoning regulations, it was grandfathered in as a legal, nonconforming use. Under Ch. 17.08 “Nonconformities”, a use which existed lawfully prior to adoption of the Zoning Ordinance but became nonconforming upon adoption of the Zoning Ordinance, may continue subject to certain restrictions. Nonconforming uses cannot be expanded, enlarged or increased in intensity. This provision has prevented a canopy from being constructed on the subject property, as has been requested by previous property owners; the addition of a canopy would be considered an intensification of the use.

As previously mentioned, the underground fuel storage tanks and fuel pumps have been removed. When a nonconforming use becomes vacant and remains unoccupied for 180 days (6 months) or more, the nonconforming use shall be deemed to be abandoned, and cannot be reestablished. Any subsequent use of the property must comply with zoning regulations. The City is not aware of the exact date the business ceased operations. However, given the fact that the gas station facilities were removed and the gas station has not been operational for over a year, it is unlikely the City would be able to allow the use to be reestablished without further zoning approval.

B. Proposed Zoning

The applicant is requesting approval of a Zoning Map Amendment to rezone the property from the RT-2 District to the BL Local Business District in order to facilitate a commercial redevelopment. The purpose of the BL District provided in the Zoning Ordinance is as follows:

To provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

The BL District is generally located along Main St. between downtown and larger scale commercial properties further east and west of downtown. Property zoned BL is located

across Main St. from the subject property. The BL District is also compatible with the Neighborhood Commercial land use category identified for the property in the Comprehensive Plan.

However, Gas Station is not a permitted or special use in the BL District (although gas station is called out as appropriate for Neighborhood Commercial areas in the Comprehensive Plan). Gas Station is only permitted in the BC Community Business and BR Regional Business districts. However, given the location of the property, its Comprehensive Plan land use designation, and adjacent zoning, BC and BR zoning would not be appropriate.

The applicant is also requesting approval of a PUD for the property in order to establish unique zoning standards for the site, including permitting a Gas Station in the BL District and approving deviations from certain zoning standards.

The proposed Upper-Level Dwelling is a permitted use in the BL District.

C. Bulk Standards

The table below compares the proposed BL District zoning standards with the submitted plans. Given the size of the lot, a number of deviations from zoning standards are needed to accommodate the development as proposed, which have been requested as part of the Special Use for PUD application (noted in ***bold italics***). Many of these nonconformities, including building setbacks, paving setbacks and lack of landscape buffer yard, are existing site conditions.

Category	BL District	Proposed
Min. Lot Area	Upper-Level Dwelling: 3,000 sf/unit Other uses: no min. lot area	7,560 sf
Max. Building Coverage	60%	19%
Max. GFA per Building	10,000 sf	2,880 sf
Max. Building Height	30 ft.	29' 11"
Building Setbacks:		
<i>Front (11th St.)</i>	20 ft.	48.5 ft.
<i>Exterior Side (W Main St.)</i>	20 ft.	36 ft.
<i>Interior side (south)</i>	5 ft.	<i>1 ft.</i>
<i>Rear (east)</i>	20 ft.	<i>2 ft.</i>
Parking/paving Setbacks:		
<i>Front (11th St.)</i>	10 ft.	<i>0 ft.</i>
<i>Exterior Side (W Main St.)</i>	10 ft.	<i>0 ft.</i>
<i>Interior Side (south)</i>	None	1 ft.
<i>Rear (east)</i>	None	1 ft.
Landscape Buffer Yard	10 ft. along lot lines abutting/across a street from residential zoning (applies to all sides, excluding portion of north lot line across from BL zoning)	<i>None</i>
Parking Requirement	Gas Station: 4 spaces per 1,000 sf of GFA, reduced by # of	4 spaces

	pumps (6 spaces required – 6 pumps = 0 required spaces for gas station) Dwelling Unit: 1 space for 1BR	
Refuse Dumpster Setback	20 ft. from 11 th St. 3 ft. from south lot line	<i>1 ft. from 11th St. 0 ft. from south lot line</i>

D. Use Standards

Gas Stations are subject to the Use Standards contained in Section 17.20.030, listed below. Comments on how the plan complies with each standard are noted in italics. Zoning deviations have been requested as part of the PUD application for the two items noted in ***bold italics***.

1. Restaurants in gas stations shall be required to meet the parking requirements for restaurants in addition to those for gas stations.
 - *N/A; a restaurant is not identified as part of the convenience store.*
2. Fuel pumps shall be located no closer than 20 feet from any lot line and shall be located so that a vehicle using the fuel pump does not encroach into the public right of way or onto adjoining property
 - ***Fuel pumps are located 16 ft. from the Main St. lot line and 28.5 ft. from the 11th St. lot line.***
3. Gas station canopies shall be subject to the lighting standards of Section 17.22.040 (Site Lighting). Gas station canopies shall also meet all applicable setback requirements for the principal building.
 - *The proposed canopy lighting will need to be adjusted to meet lighting level limitations (see Lighting section).*
 - ***The canopy is set back 6 ft. from the Main St. lot line; a 10 ft. setback is required. Along 11th St., the canopy meets the required 20 ft. setback at 22 ft.***
4. The provisions hereof relating to Outdoor Sales shall apply if Outdoor Sales are included.
 - *Outdoor sales have not been identified. However, per Section 17.20.030, outdoor sales accessory to gas stations are permitted provided the sales area is limited to 30 sf multiplied by the number of pumps on the lot. The sales area(s) can only be located within the pump islands or on a sidewalk adjoining the building.*

E. Site Access / Traffic Analysis

The subject property contains three access points: two from Main St. and one from 11th St. All are full two-way driveways. The widths of the Main St. driveways exceed current standards for two-way traffic, which is 24-30 ft.

The proposed plan retains the existing site driveways. The 11th St. driveway width is proposed at 24', but the Main St. driveways will retain the existing widths. Pavement markings are proposed to indicate the western Main St. driveway will be one-way in and the eastern Main St. driveway will be one-way out. The 11th St. driveway will remain two-way.

Existing sidewalk along Main St. will be maintained. Sidewalk along 11th St. is not proposed; no sidewalk exists on the east side of 11th St. south of the property.

During Concept Plan review, it was noted that a traffic analysis would be needed to analyze the site access points and internal vehicle circulation. A Traffic Planning Project Brief prepared by GHA Inc. has been submitted by the applicant (attached, dated 6/29/21). The memo provides a description of site traffic characteristics. A key finding identified is that the proposed gas station and apartment will generate about one additional new trip every 10 minutes during the weekday morning and evening peak hours, as compared to the gas station that previously operated at the site. The memo also notes that the wide driveways on Main St. can accommodate two vehicles side-by-side, allowing right-turns out without having to wait for vehicles turning left. The memo notes that the proposed one-way in and one-way out Main St. driveway will help to minimize potential vehicle conflicts. The following recommendations are made:

- Stop signs should be posted at the Main St. and 11th St. access driveway for exiting vehicles.
- Pavement striping may help to emphasize one-way access operations.

HLR Engineering reviewed the GHA memo on behalf of the City (memo attached, dated 7/13/21). A number of comments are provided requesting clarifying information. Responses have been provided by GHA (memo attached, dated 7/26/21). HLR expressed the following concerns regarding the proposed plan. Responses from GHA are summarized under each comment.

- There is a safety concern for pedestrians utilizing the sidewalk given the lack of curb or physical separation between the vehicle travel way and the Main St. sidewalk.
GHA Response: This is an existing site condition.
- Main St. is a Strategic Regional Arterial. Per IDOT guidelines, curb cuts/driveways should be consolidated on SRA routes. Right in/right out access is most desirable on SRA routes.
- There are safety concerns with the amount of conflict points between motorists entering and exiting the site using three driveways, vehicles entering and existing the pumps, and pedestrians using the Main St. sidewalk.
GHA Response: The change to a one-way in and out operation at the Main St. driveways will be an improvement to the previous operations.
- There is a safety concern with how close the western driveway on Main St. is to 11th St. This driveway could create conflict for vehicles turning into the gas station and vehicles turning onto Main St. from 11th St.
GHA Response: The 11th St. driveway is important for fuel tanker access and provides access for trips from 11th St.
- There is nothing to stop drivers from using the wide Main St. driveways as full access driveways. Drivers don't always follow pavement markings and posted signage. Narrow driveways and curbs/physical separation should be considered to effectively direct drivers.
GHA Response: Appropriate signage and striping should be provided to narrow the drives.

Staff Comments:

- ✓ It was noted during the Concept Plan review that it would be the City's preference if one of the Main St. access points were closed. The western Main St. driveway is very close to the corner. The fire truck and fuel truck turning exhibits do not depict that driveway as necessary for circulation. Removing that driveway would also allow for more street

frontage landscaping, improving the appearance of the site. However, the applicant has expressed a desire to retain the existing driveways, with the pavement marking modifications noted above.

- ✓ Plan Commission may choose to add conditions of approval related to site access modifications in response to the concerns outlined above.
- ✓ An IDOT permit will be required for any work within the Main St. (Rt. 64) right-of-way. Certain engineering comments will result in a need for an IDOT permit. IDOT has not yet reviewed the project. There is potential that IDOT could require changes to the driveways as a condition of a permit.

F. Landscaping

The table below compares the proposed landscape plan with the standards of Ch. 17.26 “Landscaping & Screening”. A number of deviations from landscape standards are requested to accommodate the development, denoted in **bold italics**.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	4% (including planters between pumps)
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Main St: 3 trees; 11 th St: 1 tree)	Does not meet Main St: 1 tree 11th St: No trees (one tree in parkway)
Parking Lot Screening	50% of parking lot to height of 30”	Does not meet for parking adjacent to 11th St.
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls 50% of walls facing a public street (Main St & 11 th St) 5 ft. wide planting beds	Meets 50% along 11 th St. wall Does not meet on Main St. wall or total building walls
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	Meets along 11 th St. wall
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	No trees provided
Monument Sign Landscaping	3 ft. around sign	Does not meet
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets with masonry enclosure
Landscape Buffer Yard	10 ft. along all lot lines (excluding portion of north lot line across from BL zoning): - Opaque, year-round screening via berming, landscaping, or fencing to a height of 6 ft. - 1 shade tree or 2 evergreen trees per 400 sf of required buffer area + variety of other plantings	Does not meet 6 ft. fence proposed along south lot line, however 10 ft. buffer w/ plantings not provided

Staff Comments:

- ✓ Several deviations from landscaping requirements have been requested by the applicant. Additional landscaping has been added where possible since the Concept Plan review, including at the front site corners, along a portion of the building foundation, and planters between the fuel pumps.

G. Building Architecture

Buildings in the BL Local Business district are subject to the Design Review Standards & Guidelines contained in Section 17.06.030.

Building elevations have been submitted for the proposed two-story convenience store building with upper-level apartment unit. The front (Main St.) elevation contains the main convenience store entrance at the center of the building with the apartment entrance at the east end of the Main St. elevation. A secondary entrance to the convenience store is shown on the 11th St. façade. The building has a Tudor-influenced appearance. Primary façade material is stone veneer, with brick veneer primarily on the first story and EIFS on the second floor.

The canopy rendering depicts a gabled roof with half-timber detailing and stone columns to match the building.

Staff Comments

- ✓ EIFS is prohibited less than 10 ft. above grade and over more than 10% of any building wall. The proposed EIFS exceeds this limitation.

H. Signage

Signage is subject to the standards contained in Ch. 17.28 “Signs”. The building elevations depict a location for one wall sign above the Main St. convenience store entrance. A freestanding pylon sign is proposed at the northwest corner of the site.

Staff Comments

- ✓ Up to two wall signs are permitted, one per street frontage. If an additional sign is desired, it should be depicted on the building elevations.
- ✓ Any canopy signage should be identified on the plans. A maximum of two signs/logos are permitted on the canopy.
- ✓ A 10 ft. setback is required for freestanding signs. A deviation has been requested to locate the sign 6” from the 11th St. lot line and 7 ft. from the Main St. lot line.
- ✓ A 20 ft. site triangle is required, drawn from the northwest corner of the site to avoid obstructing the view of motorists. Signage over 30” in height is prohibited within the site triangle, however the area may be reduced by if it is determined that there would not be an undue risk to public safety. The site triangle shown on the plans is drawn incorrectly; it should be drawn along the property lines. The proposed freestanding sign will be located within the site triangle when drawn correctly. A deviation has been requested to place the sign as proposed. The bottom of the sign is 5 ft. above grade and the overall height is 15 ft. Per code, Public Works will need to determine whether the site triangle can be reduced as proposed from a safety perspective.

I. Lighting

A photometric plan has been submitted and reviewed per the standards of Section 17.22.040 “Site Lighting”.

Staff Comments:

- ✓ Allowable lighting levels are exceeded along the north, south, and west property lines. Lighting shall be maintained at or below 0.5 average footcandles at the property lines, as measured horizontally at the property line at a distance of 3.5' above grade.
- ✓ Any building-mounted lighting should be included on the photometric plan.

IV. DEPARTMENTAL REVIEWS**A. Engineering Review**

The preliminary engineering plans have been reviewed by Staff and review comments have been provided to the applicant, most of which are technical in nature and will not impact the site plan. All existing public sidewalk that is in poor condition and/or non-ADA compliant will need to be replaced. Comments will need to be addressed prior to City Council approval.

B. Fire Dept. Review

The Fire Dept. has noted that site access appears to be adequate. Canopy height above the fuel pumps must be at least 14'.

C. Building Department

The Building Division has requested exit travel distance information for the residential unit to determine whether a second means of egress will be required. If a second egress is required, it could impact the site plan.

V. ATTACHMENTS

- Applications for Zoning Map Amendment, Special Use and PUD Preliminary Plan; received 5/20/21
- Preliminary Plans
- Traffic Planning Project Brief; GHA Inc.; dated 6/29/21
- Traffic Memo; HLR Inc.; dated 7/13/21
- Responses to HLR Comments; GHA Inc.; dated 7/26/21
- Correspondence from Neighboring Residents

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

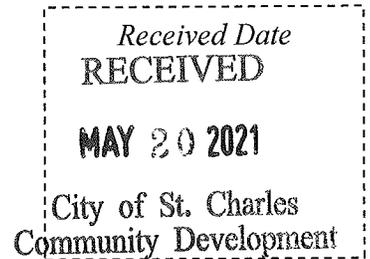


COMMUNITY DEVELOPMENT DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW
Project Name: <u>1023 W Main St.</u>
Project Number: <u>2021 -PR- 018</u>
Cityview Project Number: <u>PLMA202100027</u>



Instructions:

To request a zoning map amendment (rezoning) 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 Plan Commission public hearing or meeting date.

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: 1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed PUD Name: 1023 W. Main St. Redevelopment	
2. Applicant Information:	Name Mohammed Shahid Ali	Phone 708-997-6799
	Address 201 Lilac Street Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com
3. Record Owner Information:	Name Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address 201 Lilac Street Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Neighborhood Commercial

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: 2 pump Gas Station and Convenience Store

Proposed zoning of the property: BL Local Business District

Proposed use of the property: 3 pump Gas Station with canopy and Convenience Store, single bedroom apartment above

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

3 pump gas station with larger convenience store and one residential single bedroom apartment above store. Dumpster enclosure, landscaping beds where possible, move new pylon sign to NW corner, canopy over pumps, retaining wall w/ fence at south parking

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

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.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

FINDINGS OF FACT:

Fill out the attached form or submit responses on a separate sheet.

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.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

Fill out the online form, print the report and submit with this application.

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

5/17/2021

Date

Applicant or Authorized Agent

Date

FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

1023 West Main Street Redevelopment
Project Name or Address

5.14.2021
Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*
North of the property: BL, RT-2 with BT transitional business overlay (legal services)
East of the property: RT-2
South of the property: RT-2
West of the property: RT-2 and BT (insurance office)
Neighborhood Commercial Comprehensive Plan Designation area to north, east and west (includes this property and references gasoline service stations and Main Street shallow lots)
Proposed to change from RT-2 (grandfathered gas station) to BL (PUD variation to allow gas station)

2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)*
The proposed zoning will make the existing non-conforming gas station conforming if granted with the PUD variations. Since the pumps and underground tanks were removed to prepare for improvements to the site, the existing gas station building is in limbo. The gas station has been there for decades beyond the original zoning documents, therefore, the owner would like to keep the gas station and improve the site and the building. The improvements aesthetically and functionally should increase the value of the gas station property and the value of the neighboring properties. The size of the existing lot would be hard to develop into anything without zoning variations.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)*

The property has been a commercial gas station use for over 50 years. This area along Main Street is primarily commercial use. Maintaining the gas station/C-store will continue to add valuable services to the local community as it has for over 50 years. The property is small and development of it is difficult for any use without variations due to existing zoning restrictions.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

RT-2 allows Auxiliary dwelling units and Single Family homes, small group homes, local utilities and neighborhood parks. Max building coverage for +1.5 story structures is 25%, which would be approx. 1890 SF. Though possible to place a small home on the site, a park would not be a safe distance from IL-64. As the property has been occupied by a gas station, maybe even dating back to the 1920s, and many of the neighboring properties at this corner are commercial, and market conditions could be less desirable for new residential construction abutting IL-64, it is more feasible to keep the commercial gas station use.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

The property is not vacant, the intent is to upgrade the existing gas station use, and ownership of the gas station is the same since 2015.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

The Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as "Neighborhood Commercial". The plan also identifies the two existing homes to the east and the length of existing homes and commercial properties to the north to be part of the "Neighborhood Commercial" use. This designation are areas where "smaller-scale retail and service commercial areas" are considered more suitable than residential. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for "Neighborhood Commercial." So looking forward, rezoning to BL is in line with the Comprehensive Plan and complements the vision for the area while allowing a long standing service commercial use to continue.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

As noted above, the Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as "Neighborhood Commercial". This designation are areas where "smaller-scale retail and service commercial areas" are considered suitable. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for "Neighborhood Commercial." So looking forward, rezoning to BL is consistent with the City's Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

The proposed amendment and variations, allow for a shallow site that is more difficult to develop to become compliant as a BL use within an area that has BL designations across the street. The scale, intensity and residential features of the proposed gas station and second floor apartment building are compatible with the neighboring residential. A BL rezoning also fits within the Neighborhood Commercial Comprehensive Plan designation as mentioned above.

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

As the current zoning is existing non-conforming and needs to be rezoned to remain a gas station, BL is the most appropriate zoning classification. Any variations needed are addressed as part of the new PUD.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The trend of development, if referencing the Comprehensive Plan would be to change this location to a commercially zoned property. The parcel at 10th St and Main St was built around 2008, updated as a commercial property designed with a residential feel, the same as being proposed by the residential style of the gas station. This pocket along Main Street also has at least four commercial use or commercial overlay parcels in the immediate vicinity to the gas station lot.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

**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*, Trust Officer
Mohammed Shahid Ali

Subscribed and Sworn before me this 17th day of
May, 2021.

Nancy M Blunk
Notary Public



May 14, 2021

**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

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



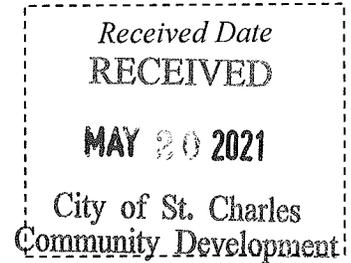
COMMUNITY DEVELOPMENT DIVISION

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>1023 W. Main St.</u>
Project Number:	<u>2021 -PR- 018</u>
Cityview Project Number:	<u>PLSU202100028</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:	1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s):	09-33-203-001	
	Proposed Name:	1023 W. Main St. Redevelopment	
2. Applicant Information:	Name	Mohammed Shahid Ali	Phone 708-997-6799
	Address	201 Lilac Street Bolingbrook, IL 60490	Fax
			Email mshahidali@hotmail.com
3. Record Owner Information:	Name	Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address	201 Lilac Street Bolingbrook, IL 60490	Fax
			Email mshahidali@hotmail.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** 1023 W. Main St. Redevelopment
- 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: Neighborhood Commercial

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

What is the property's current zoning? RT-2 Traditional Single Family

What is the property currently used for? 2 pump Gas Station and Convenience Store

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

3 pump gas station with larger convenience store and one residential single bedrooms apartment above store. Dumpster enclosure, landscaping beds where possible, move new pylon sign to NW corner, canopy over pumps, retaining wall w/ fence at south parking

For Special Use Amendments only: Not Applicable - new PUD, not PUD amendment

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.

Attachment Checklist:

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.

☒ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (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 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 1/2 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.

☒ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*) Criteria for PUD

☒ 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.

☒ SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☒ TRAFFIC STUDY: If requested by the Director of Community Development.

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 of Plans:

Initial Submittal - Ten (10) full size copies, 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.

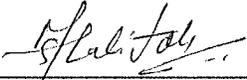
☒ SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing 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

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.



5/17/2021

Record Owner

Date

Applicant or Authorized Agent

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.)

1023 West Main Street Redevelopment

5.14.2021

PUD Name

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 proposed PUD advances #1 and #6 especially. The existing site is 0.1735 acres on a corner lot with an outdated commercial looking C-store building. The variances requested as part of the PUD promote a creative approach to developing the site with a larger C-store and additional pump that will benefit the consumer and neighboring homes and businesses that will use the facility via car or on foot. With the addition of a single bedroom apartment on the second story, the building lends itself to express more residential character and improved curb appeal while looking more integral in the residential neighborhood than the existing, one-story, flat roof building. The redevelopment allows corrected zoning for an appropriate use (one that has been there for decades), while updating the obsolete and inappropriate commercial looking building.

Based on the site constraints the property is being designed in the most efficient manner possible while reusing utilities where possible, drainage patterns, etc. to meet code compliance and performance standards.

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 art, 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 site is zoned RT-2 and the existing gas station was a grandfathered use of the RT-2 district until the pumps and underground tanks were removed in preparation for improving the property. As it is today, a gas station cannot be part of an RT-2 use, and the best fit based on the other commercial properties across the street and the Comprehensive Plan vision for the property would be to zone it BL (Local Business District). The approval of the PUD allows for several variations which includes a gas station in the BL district. The PUD will also provide relief from many setback requirements that make the 0.1735 acre site unworkable for development. Therefore, conforming to the requirements of the underlying zoning district would be impractical and the proposed PUD provides the benefit of allowing a non-conforming, but long established, use to remain at this location. It also allows an opportunity to refresh, upgrade and improve the existing site and building. Currently, the landscaping on the site is a mulch bed berm on the south side of the parking. The owner is adding as many landscaping areas as possible on the small site and providing a retaining wall with fence on along the south property line as a buffer to the neighboring home. The existing one story flat roofed commercial building is being replaced with an attractive residential styled two story building. This allows an opportunity for the building to blend into the residential

neighborhood like many of the other commercial properties in the area. It also increases the size and amenities of the convenience store on the first floor for users in the neighborhood and those that travel Main Street. Three covered gas pumps provide additional benefit to commuters through the area. The second floor apartment adds an opportunity for a dual use to the property. The building will be designed in accordance with energy efficiency codes and will be sprinklered to meet current local building codes.

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.

The Special Use for PUD approval will serve the public convenience at the proposed location by allowing the existing gas station and C-store to be enlarged and improved. There will be one more pump and the C-store will be increased from 470 SF to 1440 SF. The C-store/gas station is a useful amenity to the neighboring residential and business uses and has already been a fixture in the community for many decades.

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

Existing utilities, access roads, drainage and necessary facilities are either being reused, or being upgraded as needed to meet current standards. The existing site is mainly paved or has the building on it, the proposed site is mainly paved with a building on it and landscaping beds where possible. No curb cuts or access to the property are being increased. Utilities are being connected from existing utilities that are readily available. A new water service will connect to the existing water main (new building to be sprinklered).

- 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.

Approval of the Special Use PUD allows an existing non-conforming, out of date property, to be zoned appropriately. The Special Use will not be injurious to the use and enjoyment of neighboring properties as it is improving the use and aesthetics of the existing gas station. The use is the same but the building and site will get an updated, attractive look. The building will also include a one bedroom apartment and the two story architecture is being designed to be sensitive to the neighborhood and comments from the initial concept review. New fencing and a retaining wall will be built to shield the residence on the South end of the property. Fencing will remain on the east end of the property.

- 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.

The Special Use for PUD approval allows the original non-conforming gas station use to be granted in a BL zoning district rather than the original residential zoning district. The BL District is appropriate as the property across Main Street from the site is BL and is compatible with the Neighborhood Commercial land use category in the St. Charles Comprehensive Plan. Due to the size of the lot and the variations needed to proceed with the development, a PUD will allow this to be a uniquely zoned property that does not adversely affect the development and improvement of the 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.

The establishment, maintenance or operation of the Special Use will not be detrimental endanger public health, safety, comfort or general welfare. The gas station is already a use familiar to the neighborhood. The single bedroom apartment is residential. The site has a designated parking spot for the apartment on the premises. The required parking for the gas station is being met. The variations requested enable the small site to be buildable and functional. The building design is focused on being residential in a style to fit within the neighborhood.

- 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.

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code to the greatest extent possible, with any variations necessary to update the site included in the PUD request. The size of the existing site is so limited for any development without getting variations. The zoning change to BL and allowing a gas station to remain on the site meets the intent of the BL district for "small-scale service and retail uses that serve convenience needs" of the neighborhood. The building character is to be attractive and blend with the neighboring residential area per the design guidelines.

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

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City: allowing to keep the gas station use, maintains a decades long commercial use that provides tax revenue from the C-store and gas pumps. A convenience store/gas station embedded in a neighborhood setting with residential unit above keeps diversity along that stretch of Main Street. PUD approval allows the property to be upgraded and purposeful again which is beneficial to the economic well-being of the City.

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

The concept plan staff report comments confirm agreement with the proposed BL zoning change for the property in regards to the Comprehensive Plan. "Property zoned BL is located across Main Street from the subject property. The BL District is also compatible with the Neighborhood Commercial Land use category for the property in the Comprehensive Plan" The remaining adjacent property is still RT-2 for the single family residential except for any commercial uses in the neighborhood. "The subject property is noted as Neighborhood Commercial with residential character." The building architecture is proposed to be residential in character and materials. Although a gas station use is typically found in BC and BR, the location and previous use as a gas station and the neighboring zoning and Comprehensive Plan data would suggest BL is the appropriate designation for the PUD.

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



COMMUNITY DEVELOPMENT DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>1023 W Main St.</u>
Project Number:	<u>2021 -PR- 018</u>
Cityview Project Number:	<u>PLPUD202100029</u>

<i>Received Date</i>
RECEIVED
MAY 20 2021
City of St. Charles Community Development

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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: 1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed PUD Name: 1023 W. Main Street Redevelopment	
2. Applicant Information:	Name Mohammed Shahid Ali	Phone 708-997-6799
	Address 201 Lilac St., Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com
3. Record Owner Information:	Name Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address 201 Lilac Street, Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com

Please check the type of application:

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)
- 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.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☒ **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 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.

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:** Not Applicable

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

☒ ARCHITECTURAL PLANS:

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

☐ TREE PRESERVATION PLAN: Not Applicable

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, “Tree Preservation Requirements for Preliminary Plans”.

☒ LANDSCAPE PLAN:

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

☒ STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

☐ SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST: Not Applicable

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

❖ PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

❖ SCHEDULE: Construction schedule indicating: *FALL 2021 start, Approx 6 mo. schedule*

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

❑ 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 Not Applicable

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.

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.

[Signature] 5/17/2021
Record Owner Date

Applicant or Authorized Agent Date

May 14, 2021
July 27, 2021 UPDATED

PUD Preliminary Plan Application
for Gas Station Project at
1023 West Main Street, St. Charles, IL 60174

Public Benefits, Departures from Code

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

A description of how the PUD meets the purposed and requirements of Zoning Code. Any requests for departures and reasons for requesting each departure are outlined below.

1. Request zoning change from RT-2 to BL and establish a PUD.
 - a. Zoning Map Amendment to be executed.
2. Request to allow a GAS STATION use in a BL zoning designation.
3. SETBACK RELIEF REQUESTS:
 - a. Request to have a canopy over the three gas pumps.
 - i. Fuel pumps to be 20'-0" from any lot line. Proposed fuel pumps are 16'-0" from the Main Street lot line.
 - ii. Canopy structure to have same setbacks as the building (this should be a 10'-0" setback from Main Street). Proposed canopy is 6'-0" from Main Street lot line.
 - b. Minimum front yard (off 11th Street) setback for parking to be 10'-0". Proposed is 0'-0".
 - c. Minimum exterior side yard (off Main Street) setback for parking to be 10'-0". Proposed is 0'-0".
 - d. Minimum interior side yard (south lot line) setback for building is 5'-0". Proposed is 1'-0".
 - e. Minimum rear yard (east lot line) setback for building is 20'-0". Proposed is 2'-0".
 - f. Required refuse dumpster setback to be 20'-0" from 11th Street and 3'-0" from south lot line. Proposed is 1'-0" from 11th street and at the south lot line.

- g. Required setback of 10'-0" from ROW for freestanding signs. Proposed new location for pylon sign in NW corner do not meet setback requirements. Proposed sign with two faces parallel to each other (allowed 100 sf sign size is counted on one face only), illuminated with electronic pricing, to be 0'-6" from 11th Street property line and 7'-0" from Main Street property line. We believe the property lines are the ROW.
- h. Proposed pylon sign, referenced above, is also located within the site triangle (site triangle sets at property lines). Request to approve the sign location in the site triangle, the bottom of the sign to be 5'-0" above grade. Top of sign at 15'-0" above grade per zoning requirements.**

4. LANDSCAPING RELIEF REQUESTS:

- a. Required landscape buffer of 10'-0" along lot lines abutting or across a street from residential zoning (applies to all sides except for BL zoning to the north). Opaque, year-round screening with berms, landscaping or 6'-0" tall fence. 1 shade tree or 2 evergreen trees per 400 sf of required buffer are with variety of other planting. Proposed 6'-0" tall fence on south retaining wall, existing fence on east property line. No proposed landscaping buffer.
- b. Required 15% landscape area required (1134 sf). Proposed is 4% with new planters and landscaping beds (309 sf).
- c. Required 75% street frontage landscaping and 1 tree per 50'-0" of street frontage would mean 3 trees along Main Street and 1 tree along 11th Street. Proposed 1 tree in landscaping bed off Main Street and 1 tree along 11th Street as shown on Landscaping plan.
- d. Required parking lot screening of 50% of the parking lot to height of 30". For the one space parallel to Main Street, (1) 6' ht. ornamental tree is proposed. For the 11th Street spaces, the trash enclosure with cedar pergola above will provide screening.
- e. Required building foundation planting beds of 50% of total building walls (Main Street and 11th Street) with 5'-0" wide planting beds. Proposed is a 7'-0" long by 5'-0" wide bed along 11th Street. Proposed is 10'-9" long by 3'-2"+ wide bed along Main Street.
- f. Required foundation plantings to be 20 shrubs/bushes/perennials per 50'-0" of planting bed. Proposed total of 30 shrubs/bushes/perennials in the two foundation planting beds.
- g. Required foundation trees of 2 tree per 50'-0" of planting bed. No foundation trees are proposed.
- h. Required 3'-0" landscaping around monument sign. Proposed landscaping as shown on Landscaping plan around pylon sign.

PUBLIC BENEFITS:

The existing gas station on the currently zoned RT-2 property has been in existence for decades. As it is currently not in operation since the pumps and tank were removed in preparation for improvements, the property cannot remain a non-conforming gas station in the RT-2 zoning district. Therefore, the map amendment and various PUD relief requests are needed to allow the gas station to reoccupy the site.

The BL district is the most appropriate use since the Comprehensive Plan considers this area a Neighborhood Commercial district and there are neighboring properties zoned BL. The owner wishes to improve the existing property with an additional gas pump with canopy protection, a bigger convenience store and a one bedroom apartment above the C-store. Keeping the gas station and convenience store with more pumps and bigger store, benefits the users such as neighboring properties and the commuters thru the busy IL 64 east west corridor. The City of St. Charles will benefit from architectural improvements to the existing site and tax revenue. The many requests for relief to setbacks and landscaping allow a creative approach for developing the site. All are needed to allow the extremely small site to function as a gas station, to increase the size of the store, to provide a dumpster enclosure and to provide required parking within the constraints of the property lines. The second story apartment allows the building to express more residential character and improved curb appeal, which in turn is more integral to the neighborhood. Overall, the improvements to the property add value to the neighborhood.

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	Upper level dwelling 3,000 sf/unit, other uses: none		0.1735 acres 7,557 sf
Minimum Lot Width	None		None
Maximum Building Coverage	60%		19%
Maximum Gross Floor Area per Building	10,000 SF		1,440 sf C-store 1,440 sf Dwelling unit
Maximum Building Height	30'-0"		30'-0"
Front Yard <u>11th Street</u>	Bldg = 20'-0" Parking = 10'-0"		Bldg = 49'-0" Parking stalls = 0'-0"
Interior Side Yard	Bldg = 5'-0" Parking = none		Bldg = 1'-0" Parking = none
Exterior Side Yard <u>Main Street</u>	Bldg = 20'-0" Parking = 10'-0"		Bldg = 35'-8" Parking = none
Minimum Rear Yard	Bldg = 20'-0" Parking = none		Bldg = 2'-0" Parking = none
Landscape Buffer Yard ²	Bldg = 10'-0" Parking = 10'-0"		Landscaping beds added where possible
% Overall Landscaped Area	15% min.		Landscaping beds added where possible
Building Foundation Landscaping	Required		Landscaping beds added where possible
Public Street Frontage Landscaping	Required		None provided
Parking Lot Landscaping	Not req'd-less than 5 spaces		Landscaping beds added where possible
# of Parking Spaces	Gas Station = 4/1000 sf GFA (reduced by # pumps) Dwelling = 1 space for 1 bedroom		6 @ pumps + 4 spaces (1 ADA)
Drive-through Stacking Spaces (if applicable)	N/A		N/A

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.

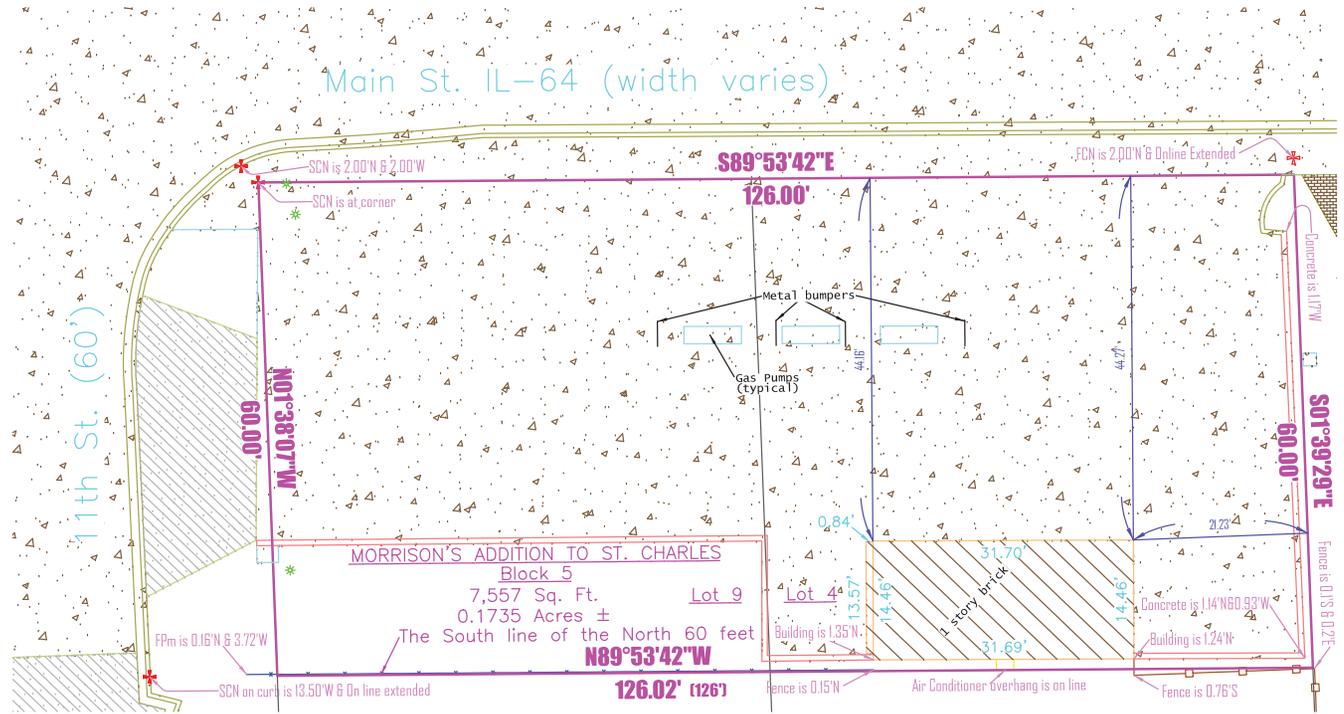
PLAT OF SURVEY

PROPERTY 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.

Surveyors Notes:

- 1.) This survey does not constitute a title search by the surveyor. All information shown regarding record easements, adjoiners, and other documents which might affect the quality of title to the tract shown hereon was gained from the client and/or plat of subdivision. The location of the boundary lines shown hereon are based upon the description provided by the client. These boundary lines reflect what was surveyed. For ownership issues consult your title company and/or attorney.
- 2.) This is a boundary survey; our understanding is it is being used to obtain a permit.
- 3.) The location and/or existence of utility service lines and/or facilities to the property surveyed are unknown and are not shown. No utility structures (or underground structures) of any kind are shown. Overhead wires & manhole covers are not shown.
- 4.) Dimensions shown thus 50.25' are feet and decimal parts thereof. Examples of feet to inches 1.0'=12" | 0.5'=6" | 0.25'=3" | 0.71'=8 7/8". Angular data shown thus 90°00'00" indicates degrees, minutes and seconds.
- 5.) 50.25' N90°00'00"E indicates measured dimension/bearing.
(50.25' N90°00'00"E) indicates record dimension/bearing where differs from measure.
[50.25' N90°00'00"E] indicates Deed/Description dimension/bearing where differs from measure.
- 6.) Bearings shown hereon are true North per Illinois State Plane Coordinate System: East Zone.
- 7.) Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision or as indicated.
- 8.) Report any discrepancies at once.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, PREMIER LAND SURVEYING L.L.C, PROFESSIONAL DESIGN FIRM NO. 184-004378, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WE HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
DATED AT ITASCA, ILLINOIS ON September 19th, 2015.

BRIAN C. PLAUTZ; I.P.L.S. NO. 035-3167, EXPIRES 11/30/16
PREMIER LAND SURVEYING L.L.C.
PROFESSIONAL DESIGN FIRM NO. 184-004378, EXPIRES 04/30/2017
131 SCHILLER PLACE | ITASCA, IL 60143 | 630-875-1417
Survey is valid only if original seal and signature is shown in purple.

Premier Land Surveying L.L.C.

131 Schiller Place
Itasca, IL 60143
(630) 875-1417

Client: Mohammed Ali, 3 Star Oil and Food Mart Inc
201 LILAC ST
BOLINGBROOK, IL 60490-2020

Rev. Date	Rev. Description
Field Work Completed: 09/17/2015	
Job #: 2015-0058	Sheet 1 of 1
Location: 1023 Main St. St. Charles, IL 60174	

Legend

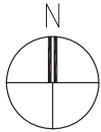
- N,S,E,W = North, South, East, West
- N'y, etc = Northerly, etc
- FpM=FENCE POST(metal)
- [Pattern] = Bituminous Pavement
- [Pattern] = Concrete/Cement
- [Pattern] = Structure
- [Pattern] = Brick
- * = Light
- + = Found Cross Notch = FCN
- + = Set Cross Notch = SCN
- [Line] = Fence (Metal)
- [Line] = Fence (Wood)



Scale 1" = 15'



EXISTING AERIAL SITE PHOTO
SCALE: N.T.S.



REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
REV 4:	

Existing Aerial
Site Photo
SHEET
EX-0.1

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

PROFESSIONAL DESIGN FIRM
NO. 184 005766

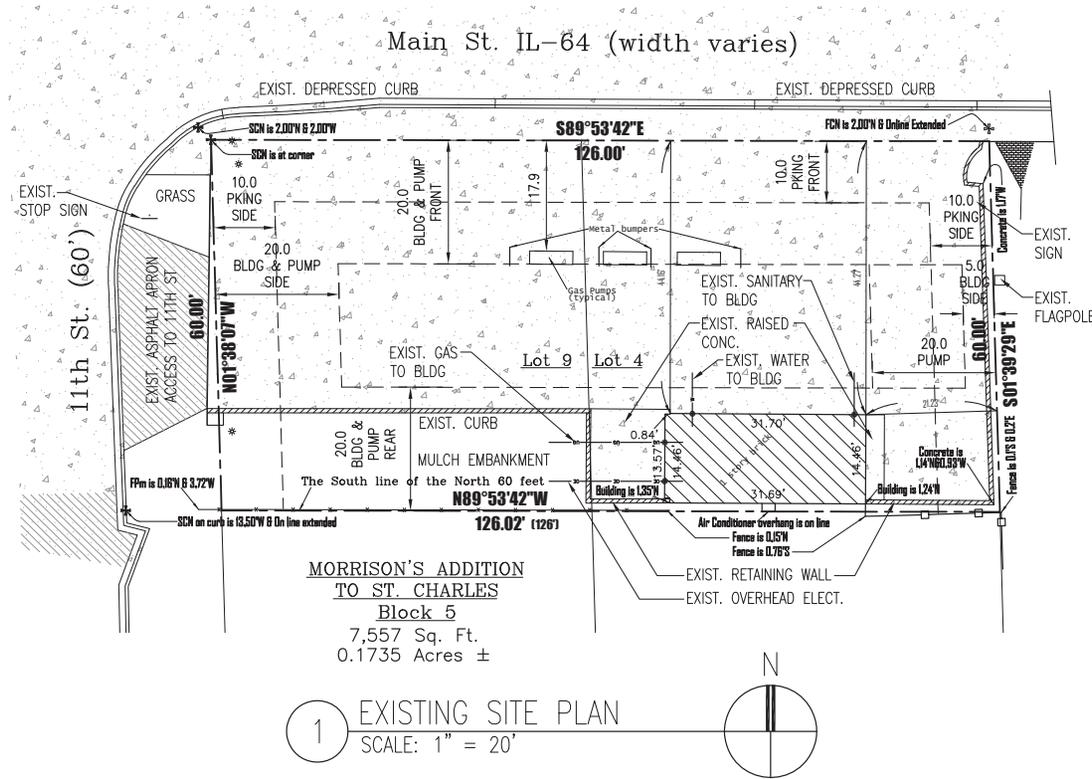
ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

NON-CONFORMING ITEMS OF EXIST. PROPERTY AS BL. DISTRICT:

- (Section 17.20.030-1) FUEL PUMP DOES NOT MEET SETBACK REQ'MT
- (Table 17.14-2) BUILDING ENCROACHES SETBACKS
- (Table 17.14-2) PARKING ENCROACHES SETBACKS
- VARIOUS LANDSCAPING SETBACKS/REQ'MTS ARE NON-COMPLIANT
 - (Section 17.26.060) MINIMUM 15% OF LOT TO HAVE LANDSCAPING FOR PROPERTIES W/ OFF-SITE STORMWATER STORAGE
(15% x 7557 = 1133 SF, CURRENT MULCH BED IS 950 SF)
 - (Section 17.26.070 & Table 17.14-2) 10' LANDSCAPE BUFFER YARD REQ'D ALONG ANY LOT LINE THAT ABUTS OR IS ACROSS THE STREET FROM RT DISTRICT (PARTIAL COMPLIANCE ON SOUTH RESIDENTIAL USE, NO COMPLIANCE ON EAST RESIDENTIAL USE, NO COMPLIANCE TO NORTH COMMERCIAL & RESIDENTIAL USE, NO COMPLIANCE TO WEST COMMERCIAL USES)
 - (Section 17.26.080) NO BUILDING FOUNDATION LANDSCAPING, WALKWAY/CONC ALL SIDES OF BUILDING
 - (Section 17.26.110) AMOUNT OF SIGN LANDSCAPING IS DEFICIENT, NOT 3' FROM ALL SIDES

ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

- BUILDING FOOTPRINT: NEW 1440 SF / EXISTING 470 SF
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1440 SF / 7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1500 SF
 (Table 17.14-2) HEIGHT OF BUILDING TO BE 30'-0" MAX
 (Table 17.24-3) PARKING SPACES FOR GAS STATION & OFFICE USES:
 1 PER SERVICE BAY + 4 PER 1000 SF GFA
 (REDUCE BY # FUEL PUMPS)
 OFFICE 3 PER 1000 SF GFA
 REQUIRED: 5 (GAS STATION) + 3 (OFFICE)
 PROVIDED: 6 @ PUMP + 4 SPOTS (1 ADA)
- (Table 17.28-2) SIGNAGE:
 - NEW FREESTANDING ELECTRONIC PRICING & LOGO SIGN IN NORTHWEST CORNER, REMOVE EXISTING SIGN IN NORTHEAST CORNER
 - MAXIMUM HEIGHT 15' TO TOP OF SIGN
 - 1.5 SF PER LINEAR FRONTAGE OF THE BUILDING OR 100 SF, WHICHEVER IS LESS
 FRONTAGE OF BUILDING = 70 LINEAR FEET
 70 x 1.5 = 105 SF THEREFORE, 100 SF ALLOWED



MORRISON'S ADDITION
 TO ST. CHARLES
 Block 5
 7,557 Sq. Ft.
 0.1735 Acres ±

1 EXISTING SITE PLAN
 SCALE: 1" = 20'

24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

ECA
 ARCHITECTS
 AND
 PLANNERS

PROFESSIONAL DESIGN FIRM
 NO. 184 005766

Preliminary Site Plan

Gas Station

1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:

Existing Site Plan

SHEET

EX-1

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][0]

ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

- BUILDING FOOTPRINT: **NEW 1440 SF / EXISTING 470 SF**
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1440 SF/7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1500 SF
 (Table 17.14-2) HEIGHT OF BUILDING TO BE 30'-0" MAX
 (Table 17.24-3) PARKING SPACES FOR GAS STATION & RES. USES:
 1 PER SERVICE BAY + 4 PER 1000 SF GFA
 (REDUCE BY # FUEL PUMPS)
 RESIDENTIAL (UPPER LEVEL DWELLING UNIT)
 1 PER D.U.
 REQUIRED: 5 (GAS STATION) + 1 (UPPER LEVEL DWELLING)
 PROVIDED: 6 @ PUMP + 4 SPOTS (1 ADA)
- (Table 17.28-2) SIGNAGE:
 - **NEW FREESTANDING ELECTRONIC PRICING & LOGO SIGN IN NORTHWEST CORNER, REMOVE EXISTING SIGN IN NORTHEAST CORNER.**
 - MAXIMUM HEIGHT 15' TO TOP OF SIGN, SIZE OF SIGN MAX.100 SF (PARALLEL FACES: SIGN AREA COMPUTED BY MEASUREMENT OF ONE FACE)
 - 1.5 SF PER LINEAR FRONTAGE OF THE BUILDING OR 100 SF, WHICHEVER IS LESS (2 SIGNS - ONE PER FACADE ALLOWED)
 FRONTAGE OF BUILDING =
 74 LF x 1.5 = 111 SF THEREFORE, 100 SF ALLOWED NORTH
 18 LF x 1.5 = 27 SF ALLOWED WEST

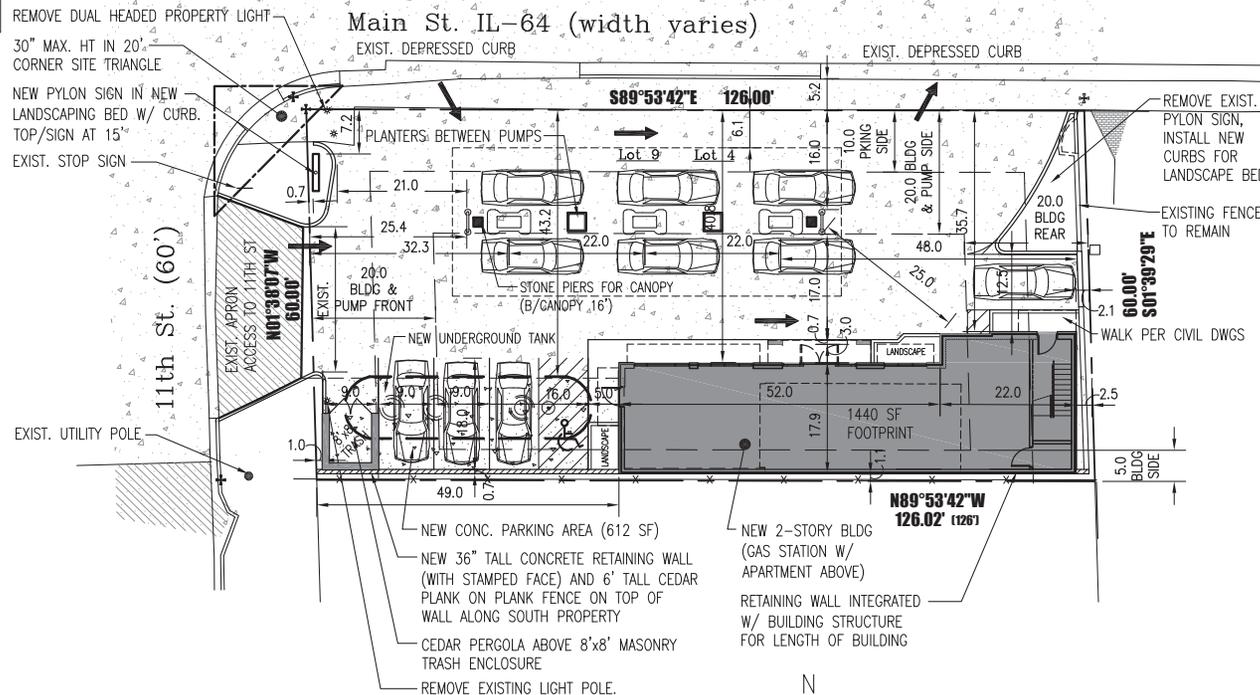
NEW PUD REQUEST FOR:
 7,557 Sq. Ft.
 0.1735 Acres ±

**MORRISON'S ADDITION
 TO ST. CHARLES
 Block 5**

PROPOSED NON-COMFORMING ITEMS: (Section 17.20.030-1)	REQUIRED	PROPOSED
- FUEL PUMPS WILL NOT MEET SETBACK REQ'MTS NORTH	20'-0"	16'-0"
- CANOPY ENCROACHES SETBACK REQ'MT NORTH	10'-0"	6'-0"
(Table 17.14-2)		
- BUILDING SETBACKS		
FRONT (ENCROACHES)	20'-0"	49'-0"
INTERIOR SIDE (ENCROACHES)	5'-0"	1'-0"
REAR (ENCROACHES)	20'-0"	2'-0"
EXTERIOR SIDE (ENCROACHES)	20'-0"	35'-8"
- PARKING ENCROACHES PARKING SETBACKS NORTH & WEST	10'-0"	0'-0"
(Table 17.28-2)		
- NEW FREE STANDING SIGN LOCATION FROM ROW	10'-0"	7'-0" NORTH 6" WEST
(Table 17.14-1)		
- REQUEST TO ADD GAS STATION AS PERMITTED USE		

PROPOSED NON-COMFORMING LANDSCAPE ITEMS:

- VARIOUS LANDSCAPING SETBACKS/REQ'MTS ARE NON-COMPLIANT
- (Section 17.26.060) MINIMUM 15% OF LOT TO HAVE LANDSCAPING FOR PROPERTIES W/ OFF-SITE STORMWATER STORAGE (15%x7557 = 1133 SF)
REVISION: ADDITIONAL LANDSCAPING BEDS HAVE BEEN ADDED
 - (Section 17.26.070 & Table 17.14-2) 10' LANDSCAPE BUFFER YARD REQ'D ALONG ANY LOT LINE THAT ABUTS OR IS ACROSS THE STREET FROM RT DISTRICT
REVISION: NO COMPLIANCE ON SOUTH RESIDENTIAL USE, SAME: NO COMPLIANCE ON EAST RESIDENTIAL USE, NO COMPLIANCE TO NORTH COMMERCIAL & RESIDENTIAL USE, NO COMPLIANCE TO WEST COMMERCIAL USES)
 - (Section 17.26.080) NO CONTINUOUS BLDG FOUNDATION LANDSCAPING (WALKWAY/CONC ALL SIDES)
REVISION: TWO LANDSCAPING BEDS HAVE BEEN ADDED
 - (Section 17.26.090) **REVISION: PUBLIC STREET FRONTAGE LANDSCAPING REQ'D IN FRONT AND EXTERIOR SIDE YARDS ADJOINING R.O.W. (REQ'D IN BL DISTRICTS, NON-COMPLIANT)**
 - (Section 17.26.110) AMOUNT OF SIGN LANDSCAPING IS DEFICIENT (NOT 3' FROM ALL SIDES)
 - (Section 17.26.120) **CLARIFICATION: RETAINING WALL AT SOUTH EDGE OF PROPERTY IS 3'-0" TALL.**



1 PROPOSED SITE PLAN
 SCALE: 1" = 20'



24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

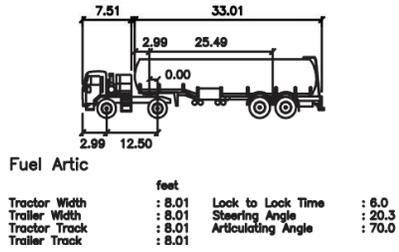
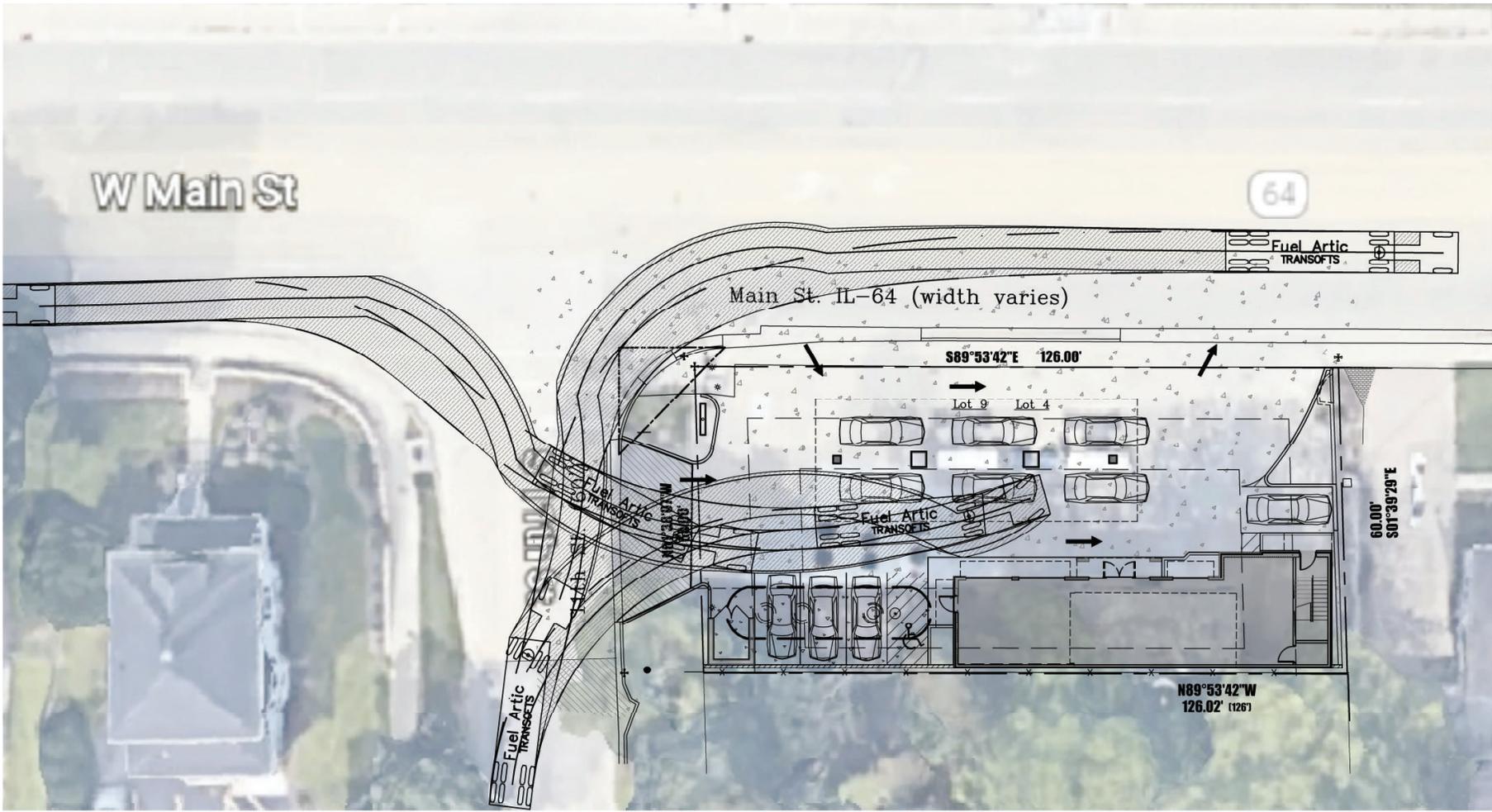


Preliminary Site Plan
Gas Station
 1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Proposed Site Plan
 SHEET
 EX-2

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]



1 FUEL TRUCK TURNING EXHIBIT
SCALE: 1" = 20'

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

EA
ARCHITECTS
AND
PLANNERS

PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan

Gas Station

1023 W. Main Street
St. Charles, IL 60174

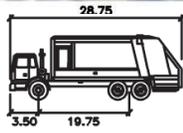
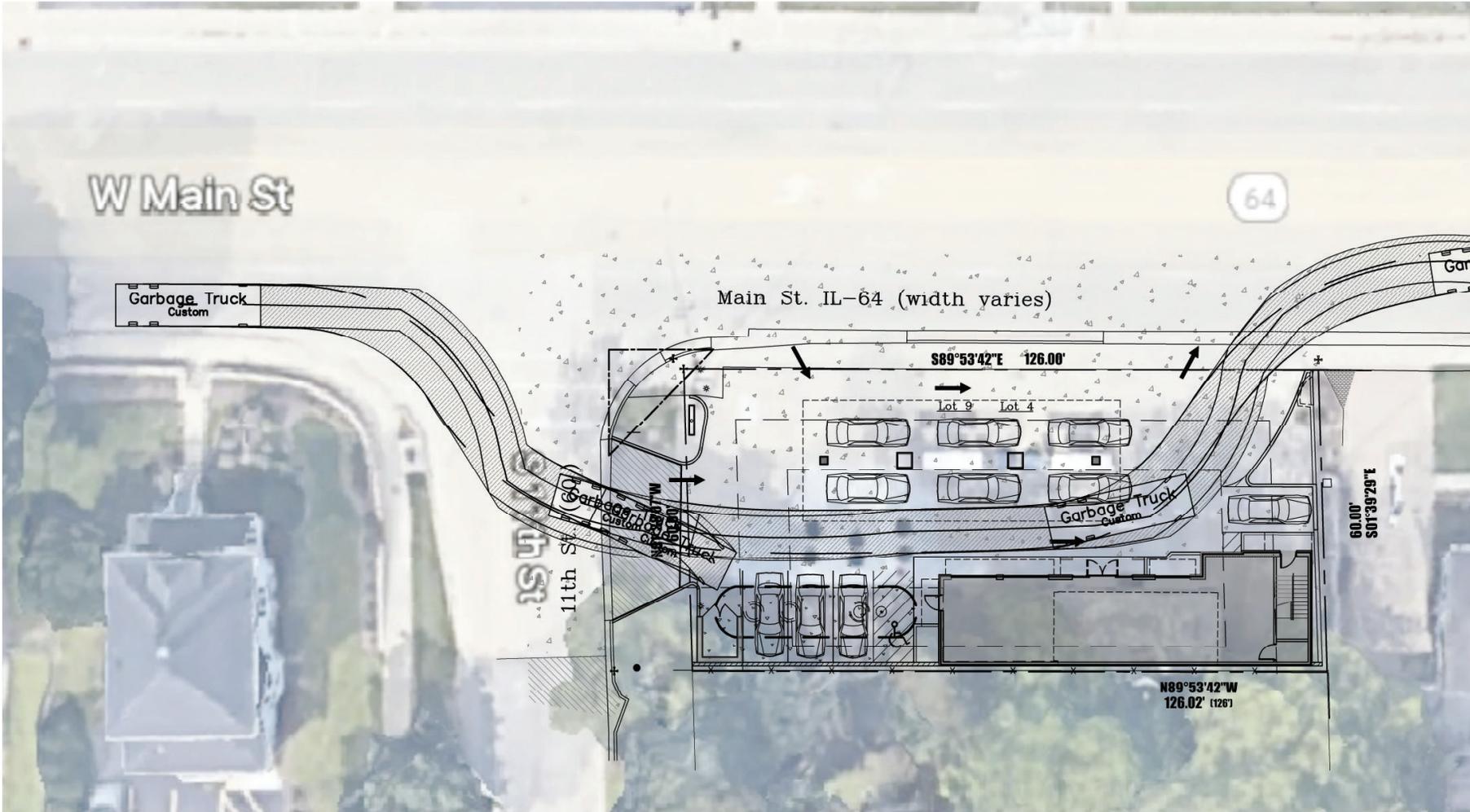
DRAWN BY:	SBD/ERC
DATE:	05-14-2021
REV 1:	
REV 2:	
REV 3:	
REV 4:	

Turning Exhibit

SHEET

EX-3

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1 2 3 4 5 6 7 8 9 10



Garbage Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

1 GARBAGE TRUCK TURNING EXHIBIT
SCALE: 1" = 20'



24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

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AND
PLANNERS

PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan

Gas Station

1023 W. Main Street
St. Charles, IL 60174

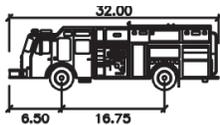
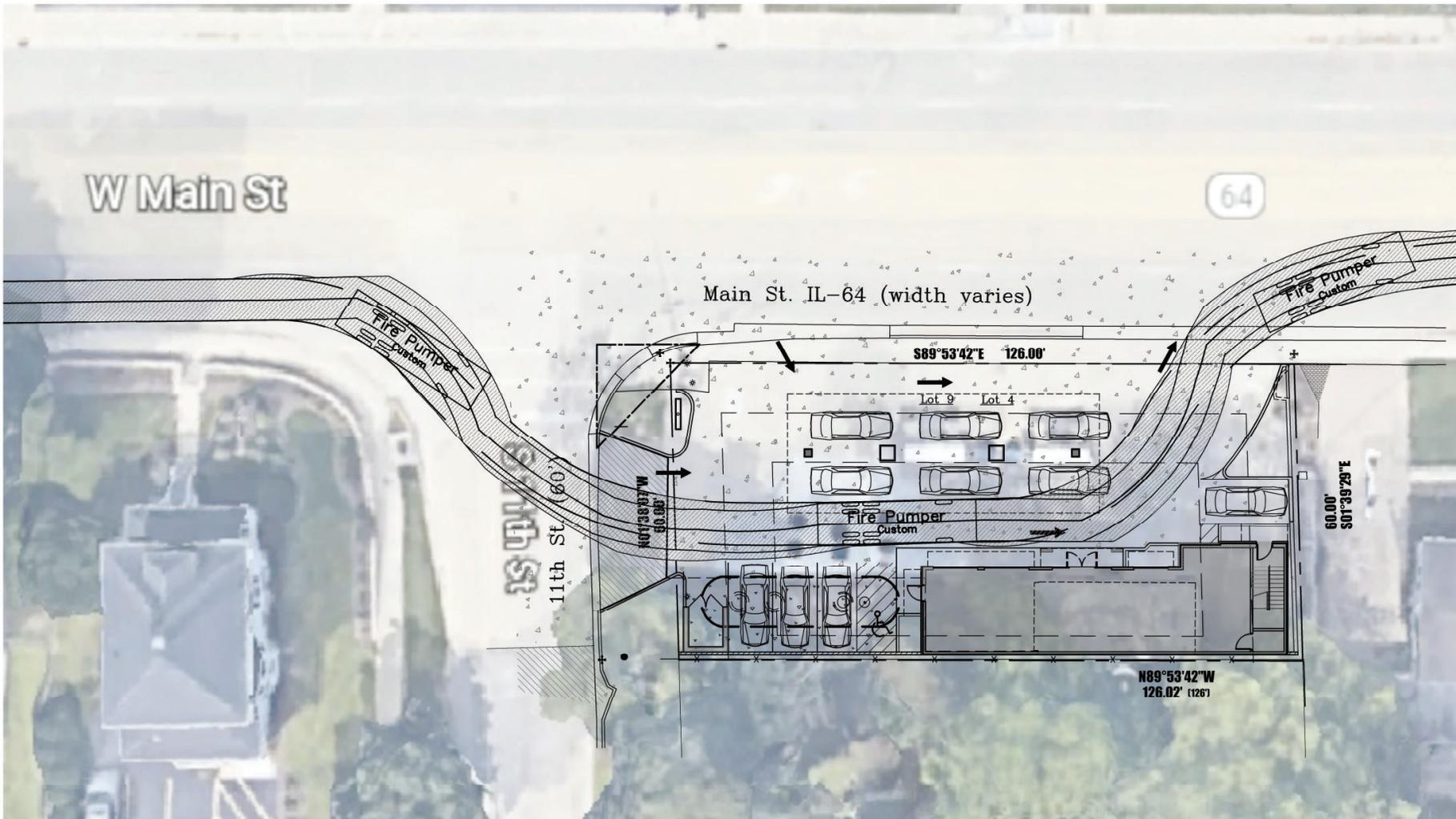
REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Turning Exhibit

SHEET

EX-4

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]



Fire Pumper	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

1 FIRE TRUCK TURNING EXHIBIT
SCALE: 1" = 20'



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FAX 630 839 8875

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AND
PLANNERS

PROFESSIONAL DESIGN FIRM
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Preliminary Site Plan

Gas Station

1023 W. Main Street
St. Charles, IL 60174

DRAWN BY:	SBD/ERC
DATE:	05-14-2021
REV 1:	
REV 2:	
REV 3:	
REV 4:	

Turning Exhibit

SHEET

EX-5

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]



1 RENDERED ELEVATION
SCALE: NTS

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875



PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
REV 4:	

RENDER
SHEET
A-1

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9]



1 RENDERED ELEVATION W/ CANOPY
SCALE: NTS

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875



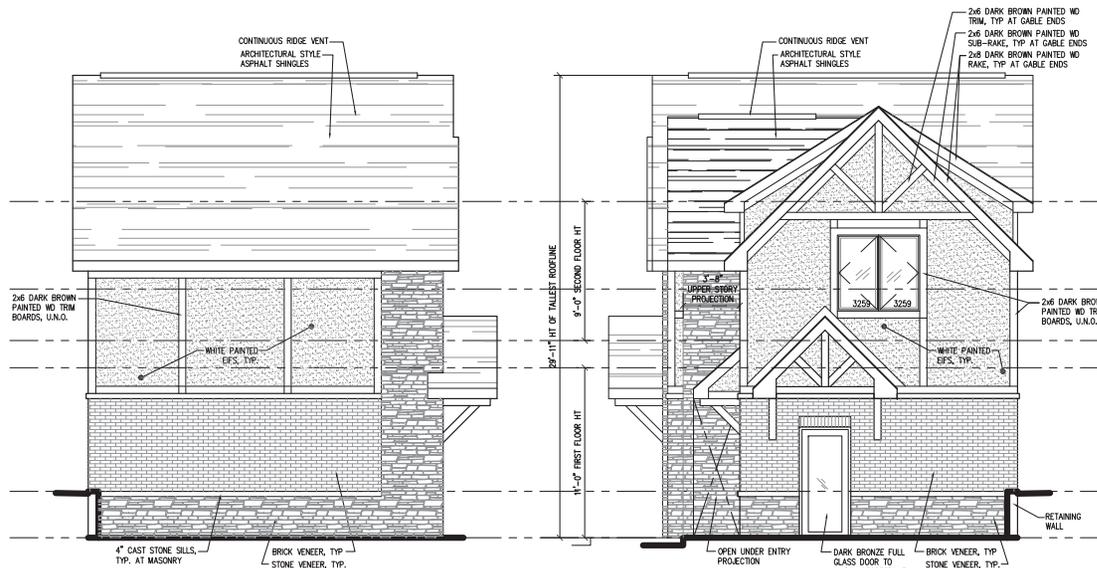
PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
REV 4:	

RENDER
SHEET
A-2

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][0]



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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GENEVA, IL 60134
PHONE 630 608 0500
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PROFESSIONAL DESIGN FIRM
NO. 184 05766

EA
ARCHITECTS
AND
PLANNERS

Preliminary Site Plan

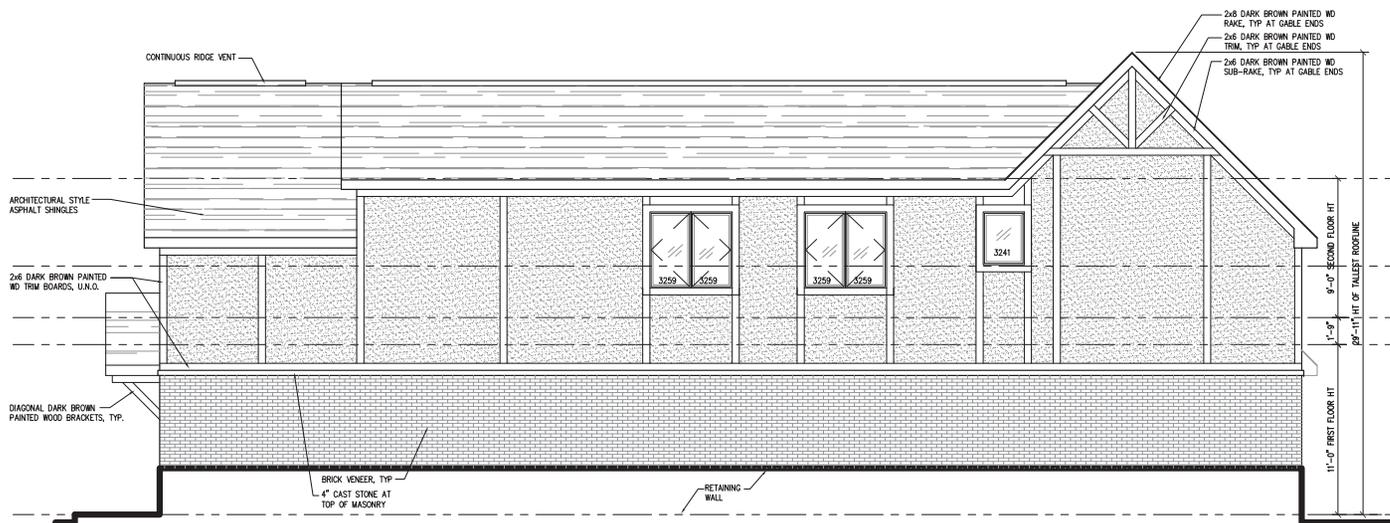
Gas Station

1023 W. Main Street
St. Charles, IL 60174

DRAWN BY:	SBD/ERC
DATE:	05-14-2021
REV 1:	
REV 2:	
REV 3:	
REV 4:	

Exterior Elevs
SHEET
A-3

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

ECA
ARCHITECTS
AND
PLANNERS

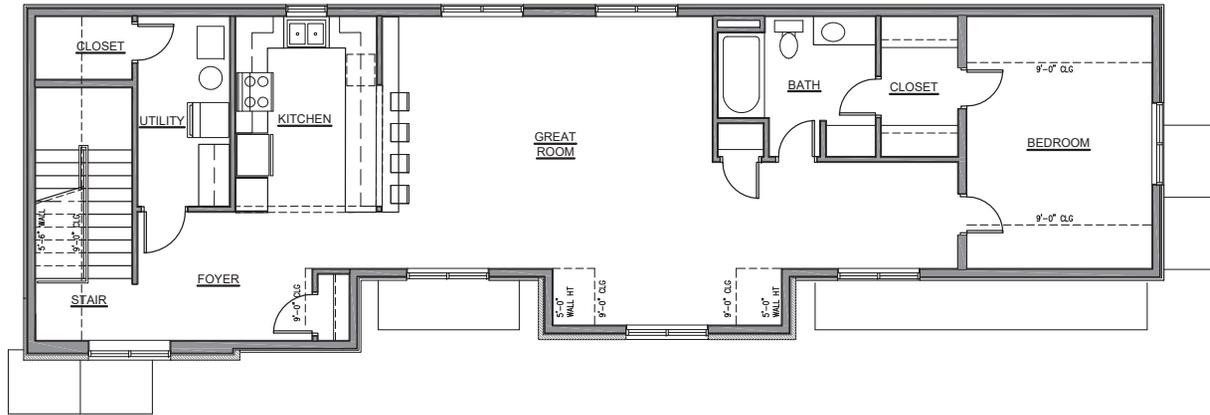
PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

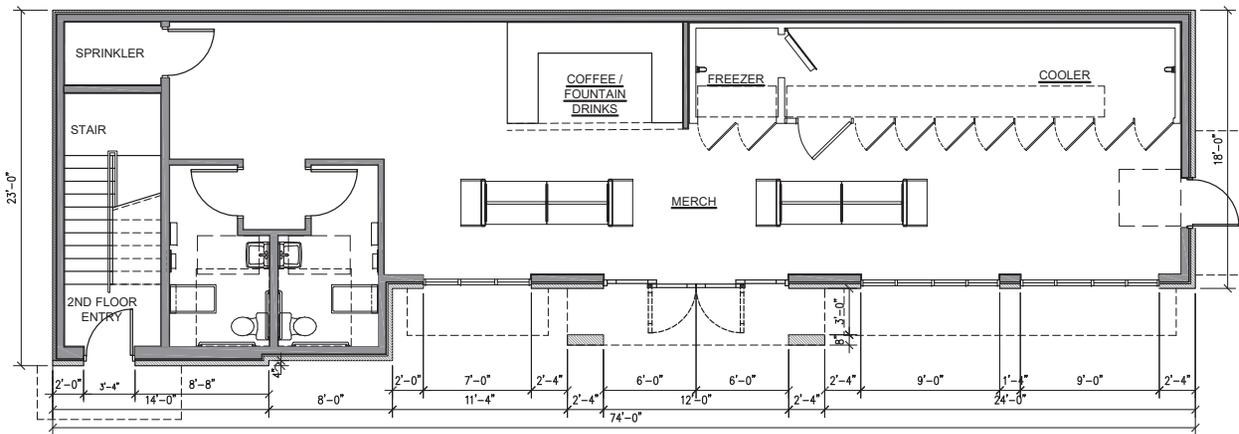
REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Exterior Elevs
SHEET
A-4

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][10]



2 SECOND LEVEL PLAN
 SCALE: 1/8" = 1'-0" APARTMENT



1 FIRST LEVEL PLAN
 SCALE: 1/8" = 1'-0" GAS STATION

24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

ECA
 ARCHITECTS
 AND
 PLANNERS

PROFESSIONAL DESIGN FIRM
 NO. 184 005766

Preliminary Site Plan

Gas Station

1023 W. Main Street
 St. Charles, IL 60174

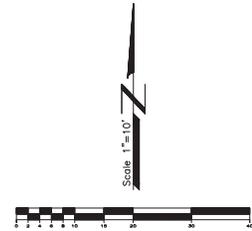
REVISIONS	DRAWN BY: SBD/ERC
DATE: 05-14-2021	
REV 1:	
REV 2:	
REV 3:	
REV 4:	

Floor Plans

SHEET

A-5

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][10]

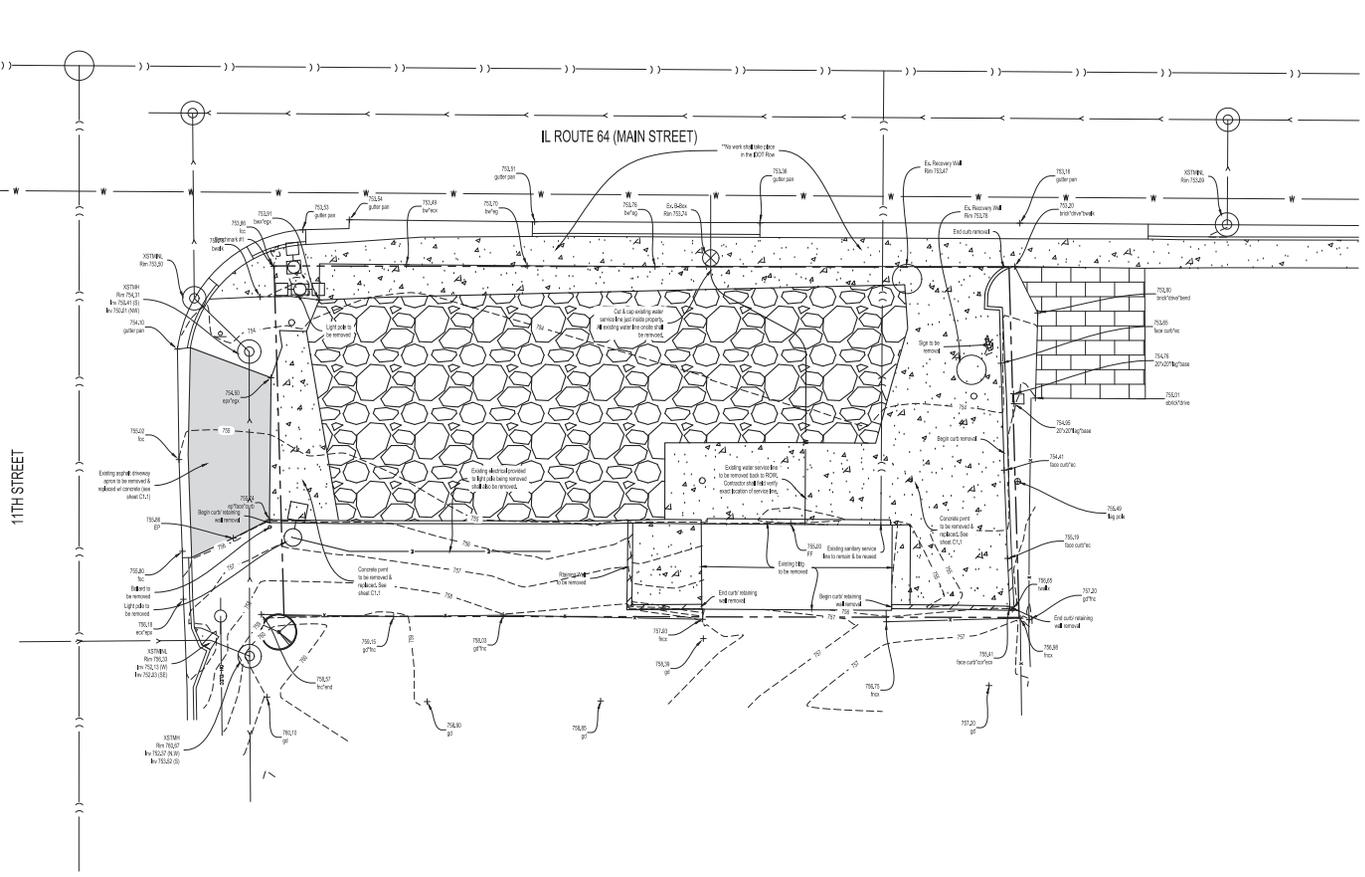


SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
Watermain	— W —	— W —
Storm Sewer	— S —	— S —
Sanitary Sewer	— SS —	— SS —
Overhead Electric	— CH-ELEC —	— CH-ELEC —
Electric	— E —	— E —
Telephone	— T —	— T —
Gas	— G —	— G —
Storm Manhole	⊙	⊙
Sanitary Manhole	⊙	⊙
Valve Vault/B-Box	⊙	⊙
Storm Inlet	⊙	⊙
Fire Hydrant	⊙	⊙
Utility Pole	⊙	⊙
Curb & Gutter	— CG —	— CG —
Contour	— 69.5 —	— 69.5 —
Trees	⊙	⊙
Street Light	⊙	⊙
Telephone	⊙	⊙
Concrete	[Pattern]	[Pattern]
Sign	⊙	⊙
Fence	— X —	— X —
Pavement	[Pattern]	[Pattern]

SITE DEMOLITION NOTES

- All items which are to be abandoned shall be removed and replaced with approved street lighting and composed to 95% modified grade. Related to future building areas at 95% in any other location. If top soil is not on site of job for a distance of 2' and be made of local or concrete material or similar.
- Contractor shall not work in existing conditions prior to identification and timely assignment of any discrepancies between existing conditions and proposed design.
- All access related to the building shall be removed and disposed of properly. Demolition shall not be started until all engineer has approved all related work.
- Demolition contractor shall follow all applicable codes and regulations.
- All items to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
- Traffic control for work in the right-of-way shall meet ILLDOT standards per Section 702, Standard Specifications for Road and Bridge Construction, (as required 2012).
- Contractor must barricade (with flag warning lights) all open excavations to prevent vehicles and pedestrian traffic from entering the area.
- All excavations to be filled by the new approved approved to be composed to 95% modified grade.
- Excavation contractor shall provide site in order to provide all drainage and/or pavement work.
- Excavation contractor shall be coordinated with adjacent property owners to maintain continuous access to all existing driveways.
- All steel shall be removed from all excavation within prior to setting the construction site. Any steel shall be disposed on the adjacent roadway shall be immediately removed from all adjacent roadways.
- All items to be abandoned shall be removed the same removed and backfill per the requirements of the appropriate utility company and the governing municipality.
- Demolition of all utilities including but not limited to gas, electric, telephone and water shall be coordinated with the governing municipality and the utility companies.
- Excavate all utility trenches, including padways, to full pavement design depth for new construction.
- Contractor shall be responsible for removal of all walls and underground equipment including but not limited to those shown on these plans.
- Gravels to be graded to have positive drainage and needed or immediate construction of the new building.



REVISIONS

NO.	DATE	DESCRIPTION

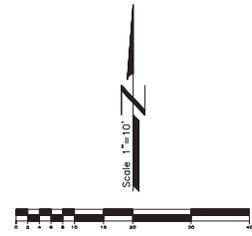
EXISTING CONDITIONS & DEMOLITION PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

DATE: 5/8/21
 FILE: 21-006 C02
 JOB NO: 21-006
 SHEET NO. 1

Craig R. Knoche & Associates • Civil Engineers
 • Surveyors
Civil Engineers, P.C.
 1111 Commerce Drive • Geneva, IL 60134 • phone (630) 449-1270 • fax (630) 449-1272

DATE: 5/8/21
 FILE: 21-006 C02
 JOB NO: 21-006
 SHEET NO. 1



SITE ANALYSIS

SITE
 1023 W. Main Street
 St. Charles, IL
 Parcel Area 7,557 ±
 ±0.17 Acres
 Building Area 1,440 ±

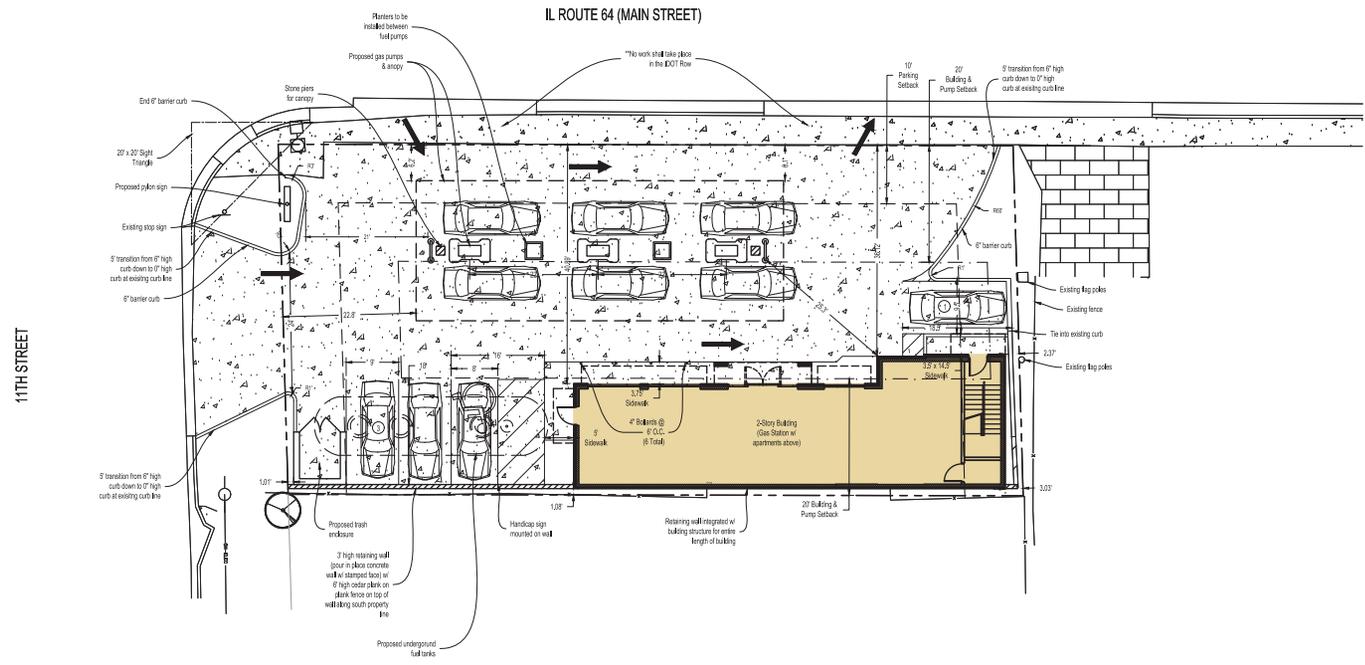
PARKING
 Quantity Required 6 = 4 x 1,440 / 1,000 Gas Station (4 spaces per every 1,000 of floor area)
 1 = 1 Residential (1 per dwelling unit)
 7 Spaces
 Provided 10 = 3 Standard + 6 Pumps + 1 ADA
 Stall Size Required 9' x 18' (Standard)
 Provided 9' x 18' (Standard), 16' x 18' (ADA)

LEGEND

Proposed Curb & Gutter	
Existing Curb & Gutter	
Property Line	
Setback Line	
Concrete	

SITE IMPERVIOUS
 Existing Impervious Area 4,415 ± of OR U.S. Acres
 Proposed Impervious Area 7,064 ± of OR U.S. Acres
 Net New Impervious Area 2,649 ± of OR U.S. Acres

- SITE NOTES**
- All dimensions are back of curb unless otherwise noted.
 - All curb radii are back of curb unless otherwise noted.
 - Contractor verify dimensions prior to starting work and notify engineer if any discrepancies are found.
 - Setback and setback parameter of building shall be as depicted unless otherwise specified on plans.
 - Contractor shall be responsible for repairing all existing pavement damaged during construction.
 - See details for bituminous and concrete pavement sections.
 - Contractor to provide temporary traffic control measures during construction of entrance of E.O.M. in accordance with Illinois C.O.T. requirements.
 - All building entries shall be protected at all business hours on days as well as all locations where vehicle drives or maneuvers.
 - Contractor shall complete architectural and engineering items for interface compatibility.
 - All curb and gutter shall be 6" high unless otherwise noted on plans.
 - Pavement striping to be white two coats unless otherwise specified on plans.



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SITE PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig Z. Knoche & Associates
 Civil Engineers, P.C.
 116 Commerce Drive • Geneva, IL 60134 • phone (630) 849-2270 • fax (630) 849-2273

DATE: 5/6/21
 FILE: 21-006 C10
 JOB NO: 21-006
C1.1
 SHEET NO.

ST. CHARLES, ILLINOIS
 GAS STATION

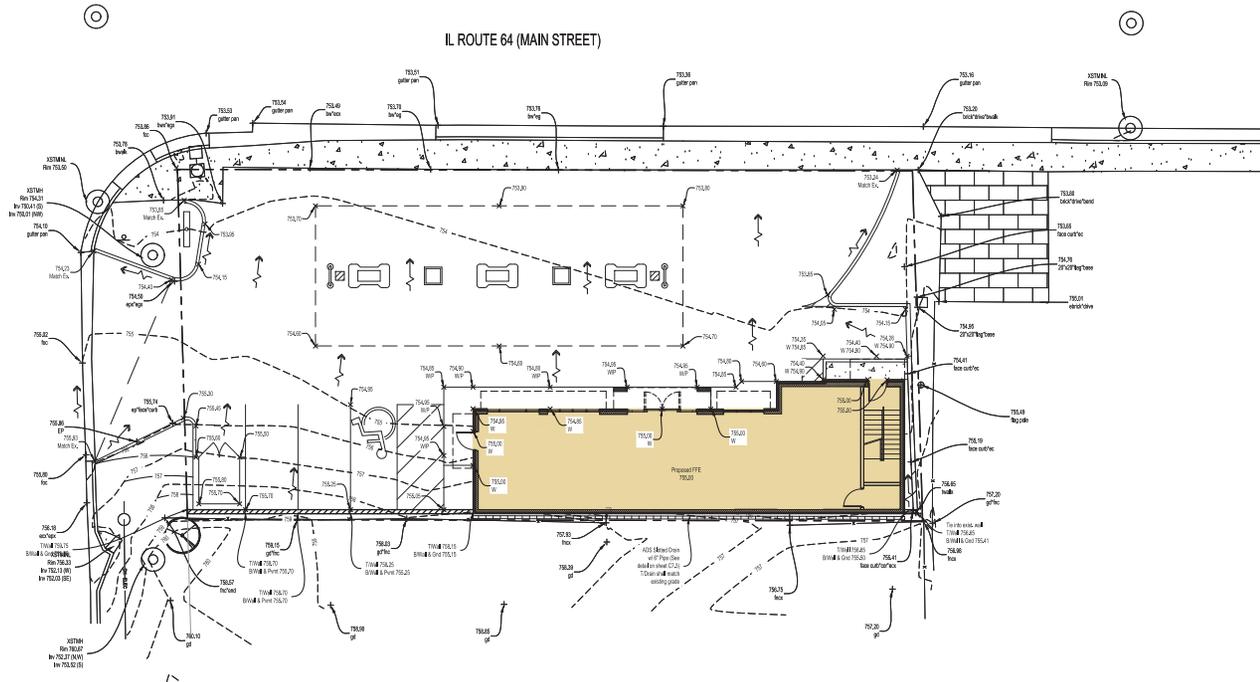


LEGEND

	EXISTING	PROPOSED
Pavement Grade	◆ 475.00	◆ 475.30
Walk Grade	◆ 475.00	◆ 475.30
Back of Curb Grade	◆ 475.00	◆ 475.30
Ground Grade	◆ 475.00	◆ 475.30
Rim Grade	◆ 475.00	◆ 475.30
Storm Structure	⊙	⊙
Contours	— 475	— 475
Emergency Overflow		➔
Flow Direction		➔
Ridgelines	---	---
Reverse Curb		~

All proposed grades are edge of pavement unless otherwise noted. See below for top of curb elevation contours.
 TCURB = (PMT. GRADE) + 0.42 (NORMAL PFDH CURB)
 TCURB = (PMT. GRADE) + 0.54 (REVERSE PFDH CURB)

- GRADING NOTES**
- General contractor shall verify existing contours and notify engineer of any discrepancies.
 - The general contractor shall spread spoils from utility contractors work to balance the site to the extent possible.
 - Erosion control measures include but are not limited to the following: all fabric shall be placed on each sanitary structure until construction is completed. Fabric shall overlap sanitary manhole opening a minimum of one (1) foot on each side with the side grade placed on top of fabric to prevent all from entering sanitary system. All fabric around perimeter shall remain in place and be maintained until construction is completed. All curb structures shall be protected with wire baskets.
 - The general contractor is responsible for erosion control measures. Contractor shall install erosion control measures prior to the start of construction and maintain such measures until grading is complete, parking lot is paved and vegetation has been established. If there is no erosion control, parking lot is paved and vegetation has been established, it shall be the general contractor's responsibility to maintain such measures. The owner or engineer shall be notified of the erosion control measures.
 - The contractor responsible for the installation of the erosion control devices shall maintain all storm water pollution devices throughout construction and until all ungraded or non-building areas have a uniform operational vegetative cover with a density of 75 percent or greater. Maintenance includes weekly inspections or an inspection following a rainfall of 1/2 inch in a 24-hour period. The contractor must submit a copy of the inspection report to the owner and engineer at the end of each month and keep a copy of the report on the construction site until the required vegetation cover is in place.
 - If additional erosion control measures are required by any authority having jurisdiction, it shall be the general contractor's responsibility to install such devices. The owner or engineer shall be notified of the additional work and cost prior to installation.
 - The general contractor shall be responsible for notifying the owner and engineer, in writing, of any additional sources of storm water pollution observed during construction and the additional costs required to prevent additional pollution.
 - See soils reports for testing requirements. The final soils reports are dated as follows:
 Geotechnical Engineering Report prepared by _____ dated _____, 20__.



11TH STREET

IL ROUTE 64 (MAIN STREET)

REVISIONS

NO.	DATE	DESCRIPTION

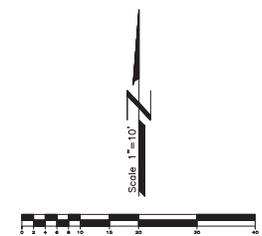
GRADING PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
 Surveyors • Land Planners
 24 24 Bennett Street • Geneva, IL 60146 • phone (815) 463-2370 • fax (815) 463-2372

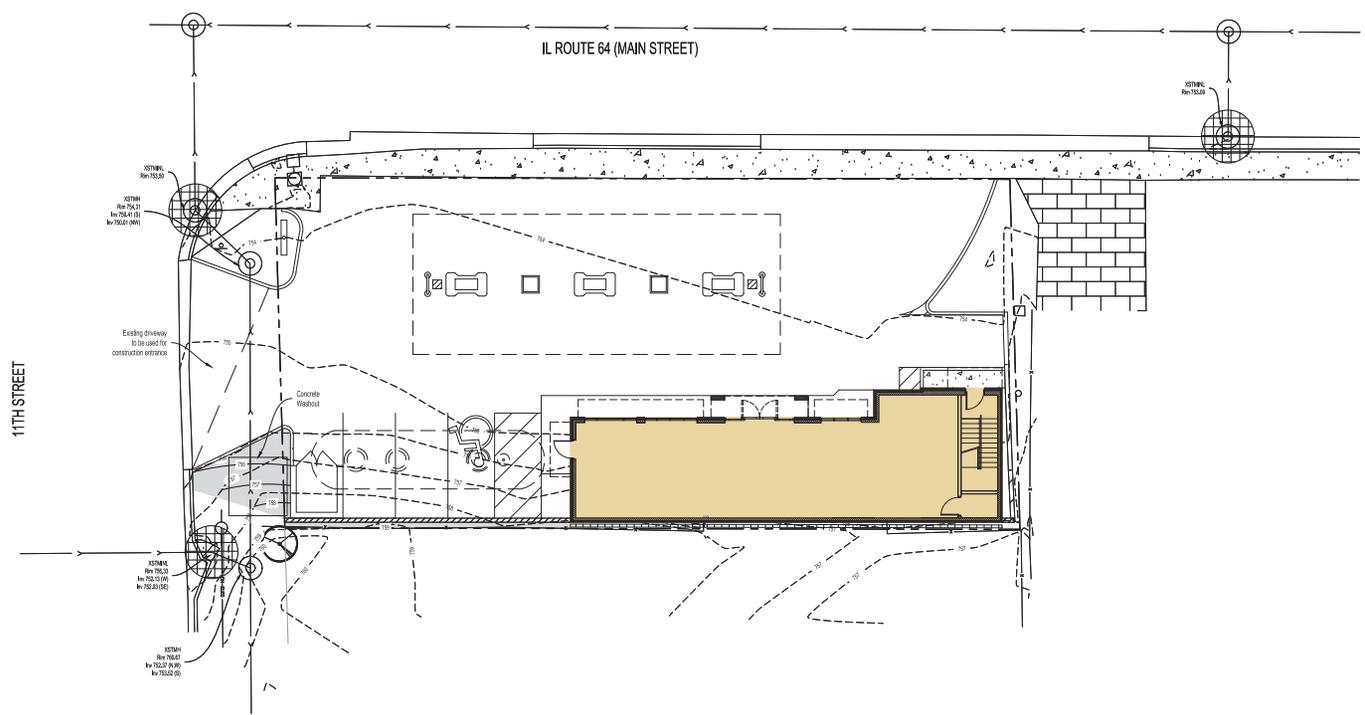
DATE	5/6/21
FILE	21-006 C20
JOB NO.	21-006
SHEET NO.	C2.1

ST. CHARLES, ILLINOIS
 GAS STATION



LEGEND

- Manhole
- Storm Inlet
- EULY
- Trench Ejector (CISE Ejector Control) Ejector A.D.C.U.T. (S used in all cases where the distance is greater than or equal to 100' (30'))



**STORMWATER POLLUTION PREVENTION PLAN
CONTRACTOR CERTIFICATION**

STATE OF ILLINOIS
COUNTY OF KANE

THE CONTRACTOR certifies that the construction activities described in this plan have been completed in accordance with the approved plan and that the contractor has implemented the plan to prevent stormwater pollution. The contractor is responsible for the implementation and maintenance of the plan.

CONTRACTOR SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

**STORMWATER POLLUTION PREVENTION PLAN
OWNER CERTIFICATION**

STATE OF ILLINOIS
COUNTY OF KANE

THE OWNER certifies that the construction activities described in this plan have been completed in accordance with the approved plan and that the owner has implemented the plan to prevent stormwater pollution. The owner is responsible for the implementation and maintenance of the plan.

OWNER SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**STORMWATER POLLUTION
PREVENTION PLAN**

**GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS**

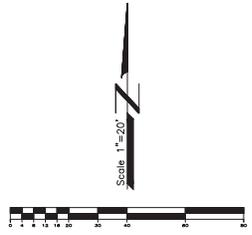
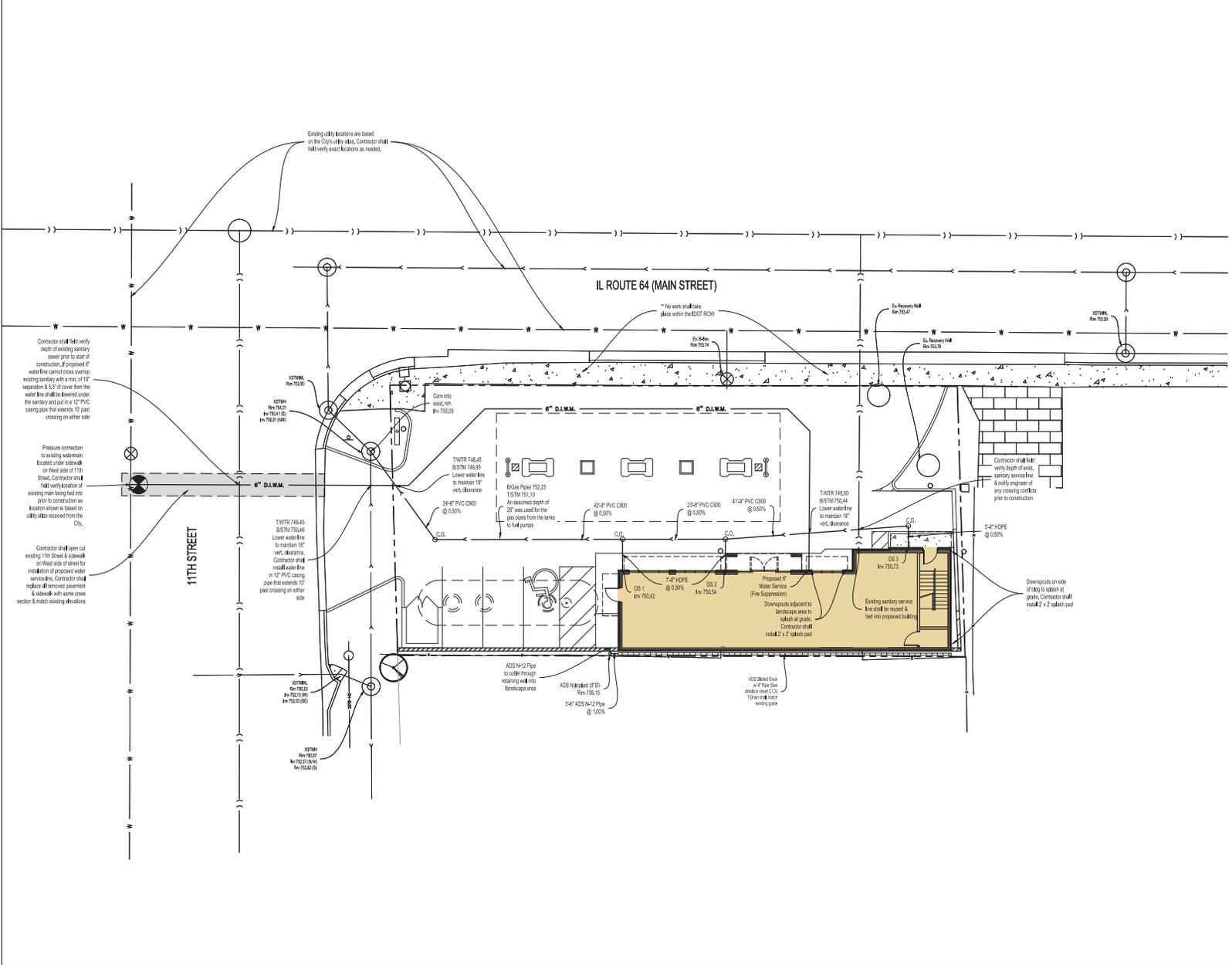
Craig Z. Knoche & Associates • Civil Engineers
Civil Engineers, P.C. • Surveyors • Land Planners

24 N. Bennett Street • Geneva, IL 60134 • phone (815) 462-2222 • fax (815) 462-2222

DATE	5/6/21
FILES	21-006 C20
JOB NO.	21-006

C2.2
SHEET NO.

ST. CHARLES, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER	—>—	—>—
SANITARY SEWER	—>—	—>—
WATER MAIN	—>—	—>—
ELECTRIC	—E—	—E—
TELEPHONE	—T—	—T—
GAS	—G—	—G—
STORM MANHOLE	⊙	⊙
FLARED END SECTION	⊙	⊙
SANITARY MANHOLE	⊙	⊙
VALVE VAULT / B-BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
LIGHT POLES	⊙	⊙
TRANSFORMER	⊙	⊙

- UTILITY NOTES**
1. All watermain and gas lines shall be installed in accordance with applicable codes and specifications. All gas lines shall be installed in accordance with applicable codes and specifications. All gas lines shall be installed in accordance with applicable codes and specifications.
 2. All storm sewer pipe shall meet EDOF specifications (MFC 500.03) for bedding the pipe class. Storm pipe must meet ASTM C125 standards.
 3. Precast concrete sections for manholes, catch basins, vaults, and vaults shall meet ASTM C125.
 4. Existing utility shown for information only and not necessarily to be installed. Contractor shall verify all utilities shown, possible and not shown, for location, depth, and condition. Contractor shall verify all utilities shown, possible and not shown, for location, depth, and condition.
 5. For the 11th Street water main, the contractor shall verify the location, depth, and condition of the water main in accordance with the approved stormwater plan for construction.
 6. General contractor shall verify depth and location of existing manholes and vaults shown on the plan.
 7. Existing gas lines shown for information only and not necessarily to be installed. Contractor shall verify all utilities shown, possible and not shown, for location, depth, and condition. Contractor shall verify all utilities shown, possible and not shown, for location, depth, and condition.
 8. Sanitary sewer pipe shall be installed in accordance with applicable codes and specifications. All sanitary sewer pipe shall be installed in accordance with applicable codes and specifications.
 9. Contractor to see landscape and irrigation specifications in architectural plans and contract documents for additional requirements.
 10. All storm structures located in and along the storm sewer system shall have curb frames and grates.
 11. All storm downspouts must be directed into the storm sewer system. No unfiltered drainage shall be permitted for the roof drains.
 12. Frame and grate requirements: Storm Structure (Overhead) - Meet or Exceed 1507 Frame, 1507 Type C Grate; Storm Structure (Under) - Meet or Exceed 1507 Type C Grate; Sanitary Structure - Meet or Exceed 1507 Type C Grate; Gas Structure - Meet or Exceed 1507 Type C Grate; Gas Structure to meet or exceed 1507 Type C Grate; Gas Structure to meet or exceed 1507 Type C Grate.

REVISIONS

NO.	DATE	DESCRIPTION

UTILITY PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
 Civil Engineers, P.C.
 1116 Commerce Drive • Geneva, IL 60134 • phone (630) 449-1270 • fax (630) 449-1272

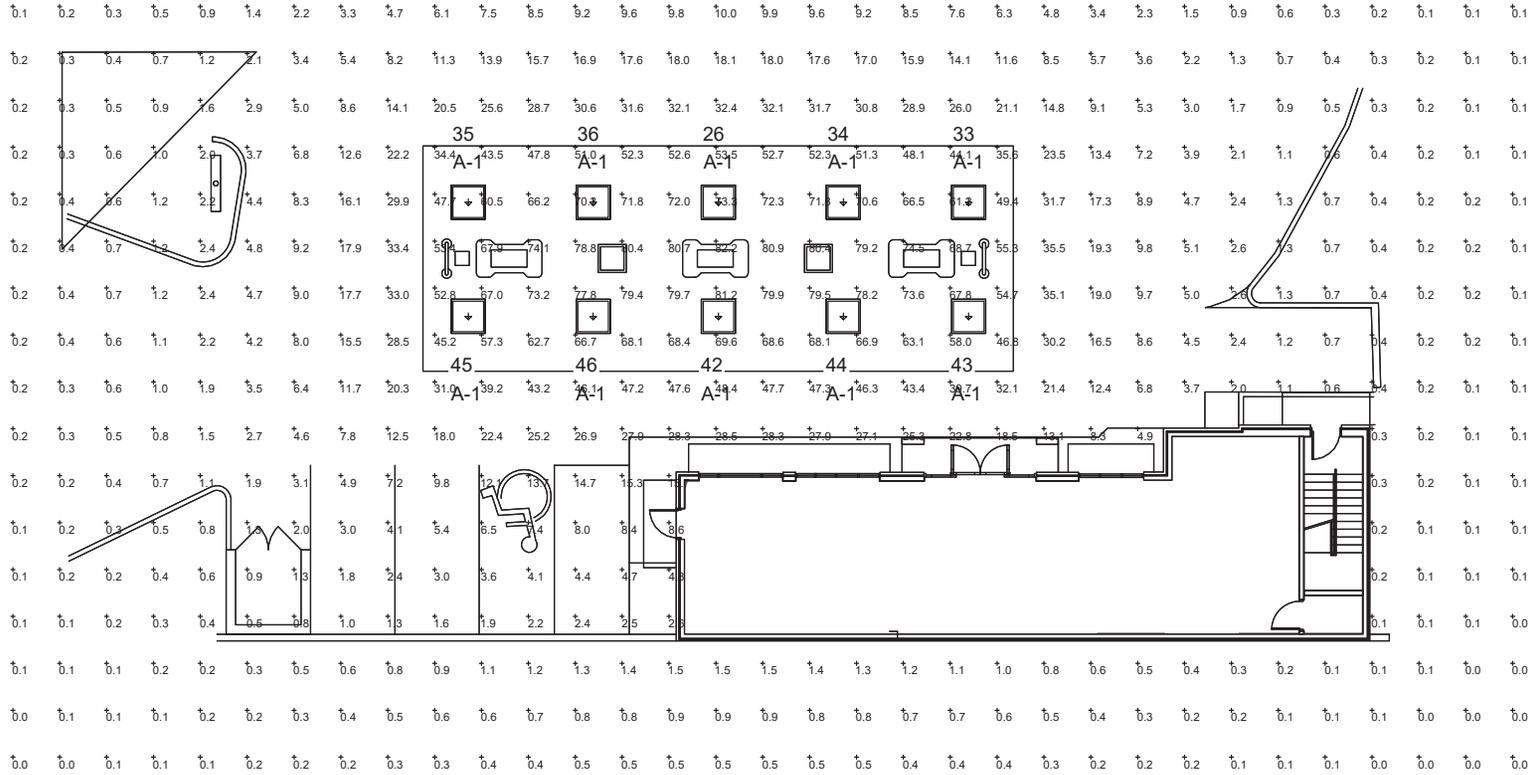
DATE:	5/6/21
FILES:	21-006 C30
JOB NO.:	21-006

C3.1
 SHEET NO.

ST CHARLES, IL PROPOSED PHOTOMETRIC PLAN

SCALE: NTS

ST CHARLES, IL



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AREA UNDER CANOPY	Illuminance	Fc	68.55	82.2	45.2	1.82	1.82

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
☛	10	A-1	SINGLE	0.95	New Fixt 133W LED 14'-0" Mtg Ht (4000K/19598 Lumens) LSI Scottsdale LED Fixture SCV-LED-20L-SC-40	133	1330

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
 SUITE 201
 BUFFALO MN 55313
 PH: 763.684.1548
 FAX: 763.682.9048

KNOCHE ENGINEERING

ST CHARLES, IL
 PROPOSED GAS
 STATION CANOPY
 1023 W MAIN ST
 ST CHARLES, IL

#	DATE	INIT	DESCRIPTION

PROPOSED PHOTOMETRIC PLAN

PROJECT # **KE0513211**

05.14.2021

DESIGN LEVEL **2**

AGI **W. TOKKESDAL**

CAD **C.D.HEANER**

SHEET # **SL200** REV # **0**

GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the latest Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" or latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the latest "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. All work shall be in accordance with the standard specifications of the municipality. Each Contractor shall be provided with the applicable sections of this specification in the bid package.
4. All elevations shown are plus and are NAD83 Datum.
5. The Municipal building and engineering departments shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.
6. All work to meet the Municipal Supplemental Codes unless the state codes are more restrictive.
7. The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc and Illinois Department of Transportation, from all liability involved with the construction, installation and testing of the work on this project.
8. All work shall comply with the "Illinois Urban Manual." The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, lubricants, calcium chloride or other harmful materials. He shall control and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and sidewalks shall be mounded or mechanically seamed periodically as may be responsible for removing sediment resulting from the project from storm sewers and drainage structures to no additional cost.
9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health including the necessary requirements for open cut trenches and shoring and bracing as required. It is the duty of the employer or any of his employees to hold liable, either directly or as their party involved in any litigation concerned with construction project.
10. All existing field drainage lines encountered or damaged during construction are to be restored to their original condition, properly reworked, and/or connected to the storm sewer system. The contractor shall keep record of all locations of field drainage lines encountered unless otherwise specified.

11. Commonwealth Edison, AT&T, NCR gas, and other utility company easements are shown on the drawings and must be located in the field prior to construction.
12. The contractor shall field verify the existing conditions and notify City of Knoxville & Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.
13. The contractor will be responsible for reaping all existing pavement damaged during construction that is not specified.
14. All concrete used shall be I.D.O.T. class S1.
15. Subgrade preparation for all placements shown on the drawings shall include placing stripshoring and removal of any underling asphalt/deteriorated material.
16. Apply prime coat uniformly over surface of compacted aggregate base to a rate of 0.46 gal/SY. Apply enough material to granulate and seal, to not float surface. Allow prime coat to cure for 72 hours minimum.
17. All shall be the responsibility of each contractor to notify JULLIEE prior to performing any excavations.
18. Cable routing and specification in accordance with village ordinance.
19. The contractor shall provide the municipality and Craig R. Knoche & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field files, etc.
20. All property dimensions and areas are approximate and subject to change per final survey.
21. All dimensions are back of curb unless otherwise noted.
22. All curb radii are back of curb unless otherwise noted.
23. See architectural plans for exact building dimensions.
24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
25. Sidewalk around perimeter of the building shall be integral curb / walk.
26. All pavement markings shall be painted traffic yellow 4" wide x 2" roots
27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.M. in accordance with Illinois D.O.T. Requirements.
28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.
29. The Municipal standard notes and details shall take precedence. Craig R. Knoche and Associates will not take responsibility for the accuracy of the Municipal details.
30. Knoxville Engineering PC shall not have control or be in charge of and shall not be responsible for the means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project.

FAHRTWORK NOTES & SPECIFICATIONS

1. All trenches in green / landscape area shall be backfilled with earth composed of 60% A. A minimum of 5' of topsoil shall be provided in green / landscape area. Trenches in all paved areas, curbed, and sidewalk areas shall be backfilled with approved Engineering Beneficial composed of SCS Modified Friction.
2. All disturbed areas shall be restored and positive drainage must be maintained.
3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include one year of maintenance as needed to bring trench to original grade.
4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.
5. All existing utilities or improvements, including walk, curbs, pavements, drainage, and parking damaged or removed during construction shall be restored to their original condition.
6. See soil report for testing requirements.

7. The contractor is advised that soil borings have been performed for this project. Borings logs and the soil report are available from the engineer. The report and log were performed by [redacted] and copies are a part of the bidding documents and the soil reports responsibility to obtain and review the soil report and borings prior to submitting final bid.
8. After stripping and rough grading is completed, the exposed sub grade shall be graded first. Final grading may be accomplished with a fully loaded, tandem-side dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by specification and recompaction or by undercutting and replacement with suitable backfill material.
9. Stone erosion control measures must be implemented and maintained throughout construction.
10. Contractor shall provide soil control during site work demolition or reconstruction. Contractor shall control dust during site construction and associated traffic using water or other approved means.
11. Protect trees, plant growth, and features designated to remain as final grade. All trees to be removed shall be cut and stumps shall be removed under arid lines of trees to be protected.
12. Protect benchmarks from damage or displacement.
13. Remove trees and shrubs, stumps, and root system to a minimum depth of 42 inches.
14. Moisture Control-Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.
15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.
16. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Aerial grading by discing, harrowing or tilling uniformly moisture content is reduced to a satisfactory value.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with I.D.O.T. standards shall provide all required traffic control and signs.
2. The contractor shall maintain temporary access to all roadways and driveway during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary access cuts require initial utilities across driveway.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. Water and sewer manholes constructed in a flood plain must have a rim (leave inches) (247) above finished elevation and have a water-tight lid-type frame and cover, Weems #1-106 or approved equal. Cover must have "SAFETY" cast into top of the cover.
2. All work on provided in all areas, all frames and covers are to be East Jordan Iron Works Number 1000-Z1, with concealed girth holes and sealed cover. Variations in casting dimensions shall be approved by the Superintendent. Manhole covers must have "SAFETY" cast into the top of the cover. Manhole covers shall be East Jordan Iron Works, product No. 102331, catalog No. 10204, reference No. 1000B. The cover casting shall include the Municipality's logo. All casting shall be coated immediately after cleaning and machining. Coating shall be a non-toxic water based paint, complying to the AWWA C104 specification.
3. If all utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts, horizontal layers of thickness. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and then tamped or rolled until 90 percent relative compaction is achieved.
4. All utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts, horizontal layers of thickness. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and then tamped or rolled until 90 percent relative compaction is achieved.
5. Underground conduits shall have a minimum of 2' depth spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all of pockets. Conduits from buildings to full pumps may be clustered in the same trench with minimal separation as required by owner.
6. All underground conduits shall be protected against future excavation by placing a plastic tube warning marking in each trench during backfill. Install tape full length of the trench.
7. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION

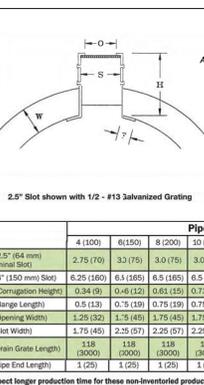
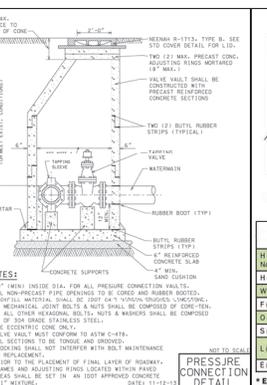
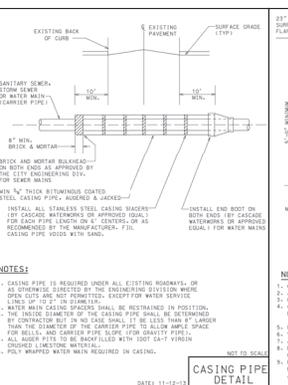
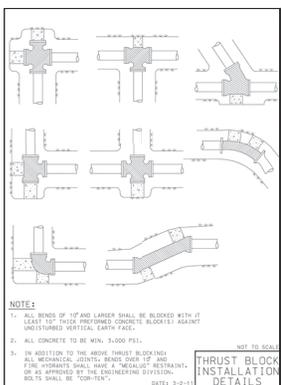
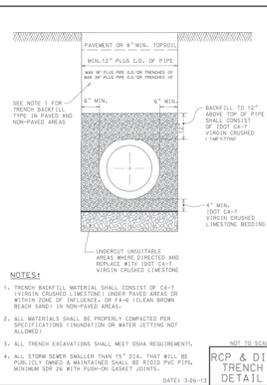
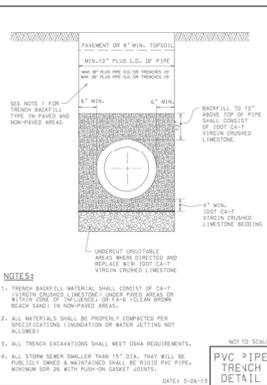
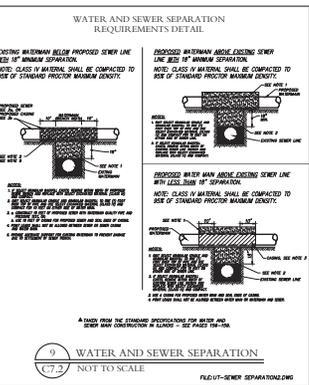
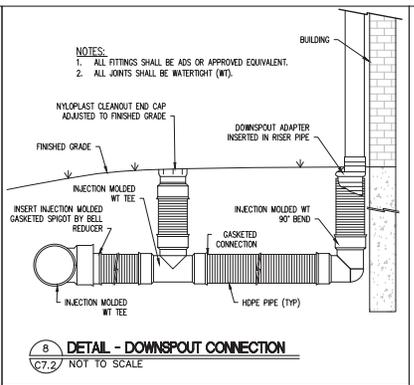
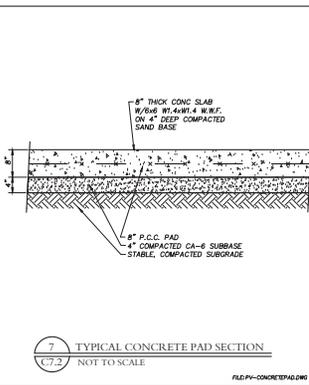
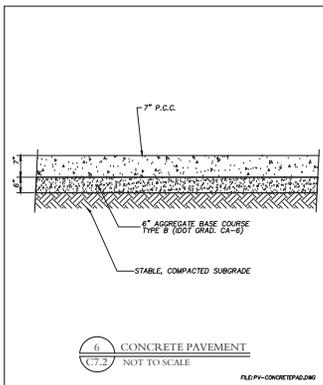
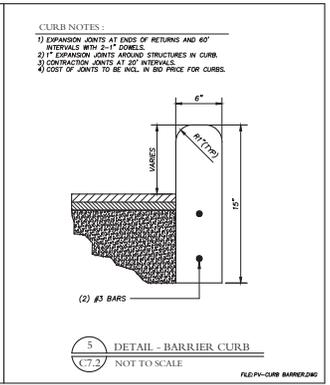
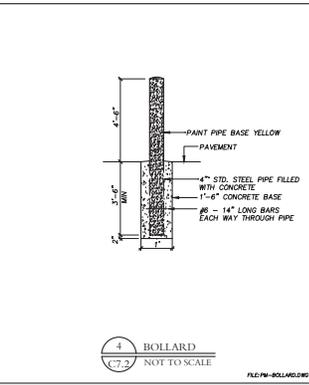
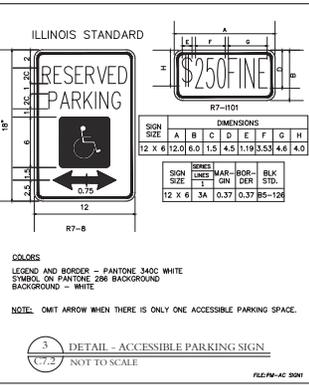
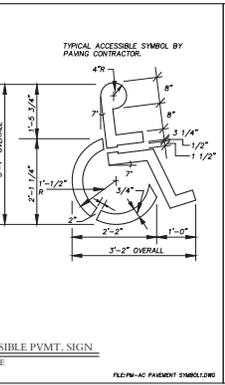
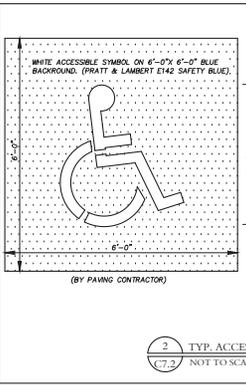
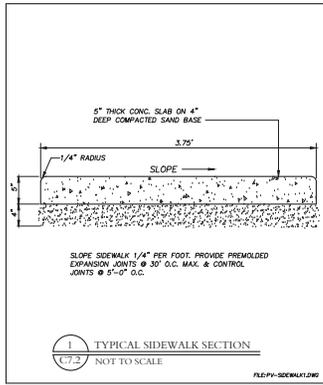
DESIGN STANDARDS

1. Sanitary sewer system
- Sanitary sewer system shall be designed to meet Illinois Environmental Protection Agency (EPA), The Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition, Metropolitan Water Reclamation District of Greater Chicago and other applicable requirements. The design shall incorporate the more stringent requirements of the following items in particular:
 1. Each single-family lot or each building in other than single-family development shall be served with a separate sanitary sewer service.
 2. All structures shall include provisions for an overhead sewer system, unless otherwise approved by the Utilities Superintendent or Director of Public Works.
 3. Manholes are to be provided at each change in direction of flow, change in pipe size, change in slope, change in material and at each intersection. Maximum manhole spacing is three hundred feet (300). Where feasible, the sanitary sewer system shall be designed so as to provide for manholes to be installed within the R.O.M. Sanitary sewers installed within the right-of-way shall not be placed more than eight feet from edge of pavement.
 4. Provide calculations to substantiate the available capacity of the receiving sewer.
 5. Note on the plans which sewer lines are to be public and private.
 6. Pipe shall be laid in approved bedding. Minimum size sewer man hole shall be eight inches (8"). Sanitary sewers with an invert elevation fifteen feet or greater in depth shall be ductile iron pipe. Sanitary sewers shall be a minimum of 4" with a minimum slope of .0026'
7. When connecting to an existing sewer main by means other than an existing "Y", "T" or an existing manhole, one of the following methods shall be used:
 - a) Remove an entire section of pipe and replace with a "Y" or "T" branch section. Pipe section shall be removed by breaking only top of one half. After the "Y" or "T" branch is installed, concrete shall be placed over the broken area to a minimum thickness of four inches (4") and to a dimension of eight inches (8") in all directions.
 - b) Using pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fittings. Use "barb-weld" couplings or similar couplings, and shear rings and couplings to fasten the inserted fitting and seal it firmly in place. Mastic couplings shall have the length of about approximately equal to the pipe diameter. Follow manufacturer's recommendations for the application of the mastic.
 - c) Pipe penetrations into existing sanitary manholes shall be properly sized and covered and sealed with flexible waterproof connections. No cut-in connection made by breaking or cutting a hole in the main and inserting the spigot and of an ordinary sewer pipe shall be permitted. No connections to manholes are permitted unless approved by the Superintendent.
8. New sanitary manholes are to be pre-cast reinforced concrete eccentric type with a minimum 48" (4) barrel section, and monolithic bottom section. Pipe penetrations are to be sealed into the use of a cast-in-place flexible synthetic rubber pipe seals, which is to be fastened to the pipe with stainless steel bands. Barrel sections must be sealed using a butyl rubber material strip and/or rubber gasket and a non-toxic (97) "Kastolite" exterior seal band or approved equal. Frames shall be sealed to the manhole by using either synthetic rubber seals with stainless steel bands or a steel shrinkable wrap around sleeve. Approved systems are external pipe clamps, manufactured by "Cobac" or Consens Ringed Seal monolithic encasement system. Existing frames requiring adjustment will also be required to be sealed. A maximum of eight inches (8") of adjusting rings may be used. All joints between pre-cast elements, adjusting rings, and manhole frames shall be sealed in place using butyl rubber joint sealer. Steps shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4910, type I grade 4910N, over a #3 grade #4, ASTM A516, reinforcing bar. Steps shall be at 16" (inch) centers.

9. Sanitary sewer manholes constructed in a flood plain must have a rim (leave inches) (247) above finished elevation and have a water-tight lid-type frame and cover, Weems #1-106 or approved equal. Cover must have "SAFETY" cast into top of the cover.
10. Except as provided in all areas, all frames and covers are to be East Jordan Iron Works Number 1000-Z1, with concealed girth holes and sealed cover. Variations in casting dimensions shall be approved by the Superintendent. Manhole covers must have "SAFETY" cast into the top of the cover. Manhole covers shall be East Jordan Iron Works, product No. 102331, catalog No. 10204, reference No. 1000B. The cover casting shall include the Municipality's logo. All casting shall be coated immediately after cleaning and machining. Coating shall be a non-toxic water based paint, complying to the AWWA C104 specification.
11. If all utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts, horizontal layers of thickness. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and then tamped or rolled until 90 percent relative compaction is achieved.
12. Underground conduits shall have a minimum of 2' depth spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all of pockets. Conduits from buildings to full pumps may be clustered in the same trench with minimal separation as required by owner.
13. All underground conduits shall be protected against future excavation by placing a plastic tube warning marking in each trench during backfill. Install tape full length of the trench.
14. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

MANHOLE / SEWER PIPE MATERIALS AND INSTALLATION SPECIFICATIONS

1. PIPE & FITTINGS
- Pipe and fittings used in sanitary sewer construction, unless otherwise specified approved by the City, shall be polyvinyl chloride (PVC) pipe. PVC Pipe and fittings used over one year old shall not be permitted for use in the types of pipe and fittings that are used in the City include:
 1. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905 series),
 2. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905, series),
 3. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905, series),
 4. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905, series),
 5. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905, series),
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 193. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C



2.5" Slot shown with 1/2" #13 Galvanized Grating

6" Slot shown without Grating (Open Top)

Pipe Diameter, (in mm)	Pipe Diameter, (in mm)											
	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)		
N (Nominal Slot)	2.75 (70)	3.0 (75)	3.0 (75)	3.0 (75)	3.5 (90)	3.75 (95)	4.0 (100)	4.75 (120)	5.0 (125)	5.25 (130)		
H (150 mm Slot)	6.25 (160)	6.5 (165)	6.5 (165)	6.5 (165)	7.0 (175)	7.0 (175)	7.0 (175)	7.25 (185)	8.25 (210)	8.25 (210)		
W (Corrugation Height)	0.34 (9)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)	0.4 (10)		
P (Flange Length)	0.5 (13)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)		
D (Opening Width)	1.25 (32)	1.5 (38)	1.75 (45)	1.75 (45)	1.75 (45)	1.75 (45)	1.75 (45)	1.75 (45)	1.75 (45)	1.75 (45)		
S (Slot Width)	1.75 (45)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)		
L (Drain Grate Length)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)	1.18 (30)		
L (Pipe End Length)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)	1.125 (29)		

13 ADS SLOTTED DRAIN
C7.2 NOT TO SCALE
DATE: 11-12-05

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

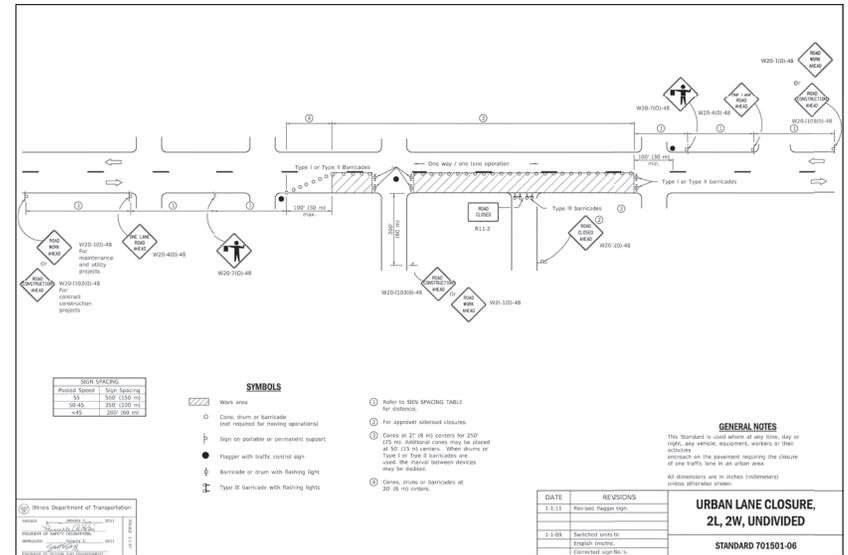
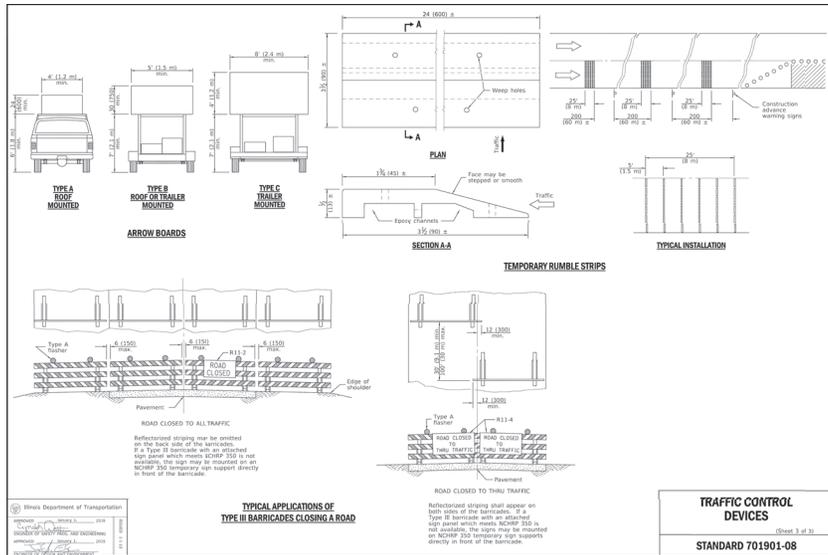
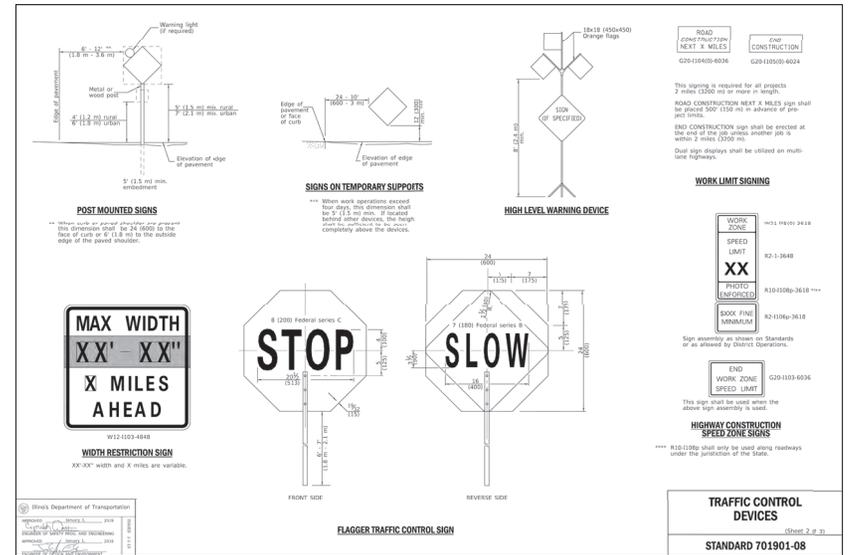
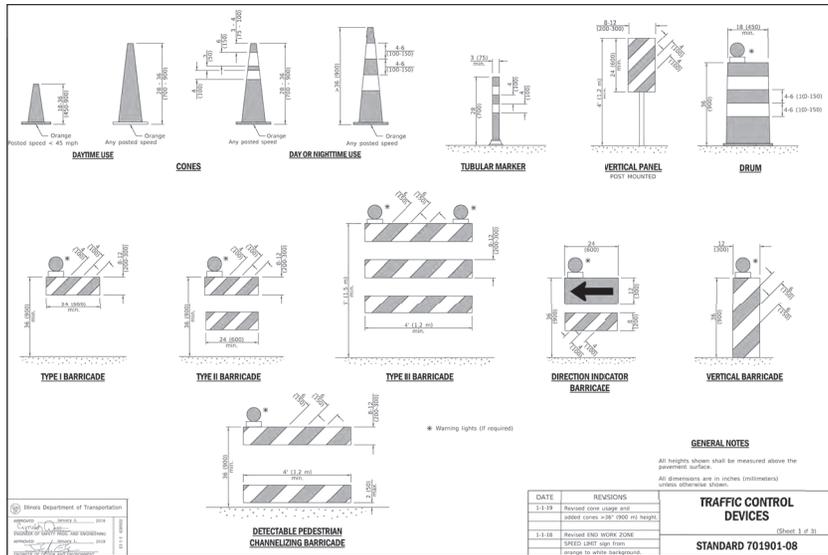
SITE & UTILITY DETAILS

GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS

Craig E. Knoche & Associates
Civil Engineers, P.C.
24 N. Barnett Street • Geneva, IL 60146 • Phone (815) 463-2370 • Fax (815) 463-2372

DATE: 5/6/21
FILE: 21-006 C70
JOB NO: 21-006
SHEET NO: C7.2

ST. CHARLES, ILLINOIS



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

TRAFFIC CONTROL DETAILS

GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers
24 N. Barnett Street • Geneva, IL 60134 • phone (815) 443-7370 • fax (815) 443-7373

DATE 5/6/21
FILE 21-006 C70
JOB NO. 21-006
SHEET NO. C7.3

GAS STATION
ST. CHARLES, ILLINOIS