	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Special Use: BMO ATM	
	<b>Proposal:</b>		ATM	
	<b>Petitioner:</b>		Curt & Conrad Hurst	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 5/6/20</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>ATTACHMENTS:</b>				
Application				
Site Plan				
Design information				
<b>EXECUTIVE SUMMARY:</b>				
<p>Section 17.04.150 of the Zoning Ordinance requires the Historic Commission to provide a recommendation to the Plan Commission on Special Use applications concerning property within a historic district.</p> <p>The applicant has submitted a Special Use Application to install an ATM in the corner parking lot located at Illinois Ave. and Riverside Ave. The parking lot does not provide any required spaces for surrounding buildings and is owned by a separate owner.</p> <p>The ATM project will include installation of an ATM, canopy, a freestanding sign, and landscaping.</p> <p>Per Section 17.04.040, the Historic Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Review the Special Use application and provide a recommendation to the Plan Commission.				



## SITE LOCATION

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

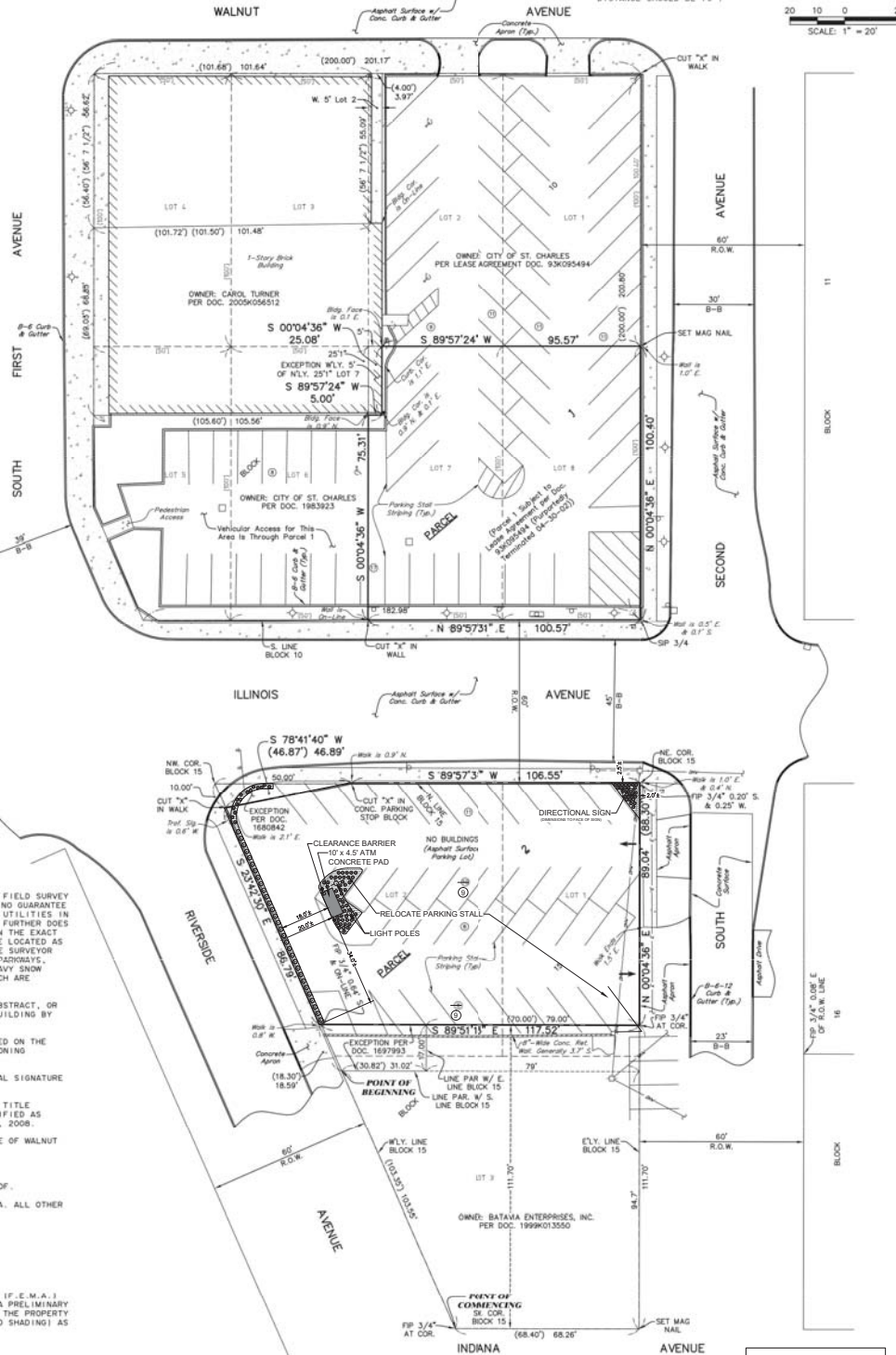
SHEET 1 OF 1

PARCEL ONE:  
LOT 7 (EXCEPT THE WESTERLY 5 FEET OF THE NORTHERLY 25 FEET AND ONE INCH THEREOF) AND LOT 8 IN BLOCK 10 OF THE ORIGINAL TOWN OF ST. CHARLES,  
IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PARCEL TWO:  
THAT PART OF BLOCK 15 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK, 103.35 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE, IF EXTENDED, WOULD INTERSECT THE EASTERLY LINE OF SAID BLOCK, 94.7 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF, TO A POINT ON SAID LINE, 79 FEET WESTERLY OF THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 17 FEET TO A LINE DRAWN PARALLEL WITH AND 111.7 FEET NORTHERLY OF, AS MEASURED ALONG THE EAST LINE, THE SOUTHERLY LINE OF SAID BLOCK; THENCE EASTERLY ALONG SAID PARALLEL LINE, 70 FEET TO THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY ALONG SAID EASTERLY LINE 88.3 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO THE CITY OF ST. CHARLES, BY WARRANTY DEED RECORDED MAY 23, 1984 AS DOCUMENT 1680842), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

POSSIBLE SCRIVENER'S ERROR IN DESCRIPTION AS SET FORTH IN DEED RECORDED 12-05-66 AS DOC. 1810210-DISTANCE SHOULD BE 79'.

## VICINITY MAP



### PARCEL 2 PARKING COUNT

# of Existing Stalls	37
# of Proposed Stalls	37

### SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, PADLOCKS, SIDEWALKS, AND CURBS SURROUNDING PARCELS SUBJECT TO HEAVY SNOW COVER AND PILES, PROHIBITING LOCATION OF UTILITIES WHICH ARE NORMALLY VISIBLE ON THE SURFACE.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE CO., IDENTIFIED AS NUMBER BR0007233 WITH AN EFFECTIVE DATE OF DECEMBER 23, 2008.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF WALNUT AVENUE BEING S 87°57'11" W.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN || INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- FIP = FOUND IRON PIPE (# AS SHOWN)  
FIR = FOUND IRON ROD  
SIP = SET IRON PIPE (# AS SHOWN)  
B-B = DISTANCE BACK OF CURB TO BACK OF CURB  
R.O.W. = RIGHT OF WAY  
PAR = PARALLEL
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17080C0466, BEING A PRELIMINARY PANEL (NOT DATED), IT IS OUR OPINION THAT SOME PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL 1 CONTAINS 9,971 S.F., MORE OR LESS.  
PARCEL 2 CONTAINS 11,942 S.F., MORE OR LESS.

### SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2008, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 29TH DAY OF JANUARY, 2009.

PETER A. BLAESER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2010  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
FAX: (630) 461-1100

### LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- UNDERLYING PARCEL LINE (Light Dashed Line)
- DIMENSIONAL TIE (Short Dashed Line)

### SYMBOL LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC CABLE
- NUMBER OF PARKING STALLS
- DEPRESSED CURB
- CONCRETE SURFACE
- STREET SIGN
- TELEPHONE CANTER

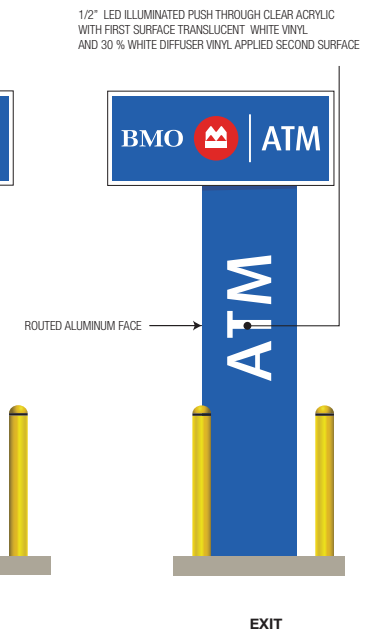
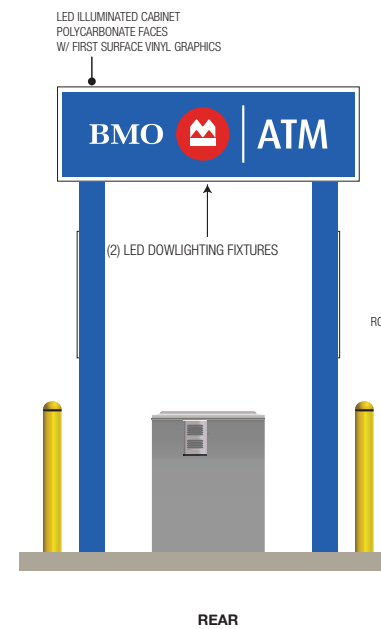
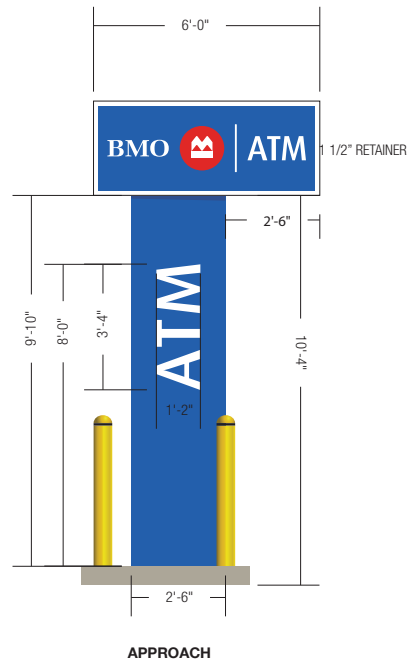
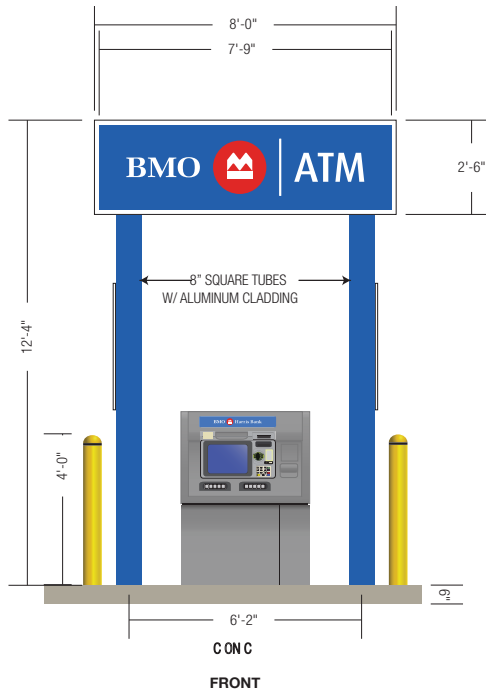
ANNOTATED BY  
WOLFPACK DEVELOPMENT INC.  
4-24-2020

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: [ced@cemcon.com](mailto:ced@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)  
DISC NO.: R/686023 FILE NAME: ALTA  
DRAWN BY: KJA FLD. BK. / PG. NO.: C89/70-72  
COMPLETION DATE: 01-29-09 JOB NO.: 686.023  
REFERENCE JOB NO.: 686.022



BMO HARRIS BANK

#### 4 POST CANOPY



START DATE: 10/22/19 SCALE: 1/4"=1'

DESIGNED BY: TW APPROVED BY: ET

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## REVISION DATES:

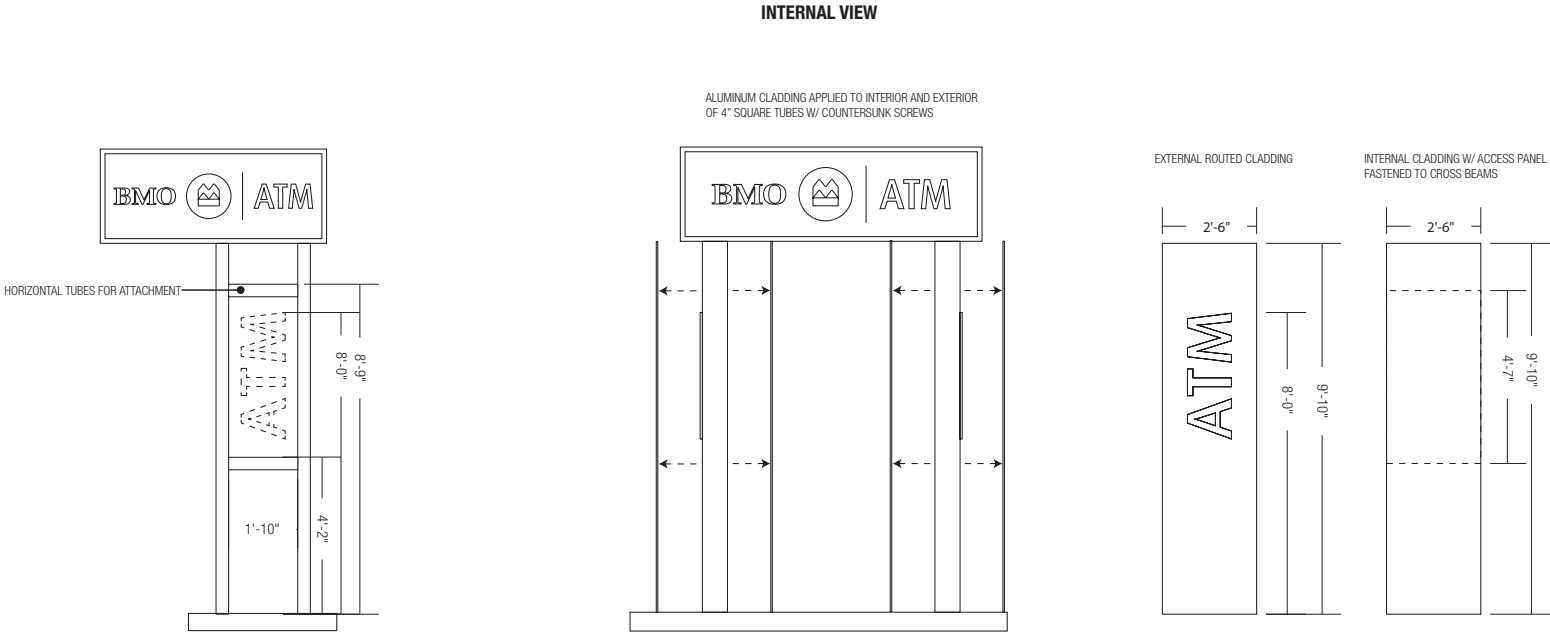
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2. 3/26/20 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

COMPANY NAME: BMO Harris Bank

ADDRESS: 1 East Main St., St. Charles, IL 60174,

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BMO HARRIS BANK



START DATE: 10/22/19 SCALE: 1/4" = 1'

DESIGNED BY: TW APPROVED BY: ET

REVISION DATES:			
1. <u>3/13/20</u>	4. _____		
2. <u>3/26/20</u>	5. _____		
3. _____	6. _____		

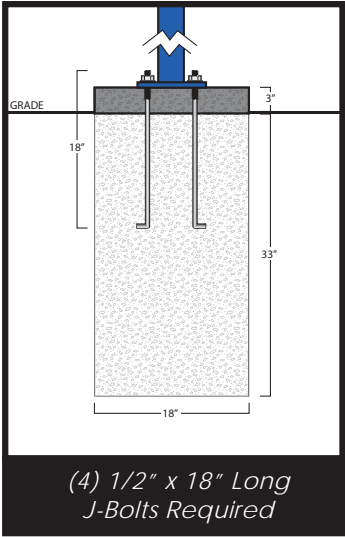
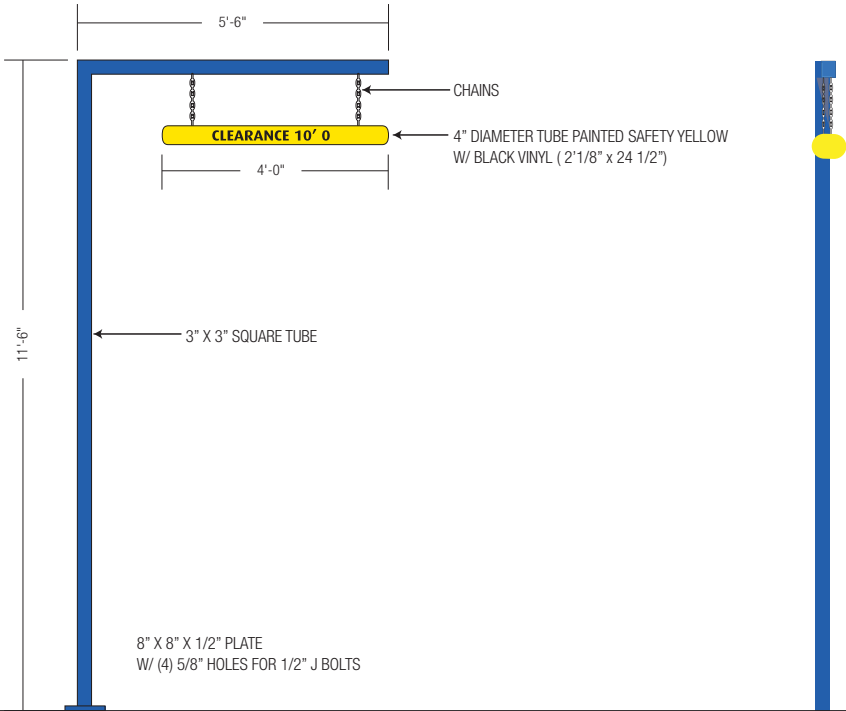
COMPANY NAME: BMO Harris Bank

ADDRESS: 1 East Main St., St. Charles, IL 60174,

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BMO HARRIS BANK

CLEARANCE BAR




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START DATE: 10/22/19 SCALE: 1/4" = 1'

DESIGNED BY: TW APPROVED BY: ET

REVISION DATES:			
1. 3/13/20	4. _____		
2. 3/26/20	5. _____		
3. _____	6. _____		

-  PMS 300  
3M3632-8308 B
-  Safety Yellow

COMPANY NAME: BMO Harris Bank

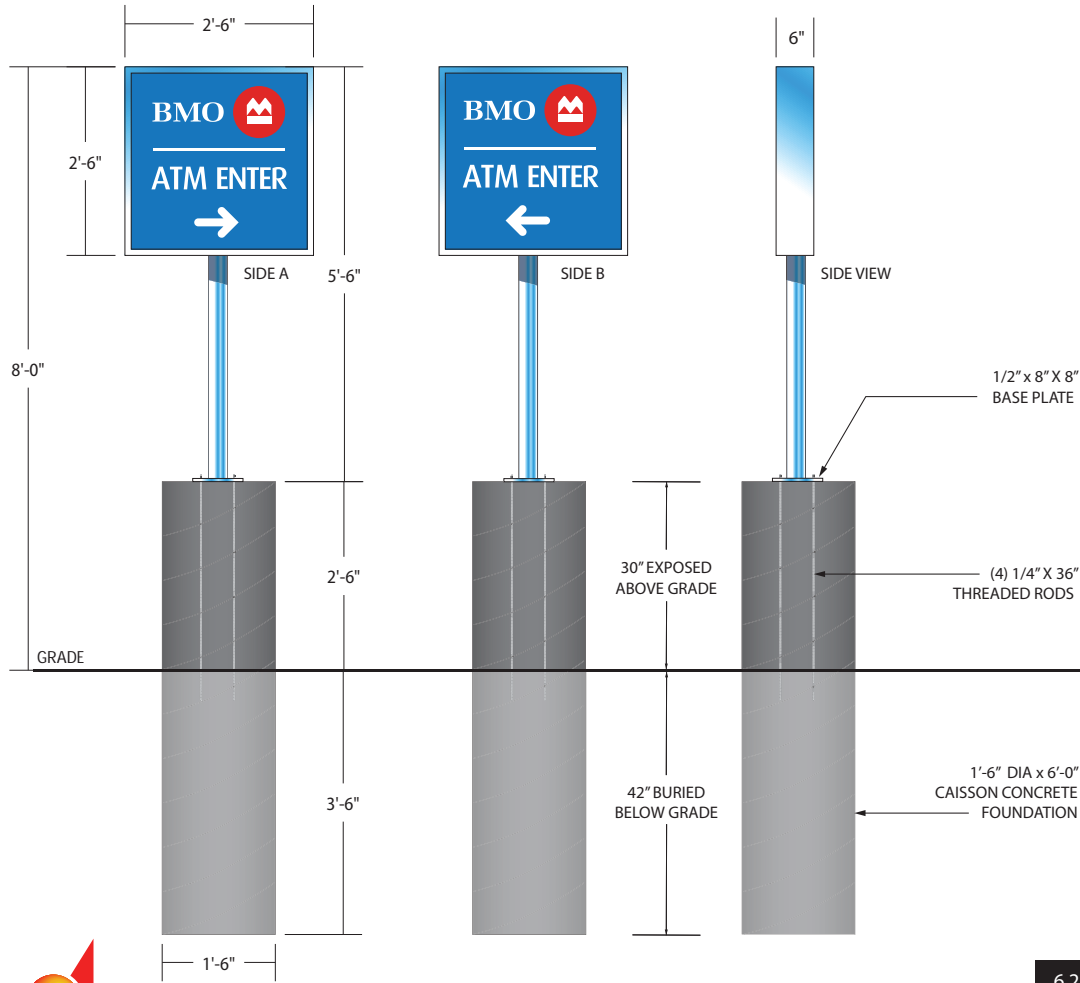
ADDRESS: 1 East Main St., St. Charles, IL 60174,

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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# BMO HARRIS BANK



## LED ILLUMINATED ALUMINUM CONSTRUCTED DIRECTIONAL SIGN FIRST SURFACE VINYL GRAPHICS



6.25 SQ. FT.

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START DATE: 10/22/19 SCALE: 1/2"=1'

DESIGNED BY: TW APPROVED BY: ET

### REVISION DATES:

1. 3/13/20 4. \_\_\_\_\_  
2. 3/26/20 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

WHITE  
PMS 300 c  
PMS 485 c

COMPANY NAME: BMO Harris Bank

ADDRESS: 1 East Main St., St. Charles, IL 60174,

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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