	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 5d
	Title:	<b>Plan Commission recommendation to approve a PUD Amendment for a Grocery Store Sign at 300 S. 2<sup>nd</sup> St. (First Street Redevelopment PUD).</b>	
	Presenter:	<b>Russell Colby, Community Development Director</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> June 12, 2023	
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> TIF 4 - First Street (VOTING RESTRICTION)			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>A Special Use application has been filed by SDGFTU, LLC, contract purchaser of the former Blue Goose property. The property is located in the First Street Redevelopment PUD. The applicant is requesting a PUD Amendment to allow a freestanding at the northwest corner of the parking lot for use by a potential grocery store tenant.</p> <p>The proposed sign is 20 ft. in height with a 64 sf sign face. The Zoning Ordinance limits freestanding signs in the CBD-1 district to 12 ft. in height and 50 sf.</p> <p><b><u>Historic Preservation Commission Recommendation</u></b> – The parking lot portion of the Blue Goose property is located within the Central Historic District. The Commission recommended approval of the increased sign height and sign face area on 4/19/23, by a vote of 5-0.</p> <p><b><u>Plan Commission Recommendation</u></b> – Plan Commission held a public hearing on 5/2/23 and voted 7-2 to recommend approval.</p>			
<b>Attachments</b> (please list):			
Plan Commission Resolution, Staff Report, Application, Signage plans; Public comment correspondence			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Plan Commission recommendation to approve a PUD Amendment for a Grocery Store Sign at 300 S. 2 <sup>nd</sup> St. (First Street Redevelopment PUD).			

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 3-2023**

**A Resolution Recommending Approval of an Application for Special Use  
(PUD Amendment) for First Street Redevelopment PUD-Grocery Store Sign,  
300 S. 2<sup>nd</sup> St. (SDGFTU, LLC)**

**Passed by Plan Commission on May 2, 2023**

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 (PUD Amendment) for First Street Redevelopment PUD – Grocery Store Sign, 300 S. 2<sup>nd</sup> St. (SDGFTU, LLC) and,

WHEREAS, the Plan Commission finds the application for Special Use (PUD Amendment) is in the public interest under Section 17.04.410.D.3 of the Zoning Ordinance based on the following Criteria:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- 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 addition of the free-standing pylon sign encourages the redevelopment of the vacant grocery store, thereby promoting the economical redevelopment and efficient use of land and the existing structures. The proposed signage is necessary for the financial viability of the new grocery use.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
  - A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
  - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

The existing building and site plan of the PUD will be unchanged. The taller freestanding pylon sign is necessary to ensure that the signage is visible to maintain the financial viability of the new use. Signage that conforms to the underlying zoning requirements is not tall enough to permit proper visibility.

- iii. **The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):**
  - A. **Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The PUD will continue to serve the public convenience at the proposed location, providing a much-needed grocery use to fill the empty store. The signage being requested will ensure the financial viability of the new store.

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

The amendments to the PUD will have no impact on utilities, access roads, or drainage. Necessary access and utilities exist.

**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 request for a 20-foot freestanding pylon sign will not be injurious to the use and enjoyment of other property, nor substantially diminish or impair property values within the neighborhood. A taller sign will help ensure the financial viability of the new grocery store and is necessary in order to fill the existing vacant store.

**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 PUD amendment for the taller free-standing pylon sign will have no impact on the normal and orderly development and improvement of the surrounding property. It is located entirely within the property lines of the existing PUD.

**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 PUD amendment for the taller free-standing pylon sign will have no impact on the public health, safety, comfort or general welfare.

**F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

Except for the relief sought for the 20-foot tall free-standing pylon sign, the development conforms to the St. Charles Municipal Code and the requirements of the underlying PUD ordinance.

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

The sign is required by the proposed future grocery store use and accordingly, will ensure that the vacant building is occupied with a high-quality, sales tax producing user, which will enhance the tax base and economic well-being of the City.

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

The Comprehensive Plan identifies the subject property for Mixed Use development. The approved PUD is consistent with the Comprehensive Plan. The PUD amendment for the sign will only enhance the viability of the commercial development.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Application for Special Use (PUD Amendment) for First Street Redevelopment PUD – Grocery Store Sign, 300 S. 2<sup>nd</sup> St. (SDGFTU, LLC).

Roll Call Vote:

Ayes: Moad, Hibel, Funke, Wiese, Ewoldt, Gruber, Studebaker

Nays: Rosenberg, Vargulich

Absent:

Recused:

Motion carried: 7-2

PASSED, this 2nd day of May 2023.

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Chairman  
St. Charles Plan Commission



<b>Applicant:</b>	SDGFTU, LLC
<b>Property Owner:</b>	Lencioni Family Partnership, LLC
<b>Location:</b>	300 S. 2 <sup>nd</sup> St. (former Blue Goose)
<b>Purpose:</b>	Allow freestanding sign in excess of size limitations
<b>Applications:</b>	• Special Use (PUD Amendment)
<b>Public Hearing:</b>	Required
<b>Zoning:</b>	CBD-1 Central Business District / PUD
<b>Current Land Use:</b>	Vacant commercial
<b>Comprehensive Plan:</b>	Mixed-Use

**First Street Redevelopment PUD – Grocery Store Sign**



*Subject Property*

**Summary of Proposal:** The applicant is under contract to purchase the former Blue Goose property, which is part of the First Street Redevelopment PUD. The applicant is requesting to amend the PUD to allow a freestanding sign at the northwest corner of the parking lot for use by a potential grocery store tenant.

The proposed sign is 20 ft. in height with a 64 sf sign face. The Zoning Ordinance limits freestanding signs in the CBD-1 district to 12 ft. in height and 50 sf.

**Info / Procedure on Application:** **Special Use (PUD Amendment)**

- A Planned Unit Development (PUD) is a development project approved with site-specific zoning requirements. The ordinance approving a PUD may allow a project to deviate from the standards that would otherwise apply in the zoning district where the development is located.
- To modify an existing PUD, a public hearing is required, with a mailed notice to surrounding property owners.
- Consideration of PUD amendments is based upon a single finding – “Is the PUD Amendment in the public interest?” The Zoning Ordinance contains criteria to be considered in order to reach a determination as to whether the amendment is in the public interest. Responses to the criteria need not be in the affirmative to recommend approval of a 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.

**Suggested Action:** Conduct the public hearing on the PUD Amendment and close if all testimony has been taken. The applicant has provided responses to the PUD criteria for the Plan Commission to consider.

The Plan Commission may vote on this item should the Commission feel they have enough information to make a recommendation.

**Staff Contact:** Ellen Johnson, Planner

**I. PROPERTY INFORMATION**

**A. History / Context**

The subject property is the site of the former Blue Goose Market, which has been vacant since the store closed last Spring. The property contains a 30,000-sf building and adjacent parking lot to the north.

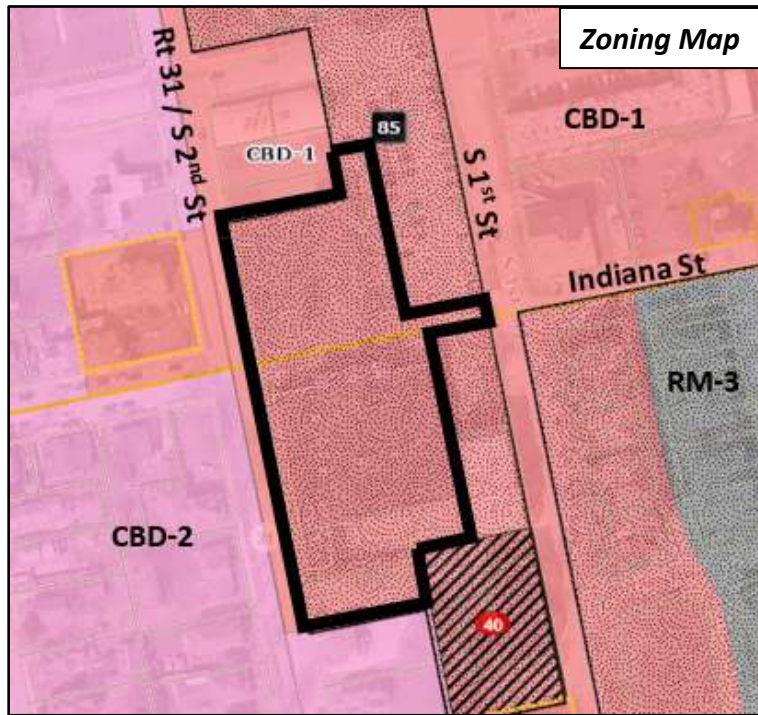
The property was developed as part of the First Street Redevelopment PUD, which was approved by the City in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6-acre area of properties along First St. between Main St. and Prairie St. Relocation of the Blue Goose from its former location at First/Illinois Streets to the current site was completed as part of Phase 1 in 2008.

The property is currently under contract to be purchased by SDGFTU, LLC. A potential grocery store tenant has been identified.

**B. Zoning**

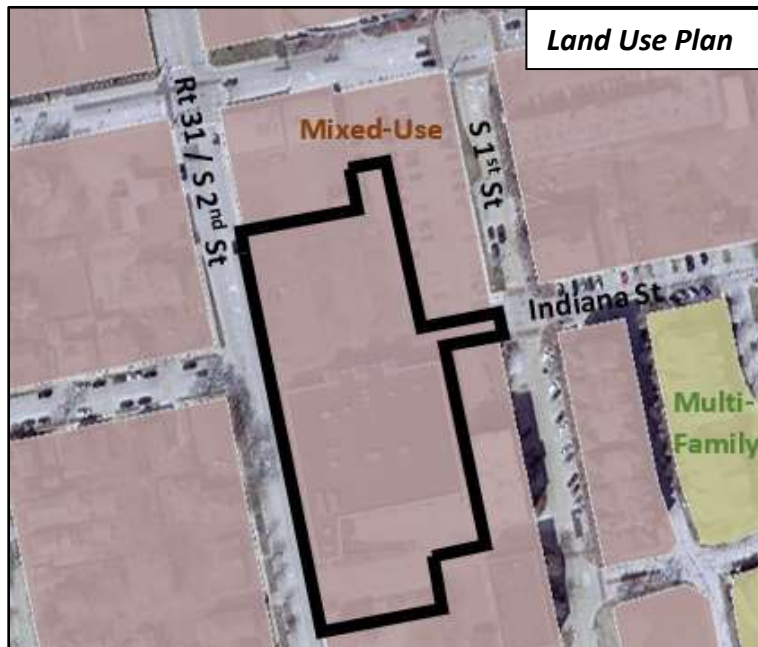
The subject property is zoned CBD-1 Central Business District and is located in the First Street Redevelopment PUD. Surrounding properties are similarly zoned, with CBD-2 Mixed-Use zoning across Rt. 31.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	CBD-1 Central Business / PUD	Vacant commercial
<b>North</b>	CBD-1 Central Business / PUD	Restaurant (Mio Modo); public parking
<b>East</b>	CBD-1 Central Business / PUD	Public parking; apartment bldg.
<b>South</b>	CBD-1 Central Business / PUD CBD-2 Mixed Use Business	Mixed-use
<b>West</b>	CBD-1 Central Business CBD-2 Mixed Use Business	Mixed-use



**C. Comprehensive Plan**

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed-Use” and part of the Downtown Subarea.



The Mixed-Use land use is described as follows:

*Mixed use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the*



*ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots.*

The Downtown Subarea Plan identifies goals and objectives aimed at preserving and enhancing downtown St. Charles (p.86):

***Subarea Goals***

- Full utilization of the Fox River as a recreational and environmental asset.
- Preservation and enhancement of the Downtown’s historic architectural character.
- Accessibility for all modes of transportation, including vehicles and pedestrians.
- Enhanced cultural activities that serve as both local and regional attractions.

***Subarea Objectives***

- Encourage development practices that minimize environmental impacts on the Fox River and consider its presence and benefits.
- Provide continuous open space and bike/pedestrian access along the Fox River corridor as envisioned in the 2002 River Corridor Master Plan.
- Provide a high level of physical and visual access to the Fox River from all portions of Downtown.
- Recognize Downtown’s important architectural resources, and establish programs to preserve and enhance them.
- Require new development to meet high standards of site and building design that are compatible with the historic character.
- Enhance the public realm through streetscaping and gateways.
- Move people using all modes of transportation safely and efficiently throughout Downtown.
- Mitigate the impacts of truck traffic on Main Street.
- Maintain and strengthen a comprehensive pedestrian network.
- Better manage parking capacity and access throughout Downtown, especially as new development comes on-line.
- Strategically coordinate civic and cultural events to attract residents and visitors to various portions of Downtown and different times of the year.
- Enhance mobility between Downtown and surrounding neighborhoods, communities, and other assets, such as other commercial centers, major bikeways and trails for all modes of travel.

It is also noted that the subject property has “Gateway Corridor” frontage with its location along 2<sup>nd</sup> St/IL Rt 31.

**II. PROPOSAL**

SDGFTU, LLC, contract purchase of the Blue Goose property, has filed an application for Special Use requesting an amendment to the First Street Redevelopment PUD. The PUD Amendment is being requested in order to allow a freestanding sign that exceeds the sign height and sign area limitations that apply to the property.

Renderings of the proposed sign have been provided. The proposed sign location is on Rt. 31 at the northwest corner of the parking lot. The rendering depicts a circular sign face mounted on a pole. The sign will be internally illuminated and double-faced.

According to the applicant, the sign will promote visibility for a new grocery store that intends to occupy the building.

**III. PLANNING ANALYSIS**

The First Street Redevelopment PUD (Ord. 2006-Z-29) does not contain signage regulations that deviate from Zoning Ordinance standards. Therefore, the requirements of Ch. 17.28 of the Zoning Ordinance entitled “Signs” apply to the subject property.

The table below compares the freestanding sign standards for the CBD-1 District with the proposed freestanding sign. The proposed sign exceeds height and area limitations.

Category	Zoning Standard	Proposed Sign
<b>Max. number</b>	1 freestanding sign per lot (Type B)	1 freestanding sign
<b>Min. ROW Setback</b>	10 ft.	11’2” from west lot line (Rt. 31)
<b>Max. Area</b>	50 sf	<b>64 sf</b> (square drawn around circle to calculate area, per ordinance)
<b>Max. Height</b>	12 ft.	<b>20 ft.</b>

If approved, the PUD Amendment would grant deviations from the sign height and area requirements for the Blue Goose property only to allow a sign of the proposed size at the identified location.

Landscaping will be required 3 ft. around the sign, consisting of shrubs, ornamental grasses, and/or perennials to a height of 12” to 3’ at planting.

**IV. HISTORIC PRESERVATION COMMISSION REVIEW**

The parking lot portion of the subject property is located within the Central Historic District. The Historic Preservation Commission is required to review and make recommendations on PUD applications for properties located within a historic district in order to address the potential impact of the proposal on the historic resources of the City.

The Commission reviewed the proposed sign in regards to the requested zoning deviations for sign height and sign face area. The Commission unanimously recommended approval, with one abstention, and cited the following reasons: 1) The tall pole design creates an open view of the parking lot, which will reduce potential sight line accidents; 2) Kevin’s Service Station across Rt. 31 is similar in size and height; 3) The sign will allow an unobstructed view to the southern portion of the First Street Redevelopment project.

**V. OPTIONS FOR PLAN COMMISSION ACTION**

**1. Public Hearing – Close or Continue**

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

*If Public Hearing is closed-*

**2. Make a Recommendation to Planning & Development Committee**

There is a single finding for PUD applications: Is the PUD in the public interest? There are five Criteria for PUDs which are to be considered to reach a decision. Responses to all criteria need not be in the affirmative to recommend approval of the PUD Amendment. The applicant has provided responses to the Criteria for PUDs as part of the application.

**a. Recommend approval of the application for Special Use (PUD Amendment)**

Plan Commission may add additional conditions if deemed necessary to meet the PUD finding.

**OR**

**b. Recommend denial of the application for Special Use (PUD Amendment)**

Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

**VI. ATTACHMENTS**

- Application for Special Use; received 4/13/23
- Signage plans
- Public comment correspondence

City of St. Charles  
 Community Development Division  
 2 E. Main Street  
 St. Charles, IL 60174



Phone: (630) 377-4443  
 Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## SPECIAL USE APPLICATION

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

<b>For City Use</b>	
Project Name:	Grocery Store Sign, 300 S. 2nd St.
Project Number:	_____ -PR- _____
Cityview Project Number:	_____

Received Date  
**RECEIVED**  
**APR 13 2023**  
 City of St. Charles  
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

<b>1. Property Information:</b>	Location:	300 S. 2nd Street, St. Charles, IL	
	Parcel Number (s):	09-34-128-012, 09-34-132-016, 09-34-132-017, 09-34-132-018	
	Proposed Name:	Former Blue Goose Supermarket	
<b>2. Applicant Information:</b>	Name:	SDGFTU, LLC	Phone: 630-536-6964
	Address:	444 N. Michigan Avenue, Suite 3450 Chicago, IL 60611	Email: matt@ft-union.com
<b>3. Record Owner Information:</b>	Name:	The Lencioni Family Partnership, LLC	Phone: 630-890-5739
	Address:	300 S. 2nd Street St. Charles, IL 60174	Email: paul.lencioni@bluegoosemarket.com

**4. Identify the Type of Application:**

- Special Use for Planned Unit Development - PUD Name:**
  - New PUD
  - Amendment to existing PUD- Ordinance #: 2006-Z-29
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance):**
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Mixed Use

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? CBD-1 Central Business District (PUD)

What is the property currently used for? Vacant grocery store, commercial uses

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

Construction of a new 20 foot tall free-standing pylon sign at IL 31 frontage.

**6. For Special Use Amendments only:**

Why is the proposed change necessary?

The amendment to the PUD is necessary in order to permit signage that is properly visible as required by the proposed new grocery store that will occupy the vacated grocery store building.

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

To permit a 20 foot tall free-standing pylon sign.

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

**7. Required Attachments:**

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

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

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

- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property. [See attached redacted Purchase and Sale Agreement containing authorization provision]

- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

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

- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

**ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

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

**PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

**Site Plan or plans shall show the following information:**

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

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

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

---

Record Owner

Date

A handwritten signature in black ink, appearing to be 'MJD', is written over a horizontal line.

4-13-23

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Applicant or Authorized Agent

Date



**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

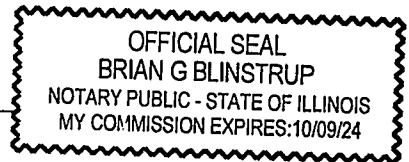
I,   Matt Hendy  , being first duly sworn on oath depose and say that I am  
Manager of   SDGFTU, LLC  , an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Steven M. Swanson II   \_\_\_\_\_
- Matt Hendy   \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

By:   [Signature]  , Manager

Subscribed and Sworn before me this   11   day of  
  April  , 20  23  .

  [Signature]    
Notary Public



# CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

**\*Use this form 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 the 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.*

**PUD Name:**

**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 addition of the free-standing pylon sign encourages the redevelopment of the vacant grocery-store, thereby promoting the economical development and efficient use of land and the existing structures. The proposed signage is necessary for the financial viability of the new grocery use.

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 building and site plan of the PUD will be unchanged. The taller freestanding pylon sign is necessary to ensure that the signage is visible to maintain the financial viability of the new use. Signage that conforms to the underlying zoning requirements is not tall enough to permit proper visibility.

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 PUD will continue to serve the public convenience at the proposed location, providing a much-needed grocery use to fill the empty store. The signage being requested will ensure the financial viability of the new store.

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

The amendment to the PUD will have no impact on utilities, access roads, or drainage. Necessary access and utilities exist.

**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 request for a 20 foot freestanding pylon sign will not be injurious to the use and enjoyment of other property not substantially diminish or impair property values within the neighborhood. A taller sign will help ensure the financial viability of the new grocery store and is necessary in order to fill the existing vacant store.

**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 PUD amendment for the taller free-standing pylon sign will have no impact on the normal and orderly development and improvement of the surrounding property. It is located entirely within the property lines of the existing PUD.

**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 PUD amendment for the taller free-standing pylon sign will have no impact on the public health, safety, comfort or general welfare.

**F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

Except for the relief sought for the 20 foot tall free-standing pylon sign, the development conforms to the St Charles Municipal Code and the requirements of the underlying PUD ordinance.

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

The sign is required by the proposed future grocery store use and accordingly, will ensure that the vacant building is occupied with a high-quality, sales tax producing user, which will enhance the tax base and economic well-being of the City.

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

The Comprehensive Plan identifies the subject property for Mixed Use development. The approved PUD is consistent with the Comprehensive Plan. The PUD amendment for the sign will only enhance the viability of the commercial development.



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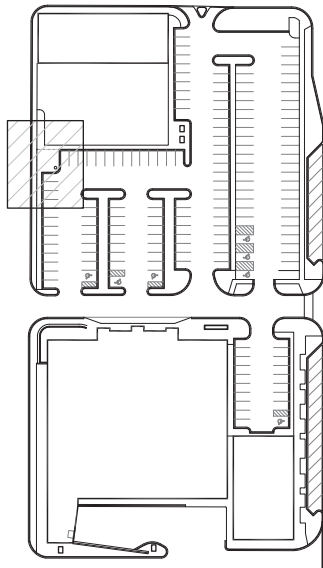


Site Name :  
Location : St. Charles, IL

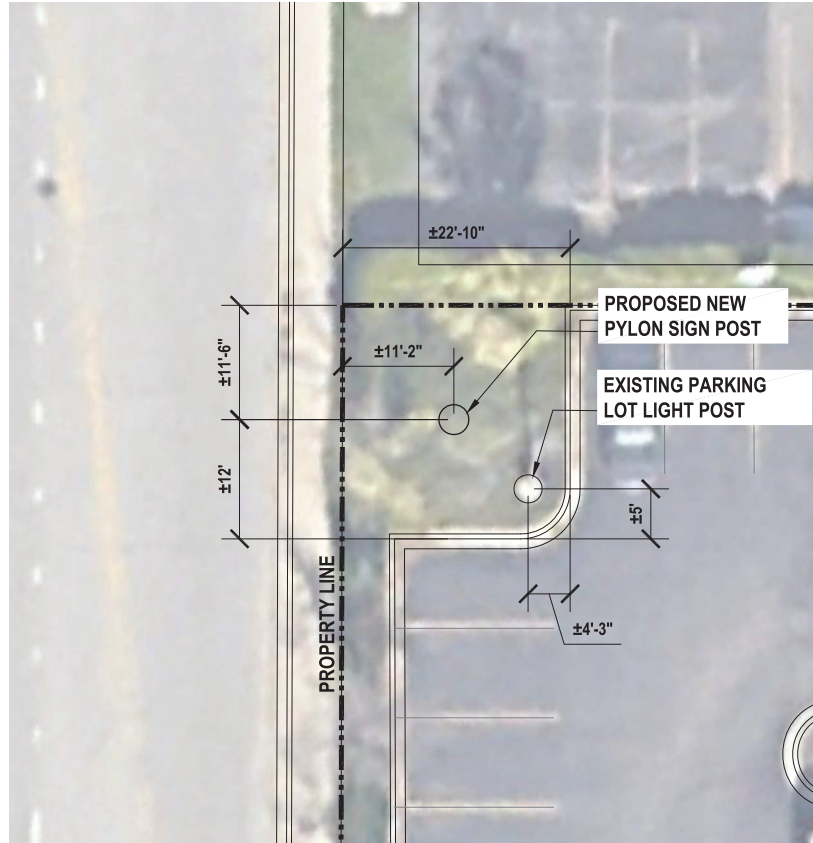
Drawn By : SA  
Date : 03.23.23

The information presented herein is intended for use solely by this Owner, for the purposes of conceptual planning only and should not be used as a construction document. Owner, contractor and/or tenant are responsible to verify all dimensions and conditions prior to general construction. This information represents a preliminary interpretation of various issues as related to the site under review, and should not be considered a comprehensive report. Information may have been obtained verbally or from other sources including the internet. No testing, surveying, or on-site investigations have been performed as part of this work.

## PYLON



1 KEY PLAN  
1" = 80'



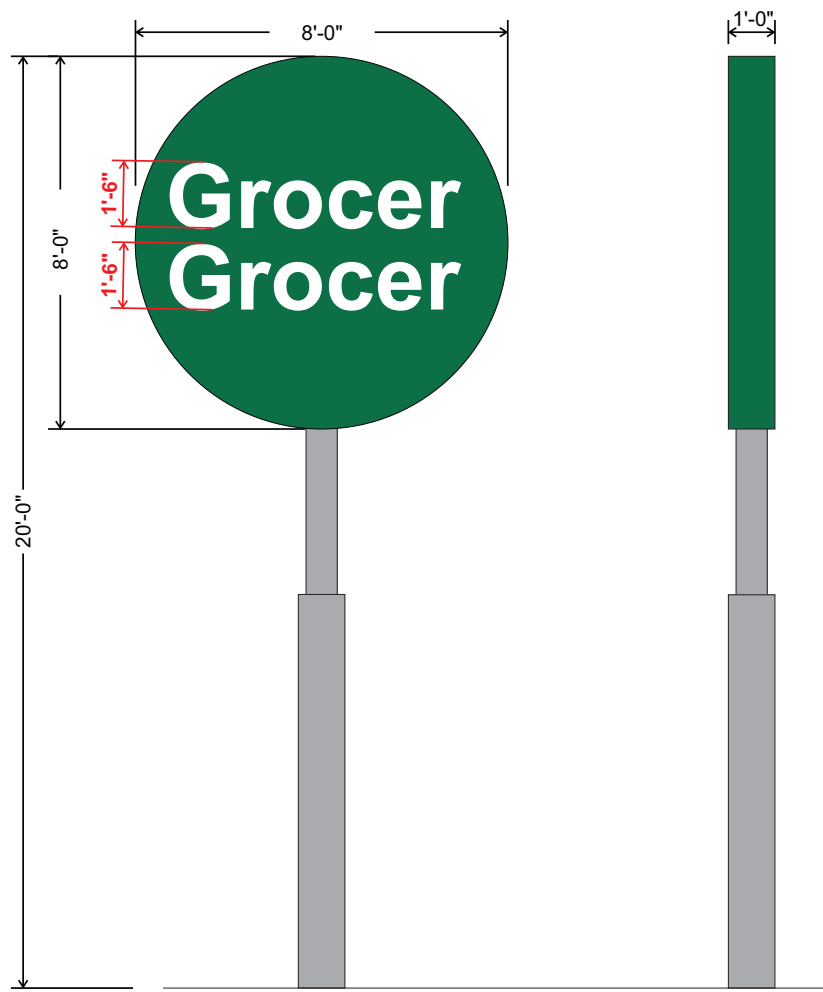
1 PYLON SIGN AREA DIAGRAM  
1" = 8'



Client Fort Union	Project Name & Location 300 S 2nd St. St. Charles, IL	Date 11.22.22	Revisions 11.23.22 03.27.23 04.03.23 04.11.23
Customer Approval	Job Number 8005117	Drawn By SJV	

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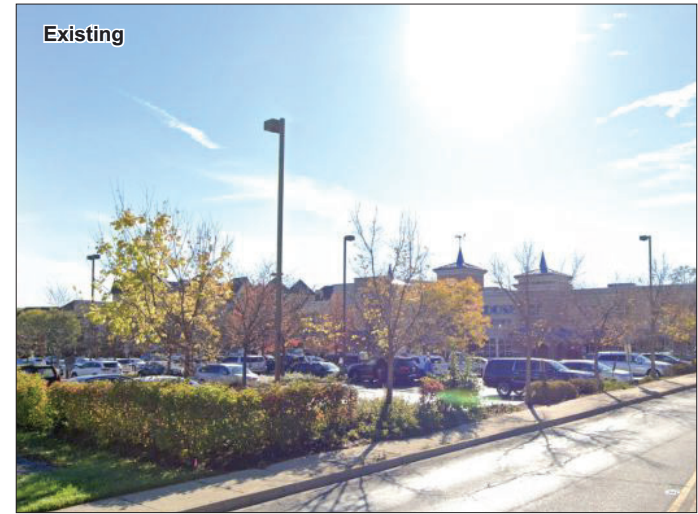


**D/F Illuminated Pole Sign**  
Scale: 3/8" - 1'-0"

Double Face Illuminated Fabricated Aluminum Sign .125" Aluminum Faces with .090" Aluminum Sides Painted Green and white, Actual Colors TBD

Electric to be ran to sign location by others

Direct Buried Steel Support, Dimensions TBD



Client  
Fort Union

Project Name & Location  
300 S 2nd St.  
St. Charles, IL

Date  
11.22.22

Revisions  
11.23.22  
03.27.23  
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**From:** bryan@mossfuneral.com <bryan@mossfuneral.com>  
**Sent:** Thursday, April 27, 2023 10:27 AM  
**To:** CD <cd@stcharlesil.gov>  
**Subject:** Grocery Store Sign

Dear St. Charles Plan Commission,

I am very excited to hear about the possibility of having a grocery store located in the old Blue Goose property. I am very much against having standing free signs at heights of 20 ft. high. I am very much aware that Kevin's Garage across the street has a large tall sign but it is affixed to his awning and is a historical sign from when that location was an active service station. Billboard or tall signs are no longer acceptable or attractive in most communities especially downtown or on Randall Road. There is plenty of signage on the building of Blue Goose that will properly identify the location. Not installing this sign should also be upfront cost savings to the new grocery store and should never impact finding this large building located in the middle of our community.

Every resident in the community I have heard from is very excited to have a grocer fill this location.

I am sorry I will not be able to attend the meeting. Thank you all for your time, energy, and dedication to keeping St. Charles a beautiful place to live and own businesses.

Vote NO for the height of the sign, but I am fine with the signage on the building and at a lower height.

Sincerely,

Bryan Moss

Property owner of

100, 104, 106, 110, 112, 114, 116, 118, 120 South Third Street and 220 IL.



**Bryan W. Moss**

**President/Funeral Director**

100 South Third Street

St. Charles, IL 60174

P. 630.584.2000 | F. 630.879.7224 | E. [bryan@mossfuneral.com](mailto:bryan@mossfuneral.com)

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