



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4d

Title:	Plan Commission recommendation to approve a Special Use for a Place of Worship for St. Charles United Pentecostal Church, 525 S. Tyler Rd. Units M1 & M2.
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: July 8, 2019

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

United Pentecostal Church of Schaumburg, Inc. has submitted an application requesting approval of a Special Use to establish a Place of Worship in Units M1 and M2 of the Tyler Ridge Business Park.

Services will be held on Sundays from 11 a.m. to 1 p.m. A shared parking analysis of the business park determined there will be adequate parking available for the church during this time.

No changes to the exterior of the building or site are proposed.

Special Use approval is required to establish a Place of Worship in the M-2 Limited Manufacturing zoning district.

Plan Commission Review

Plan Commission held a public hearing on 6/18/19 and voted 8-0 to recommend approval subject to the following conditions:

1. The maximum number of people at any given church service shall not exceed 49.
2. Church services shall not be held before 7:00 p.m. on weekdays or before 12:00 p.m. on Saturdays.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for a Place of Worship for St. Charles United Pentecostal Church, 525 S. Tyler Rd. Units M1 & M2.

City of St. Charles, Illinois
Plan Commission Resolution No. 11-2019

**A Resolution Recommending Approval of a Special Use for a Place of
Worship for St. Charles United Pentecostal Church, 525 S. Tyler Rd. Units
M1 & M2 (United Pentecostal Church of Schaumburg, Inc.)**

Passed by Plan Commission on June 18, 2019

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the application for Special Use for a Place of Worship for St. Charles United Pentecostal Church, 525 S. Tyler Rd. Units M1 & M2 (United Pentecostal Church of Schaumburg, Inc.); and,

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**
This space is located in a business park off Tyler Rd., south of Main St. The business park has adequate parking available to accommodate the attendees of Sunday services. Petitioner only intends to use the space on Sundays between the hours of 12:30pm and 4:00pm.
- B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**
Unit M1 and M2 are commercial condo units. M1 has been vacant for approximately 15 years, while M2 is currently occupied by a business. Each unit has been outfitted with all the necessary utilities, and roads and necessary facilities.
- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**
The space will be used for a small church with approximately 20 regular attendees for Sunday service only. The church will not place a burden on the surrounding properties due to its small size and minimal affect on Sunday traffic in the vicinity of the business park.
- 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 establishment of a special use for this property will not impede the normal and orderly development and improvement of the surrounding property because of the minimal day to day affect of the church on current businesses. The church plans on only occupying the space on Sundays, resulting in very minimal impact on 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 space is intended to be used as a church that will provide any attendees a place of refuge and spiritual comfort. The public health, safety, comfort and general welfare will not be endangered.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation 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 church conforms to all existing federal, state and local legislation and regulation and meets or exceeds all applicable provisions.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for a Place of Worship for St. Charles United Pentecostal Church, 525 S. Tyler Rd. Units M1 & M2 (United Pentecostal Church of Schaumburg, Inc.), subject to the following conditions:

1. The maximum number of people at any given church service shall not exceed 49.
2. Church services shall not be held before 7:00 p.m. on weekdays or before 12:00 p.m. on Saturdays.

Roll Call Vote:

Ayes: Kessler, Becker, Holderfield, Wallace, Melton, Pretz, Purdy, Vargulich

Nays: 0

Absent: Funke

Recused: 0

Motion carried: 8-0

PASSED, this 18th day of June 2019.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Rita Payleitner
 And the Members of the Planning & Development Committee ‘

FROM: Ellen Johnson, Planner

RE: Special Use for a Place of Worship – 525 S. Tyler Rd. Units M1 & M2

DATE: July 1, 2019

I. APPLICATION INFORMATION:

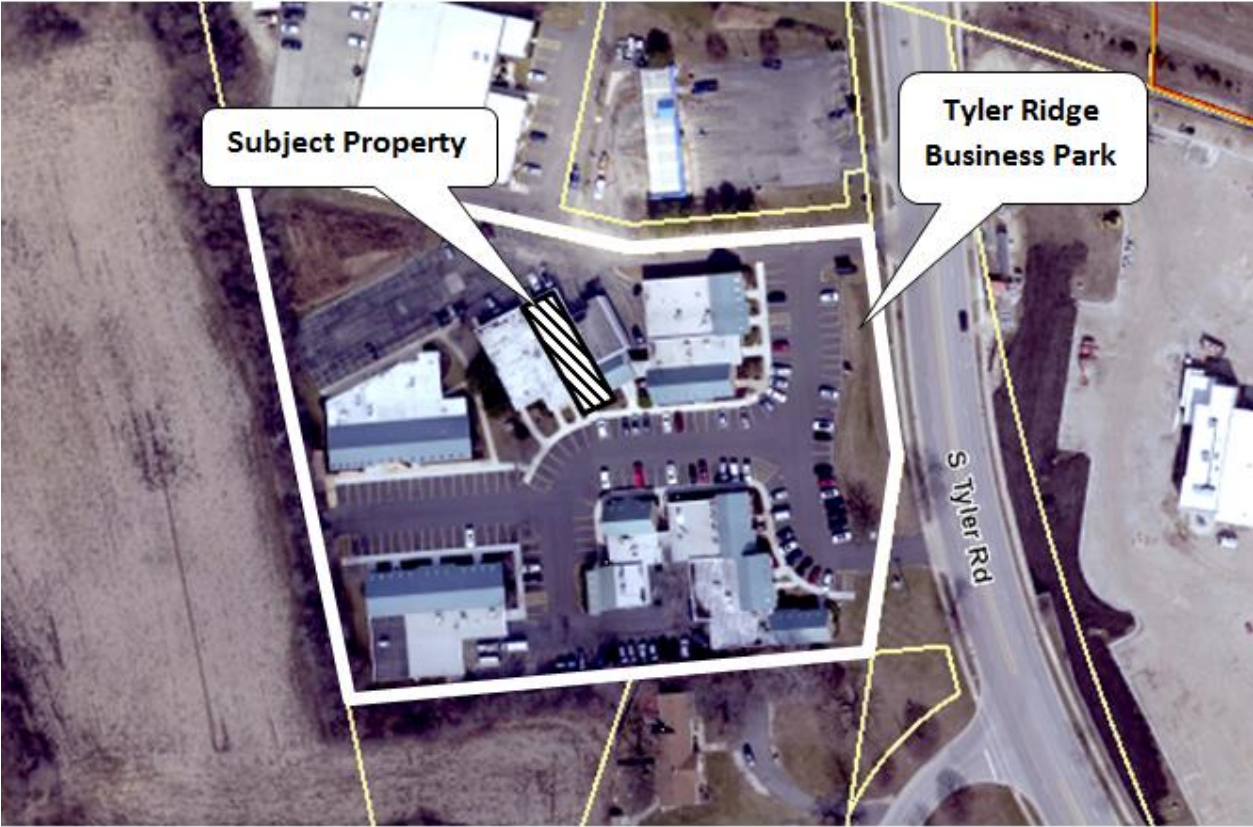
Project Name: St. Charles United Pentecostal Church

Applicant: United Pentecostal Church of Schaumburg, Inc.

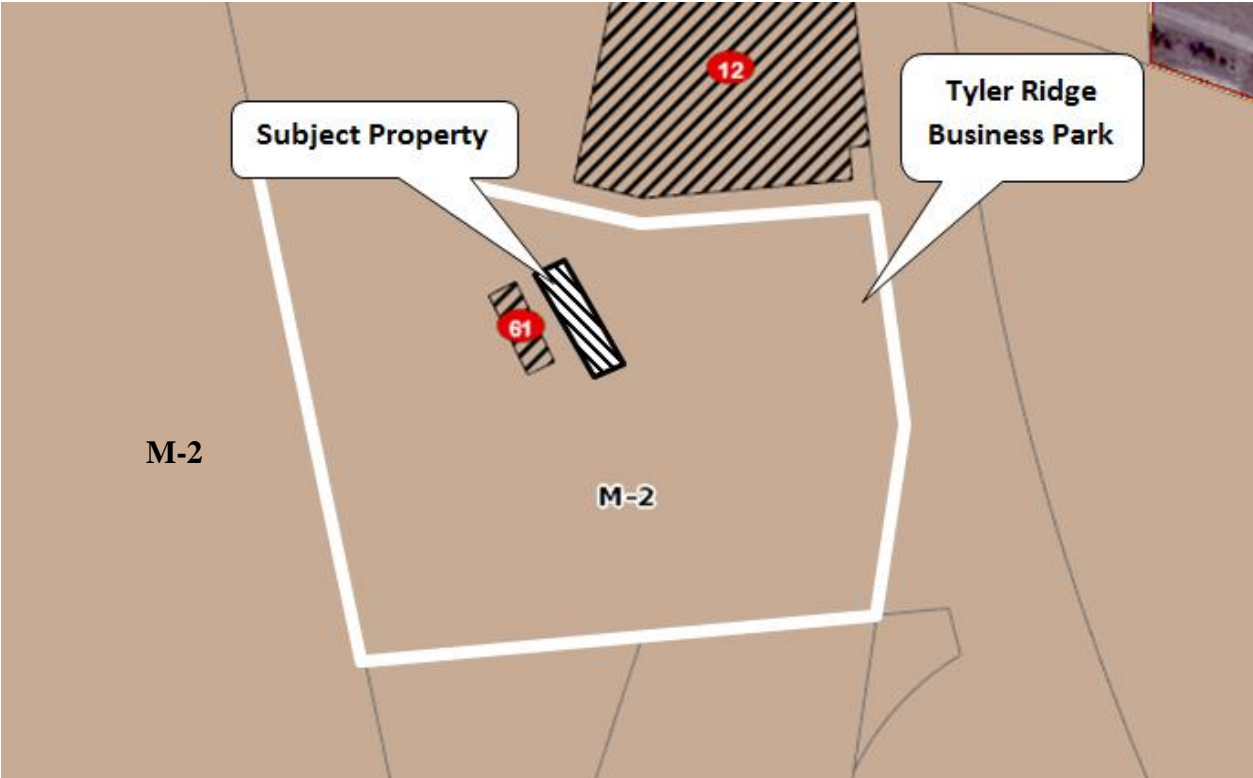
Purpose: Special Use for a Place of Worship

General Information:		
Site Information		
Location	525 S. Tyler Rd. Units M1 & M2 (Tyler Ridge Business Park)	
Acres	4.3 acres (entire business park)	
Applications	Special Use for a Place of Worship	
Applicable Ordinances and Zoning Code Sections	17.04.330 – Special Uses and Amendments to Special Uses 17.16 Office/Research, Manufacturing and Public Lands Districts 17.24 Off Street Parking, Loading & Access	
Existing Conditions		
Land Use	Multi-tenant office building	
Zoning	M-2 Limited Manufacturing	
Zoning Summary		
North	M-2 Limited Manufacturing & Special Use for Car Wash	Office, Tyler Car Wash
East	M-2 Limited Manufacturing	Ryder Truck Rental
South	M-2 Limited Manufacturing	Vacant, single-family home
West	M-2 Limited Manufacturing	Vacant
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

Tyler Ridge Business Park consists of five buildings. The eastern three buildings were constructed in 1990 while the western two buildings were completed in 1996. The buildings are divided into several units which are separately owned as condominium units. Most of the units house general offices and medical clinics.

In 2016, the City approved a Special Use for Place of Worship for Units O and N-2 in the business park (Maranatha House of Prayer).

B. PROPOSAL

United Pentecostal Church of Schaumburg, Inc. has requested approval of a Special Use to utilize Units M1 and M2 in the Tyler Ridge Business Park for a Place of Worship. The church has purchased the unit which is 2,984 sf in size.

The application materials state the church will hold one service per week on Sundays from 11:00 a.m. to 1:00 p.m. Approximately 20 individuals are expected to attend services.

No changes to the exterior of the building or the site are proposed.

III. ANALYSIS

Staff has performed an analysis of the Special Use application for conformance with all relevant standards in the Zoning Ordinance. No physical changes are proposed to the exterior of the building or to the site. As such, the two review items to be considered are the Special Use itself and whether there is adequate parking provided on site to accommodate the proposed use.

A. SPECIAL USE

The property is zoned M-2 Limited Manufacturing. A Place of Worship is a Special Use in the M-2 district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

The Zoning Ordinance defines “Place of Worship” as follows:

A church, temple, synagogue, mosque or other religious place of assembly, which may or may not include schools and/or meeting facilities and accessory uses such as a parish house, recreational facilities and other non-profit operations that serve members of the religious organization.

The applicant has provided Findings of Fact to support the Special Use request.

B. PARKING

Parking for the Tyler Ridge Business Park is shared among the various businesses. Based on the current tenant mix and square footage of the units, a total of 207 parking spaces are required to meet the Zoning Ordinance requirement. Only 180 spaces are provided on-site. It is not certain why the business park was initially approved with the amount of parking provided, however it is an existing non-conforming condition.

The parking requirement for a Place of Worship is based on the maximum capacity of the worship space. The table below compares the parking requirement with the proposed use:

	Requirement	Proposed Use
Parking Requirement	1 per 3 seats based on the maximum capacity in the main place of worship	Based on Fire Dept. Max. Occupancy of 49 people: 16 parking spaces required

The applicant has provided a floor plan indicating the layout of the space which includes a sanctuary. The applicant has stated they expect about 20 people to attend any one service, but that number could increase over time. Chairs will be set up to accommodate the number of attendees. The Fire Dept. estimated the maximum occupancy load for the assembly area is 49 people. The applicant has indicated there are currently about 30 members of the church, however the parking requirement will be based on the maximum occupancy load.

While there are not 16 parking spaces available to be dedicated solely to the church, the Zoning Ordinance allows shared parking to be approved under certain conditions, per Section 17.24.050 “Shared Parking”, as follows:

“The same off-street parking spaces may be shared between two or more separate use on the same lot, but only to the extent that the demand for such spaces by the separate uses will not occur at the same hours during the same days of the week.”

The applicant has indicated that church services will be held on Sundays between the hours of 11:00 a.m. and 1:00 p.m. The applicant provided information on the hours of operation of the existing businesses in the park to determine if adequate parking will be available on Sundays during this time. No businesses are open on Sundays other than Maranatha House of Prayer, which offers Sunday services from 9:30 a.m. to 12:30 p.m.

The parking requirement for Maranatha House of Prayer is 15 parking spaces, leaving the remainder of the spaces in the business park available.

The Tyler Ridge Condominium Association provided a letter stating the church plans to utilize the space on weekdays after 5:00 p.m. in addition to Sundays. The materials submitted by the applicant state the space will be utilized only on Sundays. Regardless, there will be adequate parking to accommodate the use should it operate during weekday evenings. The parking demand for the business park after 5:00 p.m. on weekdays is 134 spaces, leaving 46 spaces available.

Due to the existing nonconforming parking count for the business park, it would be appropriate to place a limitation on the times that church services may be held should the church choose to change their service days/times, in order to ensure availability of adequate parking for the church and other businesses in the park.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on 6/18/19 and voted 8-0 to recommend approval, subject to the following conditions:

1. The maximum number of people at any given church service shall not exceed 49.
2. Church services shall not be held before 7:00 p.m. on weekdays or before 12:00 p.m. on Saturdays.

V. ATTACHMENTS

- Application for Special Use; received 5/29/19

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Bartlett United Pentecostal Church</u>
Project Number:	<u>2019-PR-010</u>
Application Number:	<u>PLS4281900122</u>

Received Date

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: 525 S. TYLER ROAD, UNIT M1 & M2	
	Parcel Number (s): 09-26-37-8014	
	Proposed Name: BARTLETT UNITED PENTECOSTAL CHURCH	
2. Applicant Information:	Name UNITED PENTECOSTAL CHURCH OF SCHAUMBURG, INC.	Phone 630-837-9800
	Address 270 E. SCHICK ROAD BARTLETT, IL 60103	Fax
		Email STEPHEN@UPCBARTLETT.ORG
3. Record Owner Information:	Name Tyler Ridge, Ltd.	Phone 630-308-0097
	Address 1961 Wexford Circle, Wheaton, IL 60109	Fax
		Email whestrup@gmail.com

Please check the type of application:

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

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: INDUSTRIAL/BUSINESS PARK

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

What is the property's current zoning? M2

What is the property currently used for? OFFICE

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

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

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.*)

❑ 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.

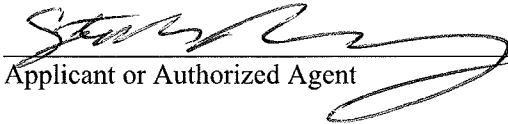
□ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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.


Record Owner	Date
	3/22/19
Applicant or Authorized Agent	Date

**OWNERSHIP DISCLOSURE FORM
CORPORATION**


STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, STEPHEN RODRIGUEZ, being first duly sworn on oath depose and say that I am the
TREASURER of UNITED PENTECOSTAL CHURCH OF SCHAUMBURG, INC., an
(Illinois) (NOT FOR PROFIT) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

_____	_____
_____	_____
_____	_____
_____	_____

BY: STEPHEN RODRIGUEZ 
TITLE: TREASURER

Subscribed and Sworn before me this 22nd day of
May, 2019.



Notary Public



FINDINGS OF FACT – SPECIAL USE

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

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



As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

525 S. TYLER ROAD, UNIT M1 & M2

Project Name or Address

5/22/19

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

THIS SPACE IS LOCATED IN A BUSINESS PARK OFF TYLER ROAD, SOUTH OF MAIN STREET. THE BUSINESS PARK HAS ADEQUATE PARKING AVAILABLE TO ACCOMMODATE THE ATTENDEES OF SUNDAY SERVICES.
PETITIONER ONLY INTENDS TO USE THE SPACE ON SUNDAYS BETWEEN THE HOURS OF 12:30pm AND 4:00pm.

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

UNIT M1 AND M2 ARE COMMERCIAL CONDO UNITS. M1 HAS BEEN VACANT FOR APPROXIMATELY 15 YEARS, WHILE M2 IS CURRENTLY OCCUPIED BY A BUSINESS. EACH UNIT HAS BEEN OUTFITTED WITH ALL NECESSARY UTILITIES, ACCESS ROADS AND NECESSARY FACILITIES.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

THE SPACE WILL BE USED FOR A SMALL CHURCH WITH APPROXIMATELY 20 REGULAR ATTENDEES FOR SUNDAY SERVICE ONLY. THE CHURCH WILL NOT PLACE A BURDEN ON THE SURROUNDING PROPERTIES DUE TO ITS SMALL SIZE AND MINIMAL AFFECT ON SUNDAY TRAFFIC IN THE VICINITY OF THE BUSINESS PARK.

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 ESTABLISHMENT OF A SPECIAL USE FOR THIS PROPERTY WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF THE SURROUNDING PROPERTY BECAUSE OF THE MINIMAL DAY TO DAY AFFECT OF THE CHURCH ON CURRENT BUSINESSES. THE CHURCH PLANS ON ONLY OCCUPYING THE SPACE ON SUNDAYS, RESULTING IN VERY MINIMAL IMPACT ON 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 SPACE IS INTENDED TO BE USED AS A CHURCH THAT WILL PROVIDE ANY ATTENDEES A PLACE OF REFUGE AND SPIRITUAL COMFORT. THE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE WILL NOT BE ENDANGERED.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation 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 CHURCH CONFORMS TO ALL EXISTING FEDERAL, STATE AND LOCAL LEGISLATION AND REGULATION AND MEETS OR EXCEEDS ALL APPLICABLE PROVISIONS.



ST. CHARLES

UPC

CITY OF ST. CHARLES
PLAN COMMISSION
SPECIAL USE APPLICATION

I. INTRODUCTION

II. SPECIAL USE REQUEST

III. APPLICATION MATERIALS

-FIGURE 1 – SITE MAP

-FIGURE 2 – FLOOR PLAN

IV. PLANNED CONSTRUCTION

V. PARKING BREAKDOWN

VI. CONCLUSION

VII. EXHIBIT A: LEGAL DESCRIPTION

VIII. EXHIBIT B: TYLER RIDGE BUSINESS PARK BUSINESS LISTING

IX. EXHIBIT C: CONDO ASSOCIATION AUTHORIZATION LETTER

I. INTRODUCTION

Pastor Robert Boettcher and the Bartlett United Pentecostal Church d/b/a St. Charles UPC is applying for a Special Use Permit to establish a Place of Worship at the Tyler Ridge Business Park. St. Charles UPC has operated in the City of St. Charles for the past five years and is committed to the spiritual journey of all interested St. Charles residents. St. Charles UPC plans on having one service per week, on Sundays, as to not interfere with any of the surrounding businesses. Pastor Boettcher believes that the City of St. Charles, and specifically the Tyler Ridge Business Park, is a perfect place to expand the church and offer all residents of St. Charles a place to feel comfortable and welcome.

II. SPECIAL USE REQUEST

Bartlett United Pentecostal Church d/b/a St. Charles UPC is seeking a Special Use Permit in the M-2 Limited Manufacturing District for a Place of Worship. The establishment will consist of approximately 2990 square feet located on the street level of Unit M located at 525 S. Tyler Road, St. Charles, IL.

III. APPLICATION MATERIALS

FIGURE 1 – SITE MAP

Figure 1 is a Site Map showing the location of the proposed Place of Worship, St. Charles UPC (highlighted in yellow), in relation to other neighboring businesses located in the Tyler Ridge Business Park. The Site Map also shows all available parking spaces in the Tyler Ridge Business Park

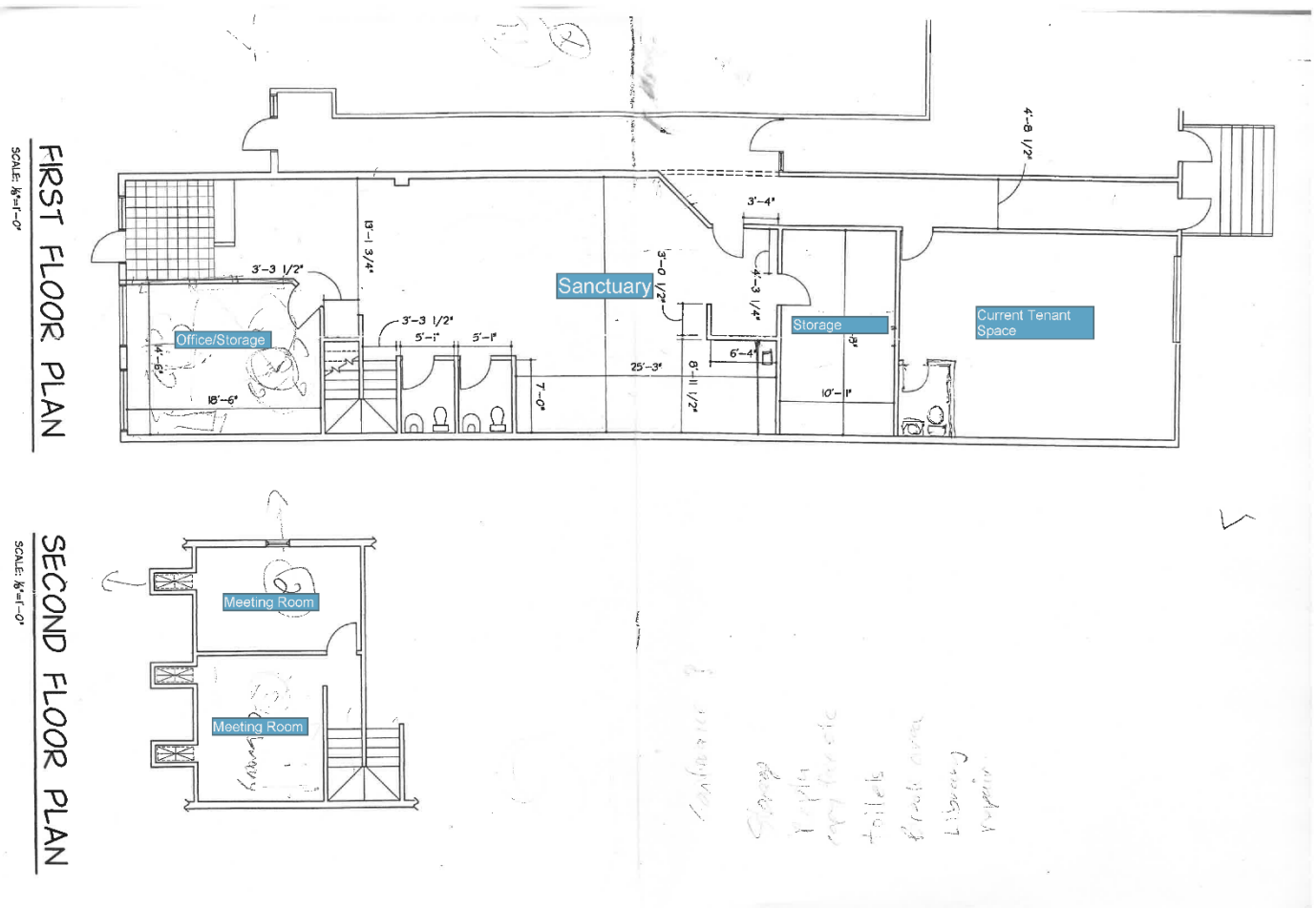


FIGURE 2 – FLOOR PLAN

Figure 4 shows a floor plan for St. Charles UPC in the 2,238 square feet of space available at 525 S. Tyler Road, Unit M.

The floor plan includes:

- Office and Storage areas
- A Sanctuary
- Two meeting rooms, upstairs
- Space where current tenant will continue to occupy.



IV. THE PLACE OF WORSHIP

St. Charles UPC will host services to all interested St. Charles residents on Sunday mornings from 11:00 a.m. to 1:00 p.m. The church will only use the space at this time. Pastor Boettcher expects about twenty (20) people to attend any one service and hopes to grow the church to include more attendees. There will be enough chairs placed in the Sanctuary to accommodate the number of service attendees.

At this time, Pastor Boettcher and the Bartlett UPC board do not plan on starting any construction or making any improvements to the space as is.

The board has only preliminarily discussed a slight modification to the interior of the space by eliminating the non-load bearing wall in the rear of the space.

V. PARKING BREAKDOWN

Upon our initial observation, we believe that St. Charles UPC will be compatible with peak parking requirements and availability. Due to the modest size of the church and services being held only on Sundays, we do not expect our parking demand to exceed available spaces in the shared parking lot.

Please see the attached table (Exhibit B) listing the units currently occupied in the Tyler Ridge Business Park and their hours of operation, including St. Charles UPC.

VI. CONCLUSION

St. Charles UPC will help to encourage, enhance, and facilitate the establishment and ongoing vitality of the permitted uses in the M-2 Light Industrial District in the Tyler Ridge Business Park. With only one service being held on Sundays, St. Charles UPC will not impede or inhibit any of the current permitted uses in the area by taking up parking spaces. There is no planned development for the near future and thus, leaves the business park as-is without the coming and going of construction workers that may take up space. The addition of St. Charles UPC will increase the diversity of tenants located in the M-2 Light Industrial District in the Tyler Ridge Business Park, and the residents of St. Charles will benefit from St. Charles UPC's openness to all.

We respectfully ask for a favorable recommendation from the Plan Commission and thank you for your time and consideration.

VII. EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT A

UNIT M IN TYLER RIDGE CONDOMINIUM IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "A", RECORDED FEBRUARY 20, 1990 AS DOCUMENT 90K08890, IN KANE COUNTY, ILLINOIS; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PIN: 09-26-378-014-0000

ADDRESS: 525 S. TYLER ROAD, UNIT M ST. CHARLES, IL 60174

VIII. EXHIBIT B: TYLER RIDGE BUSINESS PARK BUSINESS LISTING

UNIT	SQUARE FOOTAGE	BUSINESS	HOURS OF OPERATION
Unit A	2,420	MacDonald & Associates, CPA	M 8-6, TU 9-7, W 1-6, TH 9-7, F 8-6
Unit B1	2,786	<i>MacDonald & Associates, CPA</i>	M 8-6, TU 9-7, W 1-6, TH 9-7, F 8-6
Unit B2	2,786	<i>Laino State Farm (moving in)</i>	M & TH 9-5:30, TU & W 9-6:30, F 9-5
Unit C	2,045	Yanni Management	
Unit D	1688	Midwest Dental Implantology	MT 7-5, W 7-7, TH 7-6, F 7:30-4
Unit E	2,505	Midwest Dental Implantology	MT 7-5, W 7-7, TH 7-6, F 7:30-4
Unit F1	1,354	Animal Medical Clinic of STC	MWTH 8-7, TU & F 8-5, SA 8-12
Unit F2	1,354	Animal Medical Clinic of STC	MWTH 8-7, TU & F 8-5, SA 8-12
Unit G	2,320	Animal Medical Clinic of STC	MWTH 8-7, TU & F 8-5, SA 8-12
Unit H	4,753	Tyler Medical Services	M-F 7-6, SA 8-12
Unit I	2,479	Tyler Medical Services	M-F 7-6, SA 8-12
Unit J	1,860	Tyler Medical Services	M-F 7-6, SA 8-12
Unit K	2,874	Dr. Timothy Sheehan, dentist	M 10-7, TU 8-5, W 8-7, TH 8-5, F 8-4, SA 8-1
Unit L	2,775	Owned and rented out by Meiborg	
Unit M	2,984	St. Charles UPC (moving in)	SU 11-1
Unit N-1A	887	Katrina's Hair & Nails	TU-TH 8-8; F 8-4; SA 8-3
Unit N-1B	1,300	<i>Weiss & Mueller</i>	
Unit N-2	1,000	Maranatha House of Prayer	TU 7-8:15, SU 9:30-12:30
Unit O	890	Maranatha House of Prayer	TU 7-8:15, SU 9:30-12:30
Unit P	3,234	Cedric Spring & Associates	M-F 8-5
Unit Q-1	4,180	<i>Community Therapy Services</i>	M-F 9-7, SA 9-4
Unit Q2	1,547	Law Office of Rachel Hess	M-TH 8:30-12:30
Unit R1	2,085	Light House Medical Group	M W 9-6:30, T TH closed, FR S 9-10:30
Unit S	5,000	<i>Rented to Net2 Community</i>	M-F 9-5
Unit T	2,932	Wall Street Financial Advisors	M-F 8:30-4:30
Unit U	3,053	Wall Street Financial Advisors	M-F 8:30-4:30

**IX. EXHIBIT C: CONDOMINIUM ASSOCIATION
AUTHORIZATION LETTER**

TYLER RIDGE CONDOMINIUM ASSOCIATION
525 TYLER ROAD, SUITE Q2
ST. CHARLES, IL 60174

City of St. Charles
Zoning Board
2 E. Main Street
St. Charles, IL 60174

RE: Special Use Permit for the United Pentecostal Church of Bartlett

To Whom It May Concern:

The United Pentecostal Church of Bartlett is the owner of a unit in our business condominium park, Tyler Ridge Condominium Association. The church is planning to hold their religious services only at night after 5:00 P.M. and on weekends at this location. The owner notified our Board of Directors of this and requested feedback on any concerns the board might have with regard to such an owner.

We asked and received assurances from the church on three issues of concern to us:

1. This is not a cult organization.
2. The group size is reasonable for the premises.
3. The activities will not affect parking for other businesses in the complex, as they will be limited to nights after 5:00 P.M. and weekends only.

After discussion following their answer confirming these issues, we see no problem having this organization as an owner. We have no objection to the issuance of a Special Use Permit for their church.

Timothy W. Sheehan

Timothy W. Sheehan, President
Tyler Ridge Condominium Association