



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	1023 W. Main St.		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING		MEETING 10/6/2020	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Application & Plans, received 9/3/2020
Letters from Neighboring Property Owners	

SUMMARY:

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 since at least before adoption of the 1960 Zoning Ordinance. The property is zoned residential. Its nonconforming status necessitates a zoning change and/or PUD approval to redevelop the site for continued use as a gas station.

Mohammed Shahid Ali is seeking feedback on a Concept Plan to redevelop a gas station on the subject property. Details of the proposal are as follows:

- Rezone the property to the BL Local Business District and establish a Planned Unit Development (PUD).
- Retain existing site access points to Main St. and 11th St.
- Construct a new 1,434 sf convenience store with an upper level dwelling unit in the general location of existing convenience store.
- Construct a gas station canopy with three fuel pump stations.

The Comprehensive Plan land use designation for the property is Neighborhood Commercial with residential character.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
Community Development Division

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



Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: 1023 W. Main St. Concept Plan

DATE: October 2, 2020

I. APPLICATION INFORMATION:

Project Name: 1023 W. Main St.

Applicant: Mohammed Shahid Ali

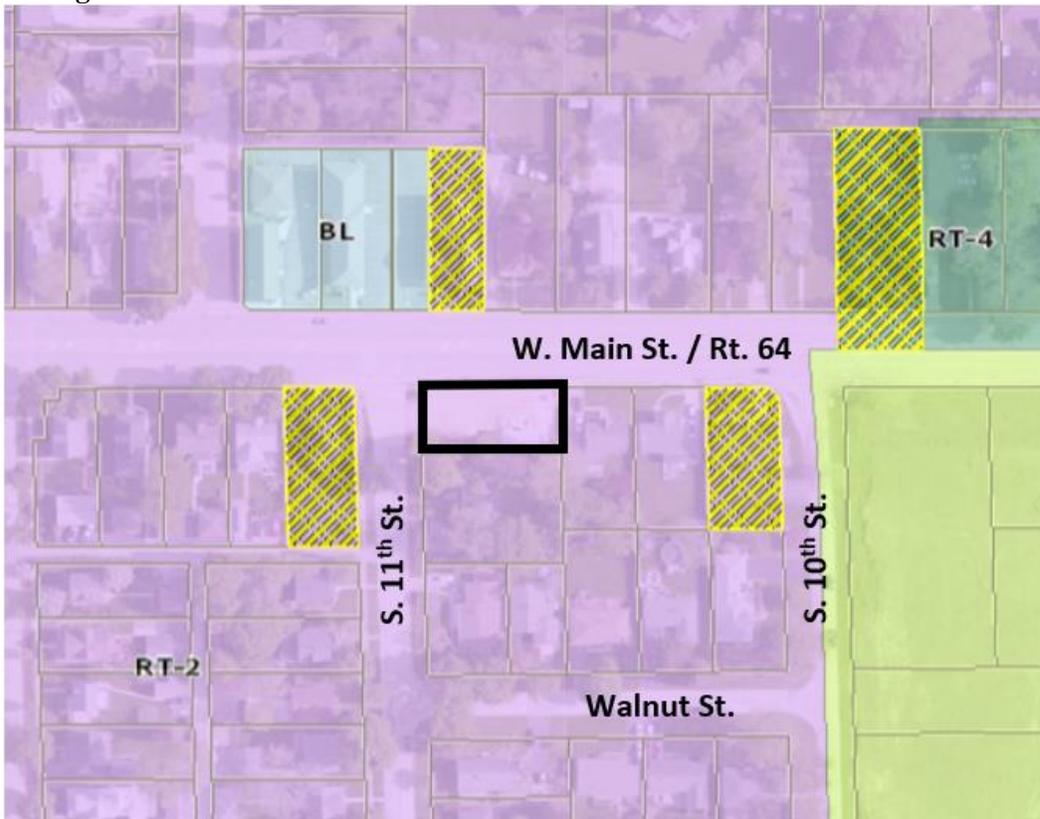
Purpose: Obtain feedback on a Concept Plan for redevelopment of a gas station

General Information:		
Site Information		
Location	Southeast corner of W. Main St. and S. 11 th St.	
Acres	7,557 sf / .1735 acres	
Application:	Concept Plan	
Applicable City Code Sections	Ch. 17.06 – Design Review Standards & Guidelines Ch. 17.14 – Business & Mixed Use Districts Ch. 17.20 – Use Standards Ch. 17.26 – Landscaping & Screening	
Existing Conditions		
Land Use	Gas Station (currently not operational)	
Zoning	RT-2 Traditional Single Family Residential	
Zoning Summary		
North	BL Local Business; RT-2 Traditional Single Family Residential w/ BT Transitional Business Overlay	Prairie State Legal Services; 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	State Farm insurance office
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. OVERVIEW

A. BACKGROUND / HISTORY

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.

Earlier this year, the current property owner had three underground storage tanks removed from the property. The gas pumps were also removed. A 448 sf convince store building remains on the property but is not currently operating.

B. PROPOSAL

Mohammed Shahid Ali, officer of the trust that owns the property, is seeking feedback on a Concept Plan to redevelop a gas station on the subject property. As part of the Concept Plan, the applicant is proposing rezoning to a commercial district and establishment of a Planned Unit Development (PUD) to address the issue of the nonconforming use and several zoning deviations, many of which currently exist.

Details of the proposal are as follows:

- Rezone the property to the BL Local Business District and establish a Planned Unit Development (PUD).
- Retain existing site access points to Main St. and 11th St.
- Construct a new 1,434 sf convenience store with an upper level dwelling unit in the general location of existing convenience store.
- Construct a gas station canopy with three fuel pump stations.

C. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Neighborhood Commercial”, along with the remainder of the Main St. frontage on the block and the block across Main St.

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.

B. ZONING REVIEW

Gas Station Use – 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 Background section on page 3, 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 were removed earlier this year. 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 a number of months, it is unlikely the City would be able to allow the use to be reestablished without further zoning approval.

Proposed Zoning – In order to permit redevelopment of a gas station on the property, approval of either a Map Amendment to rezone the property to a zoning district in which Gas Station is a permitted use and/or a Planned Unit Development is required.

The Concept Plan contemplates rezoning to the BL Local Business District. 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 Concept Plan also proposes a Planned Unit Development (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 the bulk standards of the BL District. Many aspects of the physical development of the site, as well as the gas station use itself, are nonconforming, including building and paving setbacks and lack of landscape buffer yard. A PUD ordinance would document approval of these deviations; the physical layout of the site and the gas station use would no longer be considered nonconforming.

Also proposed is to construct a new convenience store with a second-story dwelling unit. An Upper-Level Dwelling is a permitted use in the BL District.

Bulk Standards – The table below compares the proposed BL District zoning standards with the Concept Plan. A number of zoning deviations, denoted in *bold italics*, would need to be approved through a PUD in order to allow the development as proposed.

	BL District	Concept Plan
Min. Lot Area	Upper-Level Dwelling: 3,000 sf/unit Other uses: no min. lot area	7,557 sf
Min. Lot Width	None	60 ft. (11 th St.)
Max. Building Coverage	60%	19%
Max. Gross Floor Area per Building	10,000 sf	2,868 sf
Max. Building Height	30 ft.	30 ft.

Min. Front Yard	Building: 20 ft. Parking: 10 ft. (11 th St.)	Building: 49 ft. Parking: 0 ft.
Min. Exterior Side Yard	Building: 20 ft. Parking: 10 ft. (Main St.)	Building: 40 ft. Parking: none
Min. Interior Side Yard	Building: 5 ft. Parking: none (south lot line)	Building: 1 ft. Parking: none
Min. Rear Yard	Building: 20 ft. Parking: none (east lot line)	Building: 2 ft. Parking: none
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)	None
Off-Street Parking	Gas Station: 4 spaces per 1,000 sf of GFA, reduced by # of pumps (3 spaces required – 6 pumps = 0 required spaces for gas station) Dwelling Unit: 1 space for 1 bedroom; 2 spaces for 2 bedrooms	3 spaces
Refused Dumpster Setback	20 ft. from 11 th St. 3 ft. from south lot line	Approx. 1 ft. from 11th St. and south lot line

C. USE STANDARDS

Gas Stations are subject to the use standards contained in Section 17.20.030, listed below. Comments on whether the Concept Plan complies with each standard are noted in italics. Standards for fuel pump and canopy setbacks are not met.

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 has not been 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 26 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 meet the standards of Section 17.22.040.*
 - ***The canopy is set back 6 ft. from the Main St. lot line; a 10 ft. setback is required.***
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.*

D. LANDSCAPING

A landscape plan will be required with a future PUD Preliminary Plan. Currently, no landscaping exists on the property. Based on the site plan, no landscaping is proposed to be added and none of the applicable standards of Ch. 17.26 “Landscaping & Screening” are met. PUD deviations from these standards would need to be granted to allow the development as proposed.

Category	Zoning Ordinance Standard	Concept Plan
Overall Landscape Area	15%	<i>None</i>
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Main St: 3 trees 11 th St.: 1 tree)	<i>None</i> <i>No trees</i>
Parking Lot Screening	50% of parking lot to height of 30”	<i>None</i>
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	<i>None</i>
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	<i>None</i>
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	<i>None</i>
Monument Sign Landscaping	3 ft. around sign	<i>None</i>
Retaining Wall	For retaining walls over 4 ft. high, terrace to provide planting area	Height of wall TBD
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	TBD
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	<i>None</i> 8 ft. fence proposed along south lot line, however 10 ft. buffer not provided

Staff Comments

- Opportunities for incorporating landscaping on the site plan are limited due to the size of the property. However, effort should be made to add landscaping along the street frontages if at all possible. Increasing landscaping from current conditions could be considered a benefit of approving a PUD for the site. It may be possible to incorporate landscaping if the Main St. curb cuts are reduced in number and/or width. Planters could be incorporated along the building walls, if the accessibility code allows. Landscaping could also be added around the freestanding sign, and perhaps at the northwest corner of the property.

D. BUILDING ARCHITECTURE

New buildings in the BL District are subject to the Design Review requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts. A rendering of the

convenience store has been submitted. The design, particularly for the second floor, has a residential-like scale and appearance which promotes compatibility with surrounding residential structures. It appears that the building design has the ability to comply with applicable design standards.

E. SIGNAGE

Signage is not shown on the building rendering. Two wall signs are permitted, one for each street frontage. The site plan indicates a 15 ft. freestanding sign at the northeast side of the property, utilizing the existing sign base. A 10 ft. ROW setback is required. The existing sign base is set back approx. 7 ft. from the ROW. Maximum permitted sign area is 100 sf and maximum sign height is 15 ft.

F. SITE ACCESS

The subject property contains three access points: two from Main St. and one from 11th St. The width of these access points exceeds current standards for two-way traffic, which is 24 ft.

Staff Comments:

- In connection with the site's redevelopment, it would be preferred 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 included in the Concept Plan do not depict that driveway as necessary for circulation. Removing that driveway would likely improve vehicular safety and improve the appearance of the site, perhaps allowing for some incorporation of street frontage landscaping.
- Driveway width should be reduced if possible.
- As part of a future PUD application, a Traffic Impact Study analyzing the access points and internal vehicle circulation should be provided.
- An IDOT permit will be required for any work within the Main St. (State Rt. 64) right-of-way. There is potential that IDOT could require changes to the driveways as a condition of a permit.

G. ENGINEERING REVIEW

The Concept Plan has been reviewed on a preliminary basis to identify any significant issues concerning feasibility of the project. No "red flags" have been identified.

IV. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary:

1. Zoning Map Amendment: To rezone the property from RT-2 to BL.
2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
3. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Whether continued use of the property as a gas station is appropriate.
- ✓ Proposed BL zoning designation.
- ✓ Site layout and access.
- ✓ Building design.
- ✓ Whether a PUD appropriate for this project. Would a PUD advance one or more of the purposes of the PUD procedure?
 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*
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
 - 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 to be considered in this determination shall include, but are not limited to the following:

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.*

VI. ATTACHMENTS

- Concept Plan Application; received 9/3/2020
- Concept Plan
- Letters from Neighboring Property Owners

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	1023 W. Main St.
Project Number:	2020-PR-013
Cityview Project Number:	PLCP202000044

Received Date
RECEIVED
St. Charles, IL
SEP 03 2020

CDD
Planning Division

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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 West Main st, St. Charles IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed Project Name: 1023 W. Main St Redevelopment <i>by owner</i>	
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 st, Bolingbrook IL- 60490	Fax
		Email mshahidali@hotmail.com

Please check the type of application:

- PUD Concept Plan:** Proposed Name: 1023 W. Main St. Redevelopment
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

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: Gas Station and Convenience store

Proposed zoning of the property: BL Local Business PUD? Yes

Proposed use of the property: Gas Station and Convenience store w/ Office use above

Comprehensive Plan Designation: Local Business District/Commercial

Attachment Checklist

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.

☒ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

☒ **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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

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.

Concept Plans shall show:

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

PARK AND SCHOOL LAND/CASH WORKSHEETS Not applicable

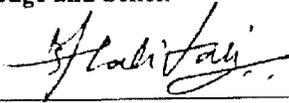
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

INCLUSIONARY HOUSING SUMMARY: 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. Not applicable

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.

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

08/20/2020

Date

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
) SS.
 Will
KANE COUNTY)

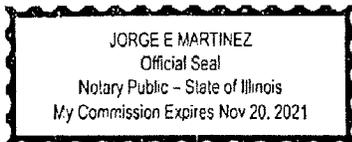
I, Mohammed Shahid Ali, being first duly sworn on oath depose and say that I am
Trust Officer of Hamza Jehangir Ali 2014 Trust, and that the following
persons are all of the beneficiaries of Land Trust No. _____:

<u>Hamza Jehangir Ali</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: *Mohammed Shahid Ali* 8/20/2020
Mohammed Shahid Ali, Trust Officer

Subscribed and Sworn before me this 20th day of
August, 2020.

Jorge E. Martinez
Notary Public



2 September 2020

**Summary for Development for Gas Station Project at
1023 West Main Street, St. Charles, IL 60174**

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

To Whom It May Concern:

On behalf of the Applicant, Mohammed Shahid Ali, and the Owner, Hamza Jehangir Ali 2014 Trust, please accept this request for a Concept Plan Review regarding a change to the existing Clark gas station property at 1023 West Main Street. The existing site is 7,557 SF (0.1735 acres). The property is currently zoned RT-2 and located at the southeast corner of South 11th Street and West Main Street (IL-64).

The existing gas station abuts a residence to the east and south of the property. It is across the street from commercial uses to the west and north. There is also a residence across the street to the north. The existing gas station has been in the ownership of Mohammed Shahid Ali and Hamza Jehangir Ali established since 2015.

The scope of the new project includes demolishing the existing 470 SF convenience store. The previous two gas pumps and underground tanks have recently been removed following State guidelines. A new 2-story 2,868 SF building (30'-0" tall maximum building height) with convenience store on the first level and a single family residential unit on the second floor is proposed to be constructed in the same general area as the previous building. In addition, three gas pumps, a new underground storage tank, canopy and parking area will be constructed on the existing site. Lastly, a new freestanding electronic pricing sign will be installed in the same northeast corner location as the existing non-illuminated pricing sign. The hours of operation will be 5am – 11pm and the brand for the gas station will continue to be Clark.

The work will require a new PUD approval with rezoning from RT-2 to BL district. The BL district is "to provide locations for small-scale service and retail uses" in neighborhoods. As this is already a gas station, the Owner believes it is most advantageous to maintain the gas station use and improve the amenities for the end user with a store that is more than two times larger, has an additional pump and has a new canopy that provides protection from weather with better lighting. The location off IL-64 continues to make this a prime location for a gas station and C-store in an area that is largely residential. Consequently, the larger convenience store will better serve the public, especially the local neighborhood.

The new building will cover 16.8% of the property. 60% maximum building coverage is allowed. The amount of parking for a gas station and office use will be compliant with the zoning ordinance. The requirements for parking with proposed uses and square footages are five for the gas station (which can include parking at the pump) and three for the dwelling unit. There will be six spaces at the pumps

and four spaces at the southwest corner of the property. The lighting requirements for gas station canopies will be met as the Owner is sensitive to the effects of lighting on the residential neighbors. The traffic flow will remain the same as the former operating station – one way in from 11th Street and Main Street at existing curb cuts, one way out to Main Street at the existing east curb depression.

There are several exceptions, however, that are requested as part of the new PUD that are itemized in the Exhibits. These exceptions include:

- Request to add GAS STATION use as a permitted use in BL district.
- Request for various setback revisions from the standard BL district requirements such as building setbacks, fuel pump setback, parking setback and canopy setback.
- Request to eliminate all landscaping requirements such as amount of landscaping, location of landscaping along building and street frontages and landscaping buffers.
- Request to locate new sign in the same location which may be too close to the right of way per BL zoning district ordinance requirements.

We look forward to discussing this project further with staff. Thank you for your time.

Sincerely,



Eric Carlson
President, ECA Architects & Planners

Cc: Mohammed Shahid Ali – Applicant

21 August 2020

**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



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



REVISIONS	DRAWN BY: SBD/ERC
	DATE: 08-21-2020
	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

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

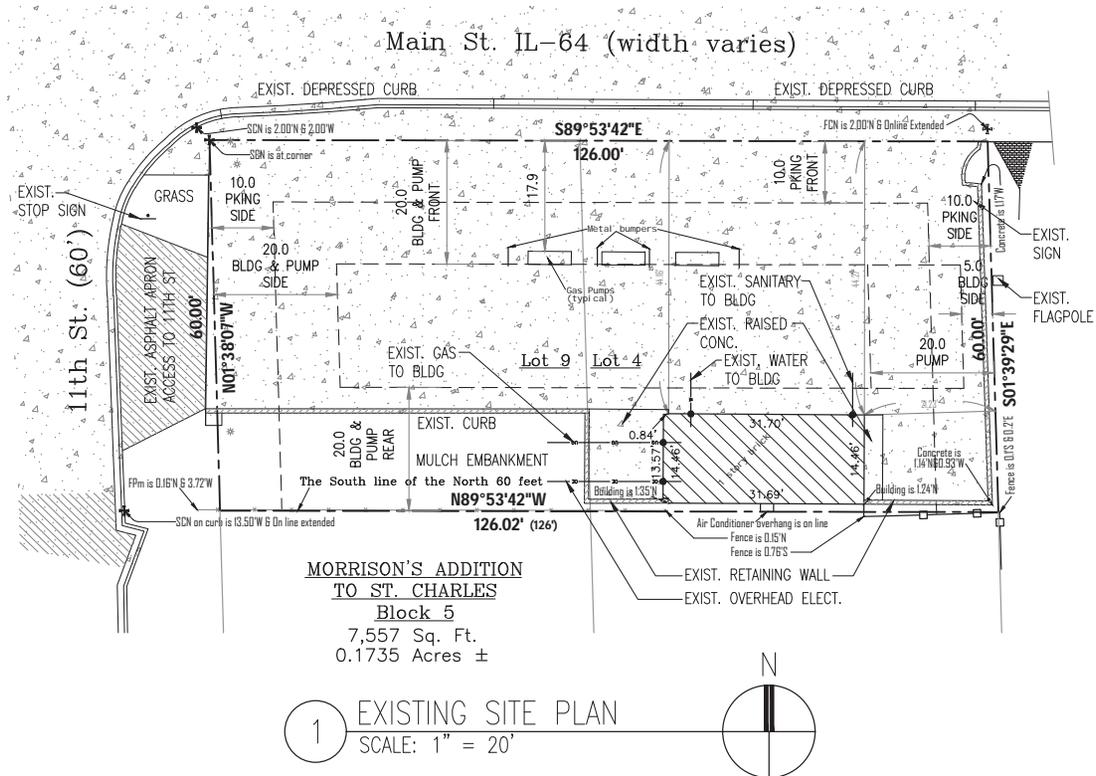
ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

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

- (Section 17.20.030-1) FUEL PUMP DOES NOT MEET FRONT SETBACK REQ'MT
- (Table 17.14-2) BUILDING ENCROACHES SETBACKS
- (Table 17.14-2) PARKING ENCROACHES INTERIOR SIDE SETBACK
- 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 1434 SF / EXISTING 470 SF
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1434 SF / 7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1290 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_GEA
 (REDUCE BY # FUEL PUMPS)
 OFFICE 3 PER 1000 SF_GEA
 REQUIRED: 5 (GAS STATION) + 3 (OFFICE)
 PROVIDED: 6 @ PUMP + 4 SPOTS (1 ADA)
- (Table 17.28-2) SIGNAGE:
 - REPLACE EXISTING FREESTANDING SIGN IN NORTHEAST CORNER W/ NEW FREESTANDING ELECTRONIC PRICING SIGN IN SAME LOCATION
 - 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

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ECA
 ARCHITECTS
 AND
 PLANNERS

Preliminary Site Plan

Gas Station

1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 08-21-2020
	REV 1:
	REV 2:
	REV 3:

Existing 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 1434 SF / EXISTING 470 SF
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1434 SF/7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1434 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 + 3 SPOTS (1 ADA)
 (Table 17.28-2) SIGNAGE:
 - REPLACE EXISTING FREESTANDING SIGN IN NORTHEAST CORNER W/
 NEW FREESTANDING ELECTRONIC PRICING SIGN IN SAME LOCATION
 - 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
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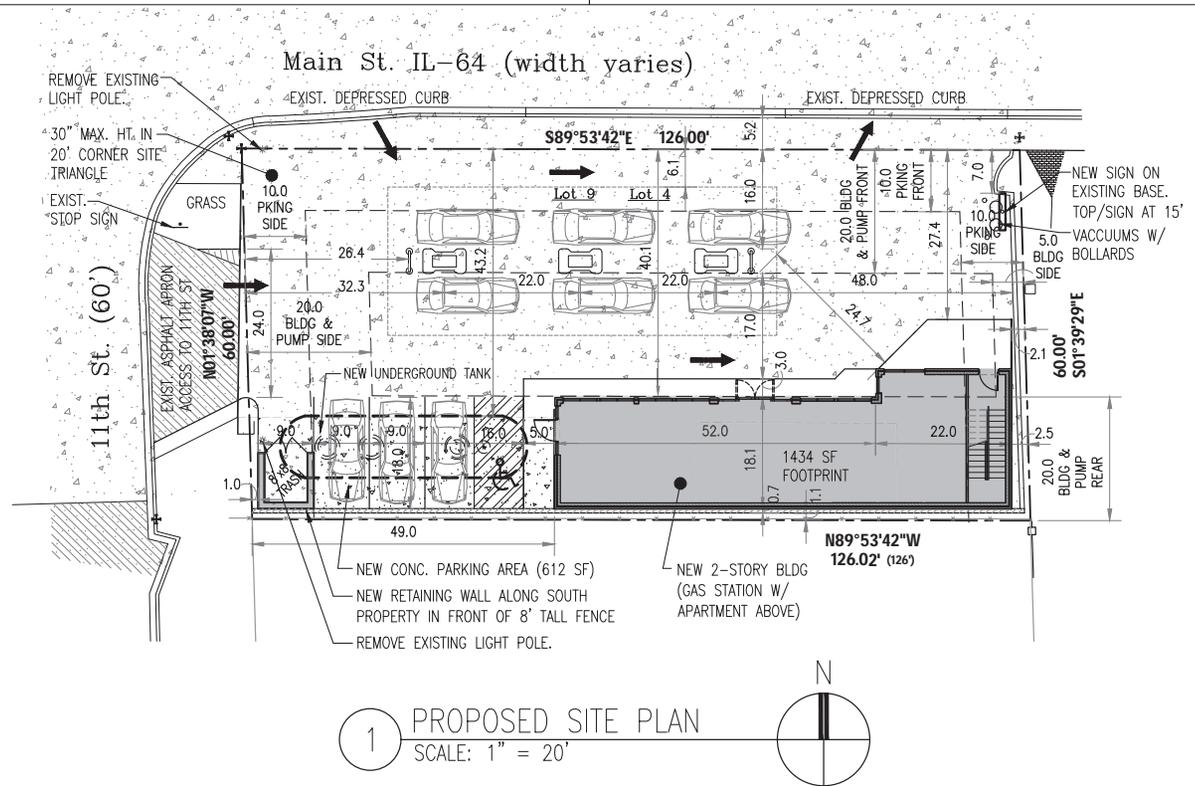
NEW PUD REQUEST FOR: **MORRISON'S ADDITION**
TO ST. CHARLES
Block 5

PROPOSED NON-CONFORMING ITEMS: (Section 17.20.030-1)	REQUIRED	PROPOSED
- FUEL PUMPS WILL NOT MEET FRONT SETBACK REQ'MT	20'-0"	16'-0"
- CANOPY ENCROACHES FRONT SETBACK REQ'MT	20'-0"	6'-1"
(Table 17.14-2)		
- BUILDING SETBACKS		
FRONT	20'-0"	40'-0"
INTERIOR SIDE (ENCROACHES)	5'-0"	2'-1"
REAR (ENCROACHES)	20'-0"	1'-1"
EXTERIOR SIDE	20'-0"	49'-0"
- PARKING ENCROACHES EXTERIOR SIDE PARKING SETBACK	10'-0"	1'-0"
(Table 17.28-2)		
- NEW FREE STANDING SIGN LOCATION FROM ROW	10'-0"	EXIST. LOCATION NON CONFORMING
(Table 17.14-1)		
- REQUEST TO ADD GAS STATION AS PERMITTED USE		

PROPOSED NON-CONFORMING 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: EXISTING MULCH BED HAS BEEN REMOVED
- (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 BLDG FOUNDATION LANDSCAPING (WALKWAY/CONC ALL SIDES)
- (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) RETAINING WALL AT SOUTH EDGE OF PROPERTY MAY BE OVER FOUR FEET TALL, THERE IS NO ROOM FOR A TERRACE/STEPPED RETAINING WALL WITH LANDSCAPING, WILL BE NON-COMPLIANT



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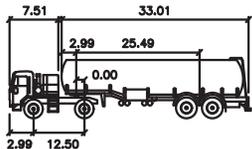
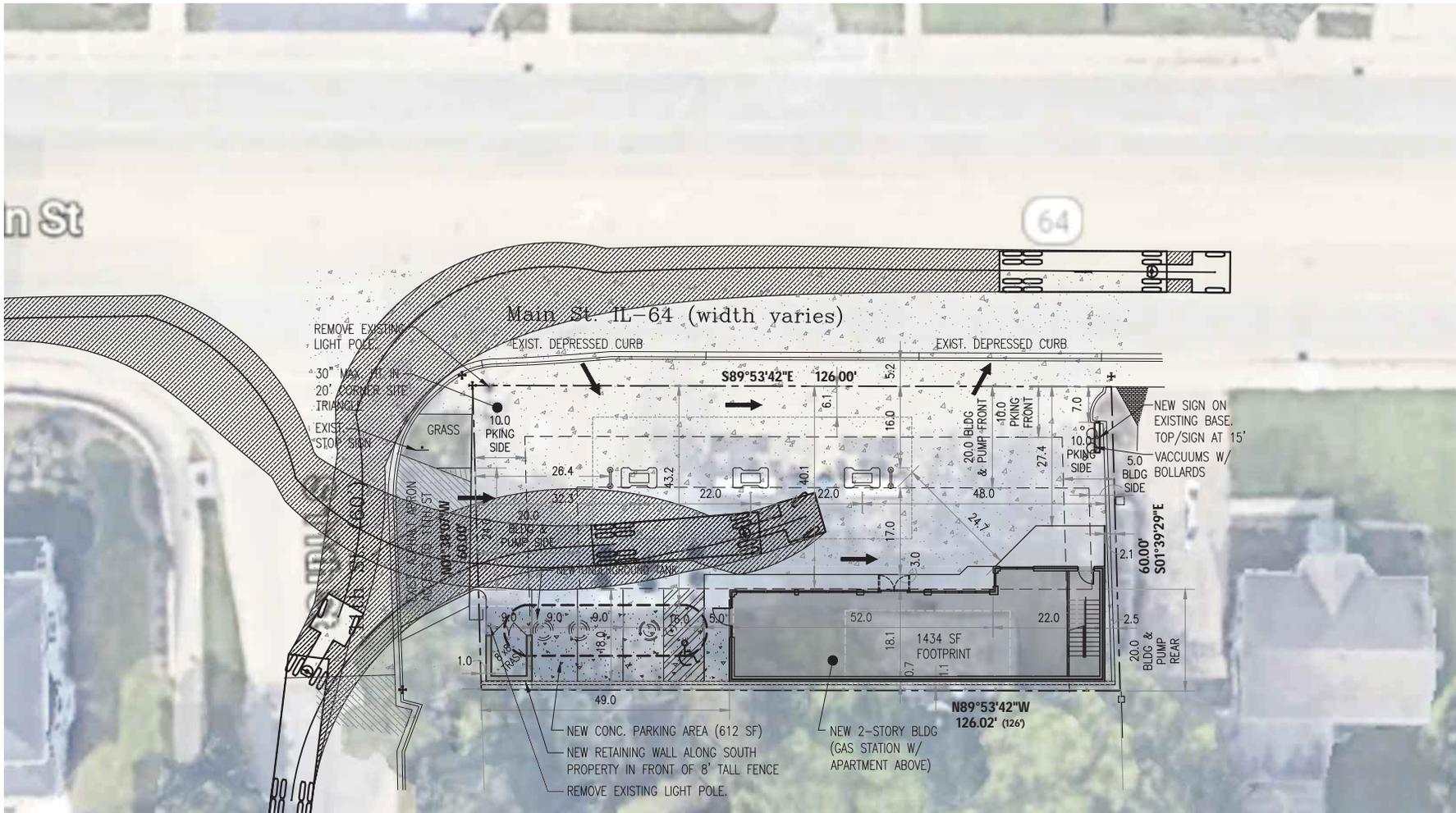


Preliminary Site Plan
Gas Station
 1023 W. Main Street
 St. Charles, IL 60174

DRAWN BY:	SBD/ERC
DATE:	08-21-2020
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]



Fuel Artic

	feet		
Tractor Width	: 8.01	Lock to Lock Time	: 6.0
Trailer Width	: 8.01	Steering Angle	: 20.3
Tractor Track	: 8.01	Articulating Angle	: 70.0
Trailer Track	: 8.01		

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



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Preliminary Site Plan

Gas Station

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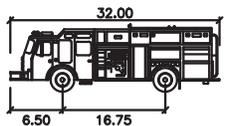
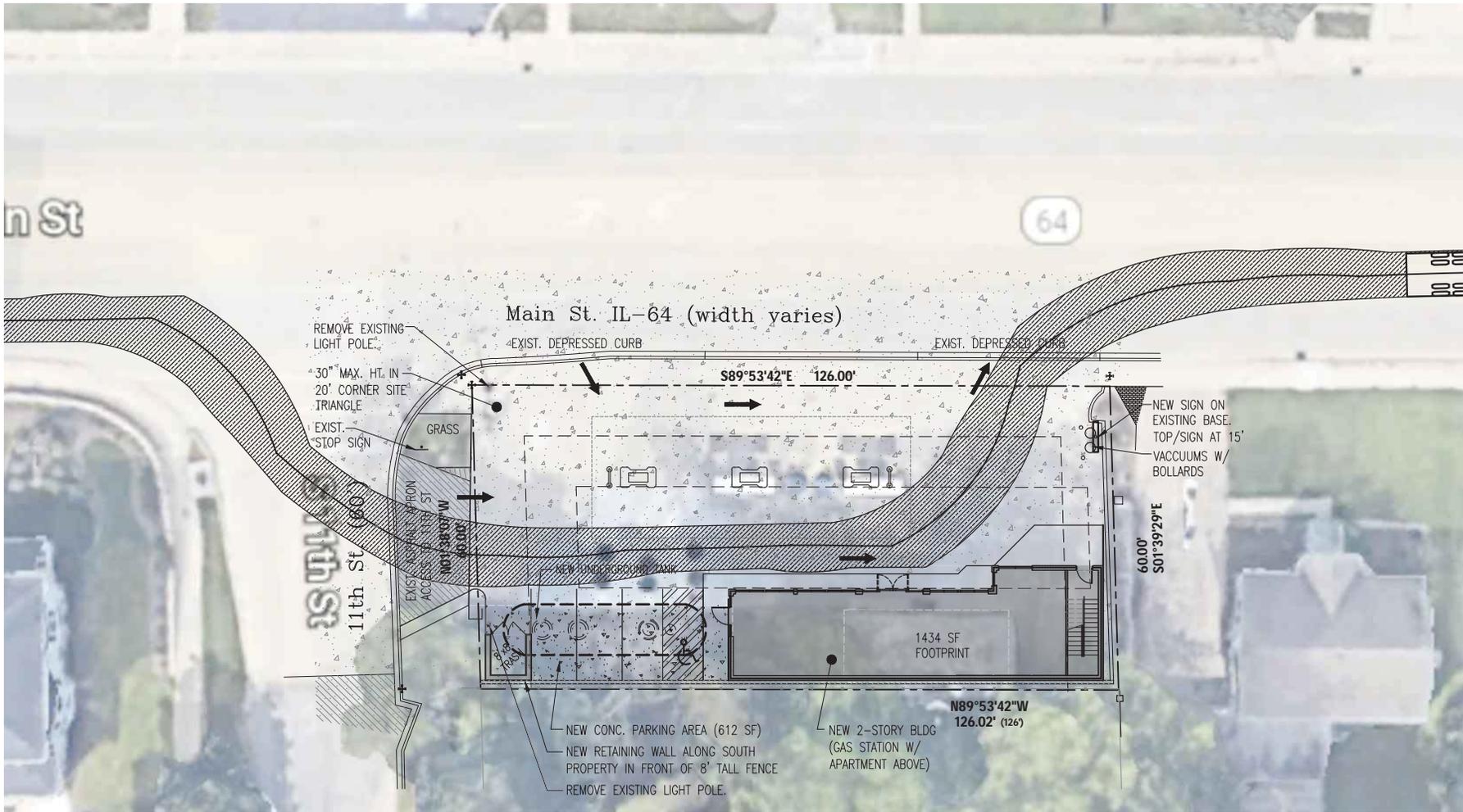
REVISIONS	DRAWN BY: SBD/ERC
DATE: 08-21-2020	
REV 1:	
REV 2:	
REV 3:	
REV 4:	

Circulation Plan 1

SHEET

EX-3

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]



Fire Pumper **feet**

Width : 8.50

Track : 8.50

Look to Lock Time : 6.0

Steering Angle : 45.0

1 FIRE TRUCK TURNING EXHIBIT

SCALE: 1" = 20'



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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: 08-21-2020
	REV 1:
	REV 2:
	REV 3:
REV 4:	

Circulation Plan 2

SHEET

EX-5

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

1 2 3 4 5 6 7 8 9 10



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



NO. 184 005766

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

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 08-21-2020
	REV 1:
	REV 2:
	REV 3:
REV 4:	

Main Street
 Perspective
 SHEET
 EX-7

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]



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 GENEVA, IL 60134
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NO. 184 005766

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

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 08-21-2020
	REV 1:
	REV 2:
	REV 3:
REV 4:	

Main & 11th
 Perspective
 SHEET
 EX-8

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]

From: Kathy Foulkes <kffoulkes@yahoo.com>

Sent: Thursday, October 1, 2020 3:43 PM

To: CD <cd@stcharlesil.gov>

Subject: Project Name 1023 West Main Street

To Whom It May Concern:

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

We have no problem with a new gas station and convenience store, however, we are opposed to the second floor residential unit. We have lived in this neighborhood for 46 years and there has always been a gas station located there. We feel the second story residential unit will cause a burden in the neighborhood affecting parking. We just don't feel the second story is necessary!!!

Thank you for your consideration with this matter.

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

Please let us know that you have received our email. Thank you.

From: Christine Farley <chrissypryor@icloud.com>

Sent: Thursday, October 1, 2020 9:42 PM

To: CD <cd@stcharlesil.gov>

Subject: No apartments on 11th and Rt 64

Hello, I'm Christine Farley, home owner off 11th Street and route 64 St. Charles. I received the notice in the mail and thank you for communicating with us neighbors about the upcoming development on 11th Street and Route 64 empty lot in st. Charles. I wanted to let you know as a neighbor I agree with The gas station and store; However I disagree about the apartments. Apartments on top of a gas station store will be an eye sore for sure, I do not agree how that will fit into our community, it will also cause crowding on 11th Street due to parking.

Thank you

Chrissy

Sent from my iPhone