

ST. CHARLES ZONING BOARD OF APPEALS

VARIATION #: V-6-2015
LOCATION: 307 W. MAIN ST.

Requested Action: Zoning variation to reduce the right-of-way setback requirement for a freestanding Type B Identification sign from 10 ft. to 3 ft. from the north property line and from 10 ft. to 32 in. from the west property line.

Purpose and Scope: The existing freestanding sign located on the property does not meet the right-of-way setback requirement from the north and west property lines, and is therefore a non-conforming sign. The St. Charles Zoning Ordinance requires all non-conforming signs to be brought into compliance with the Zoning Ordinance sign standards.

The applicant is requesting the variation due to concerns that adjacent properties will obstruct visibility of the sign if it were to be set back 10 ft. from the property lines.

Existing Land Use: Commercial

Existing Zoning: CBD-1 Central Business District



Zoning Board of Appeals
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



FOR OFFICE USE
Received <u>9/23/15</u>
File # <u>V-6-2015</u>
Fee Paid \$ <u>300</u>
Receipt _____

APPLICATION FOR A VARIATION

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED.

APPLICANT & OWNER:

Name of Applicant* PARVIN-CLAUSS SIGN CO - MARY CLAUSS
Phone 630 510 2026 XAPOE Email Address mclauss@parvinclauss
Address/City/State/Zip 165 TUBERWAY DR CAROL STREAM IL - 60158
Applicant's interest in the property SIGN COMPANY
Name and Phone of Owner(s) of Record* SHAILOSH PATEL # 630.584.2266

Applicant is (check one) Attorney Agent Owner Other: SIGN COMPANY
Owner acquired the property on (date): MARCH 30, 2015

ADDRESS, USE & ZONING OF PROPERTY:

Address of Property (attach legal description) 307 W. MAIN ST. ST. CHARLES, IL 60174
Present Use (commercial, industrial, residential, etc.) COMMERCIAL GAS STATION
Zoning District CBD-1
To your knowledge, have any previous applications for variations been filed in connection with this property? NO
If YES, provide relevant information _____

ACTION BY APPLICANT ON PROPERTY:

Permit applied for and denied? (yes) or no) _____
An Appeal was made with respect to this property? (yes) or no) _____
Appeal Application File Number _____
Appeal approved? (yes or no) _____
Appeal Application accompanies this request for variation? (yes or no) _____

**In the event that the applicant or owner is a trustee of a land trust or beneficiary of a land trust, a statement identifying each beneficiary by name and address of such land trust and defining his/her interest therein must be attached hereto. Such statement shall be verified by the trustee of such trust.*

REASON FOR REQUEST:

- A. Variation requested (state specific measurements): Requesting 36" setback from North property line along with 32" setback from West property line
- B. Reason for request: To provide adequate visibility for main ID SIGN
- C. Purpose for which property will be used: CONVENIENCE STORE | GAS STATION

CRITERIA FOR VARIATION:

The Board of Zoning Appeals may approve a Variation only when it makes written findings with respect to each requested Variation, based upon the evidence presented at the public hearing, that strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property, and the requested Variation is consistent with the stated purposes and intent of the Zoning Ordinance.

In making its determination of whether practical difficulties or particular hardships exist, the Board of Zoning Appeals must take into consideration the extent to which evidence has been submitted substantiating the criteria have been met.

Provide a response under each item to substantiate that the requested variation meets the criteria:

1. Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)

Yes, based on obstruction from adjacent properties, landscaping and grade change from traffic hearing EASTbound.

2. Are the conditions upon which the petition for a Variation is based applicable, generally, to other property within the same zoning classification? (Explain)

Yes, for any business that has similar visual obstructions from adjacent properties

3. Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)

Purpose is to maintain overall compromise based on new regulations, while maximizing sign exposure for our business.

4. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)

NO, hardship is simply caused by layout of existing LANDSCAPE

5. Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)

NO, variation would allow sign to comply with regulated height and square footage while providing adequate visibility for our business.

6. Will granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (Explain)

NO, variation will have no impact on others.

7. Will the proposed Variation impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood? (Explain)

NO, New sign will remain in compliance with others while providing visibility based on obstruction from neighboring businesses.

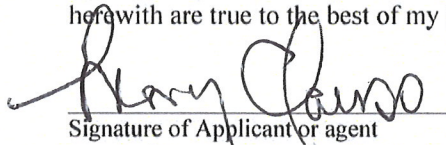
ATTACHMENTS REQUIRED:

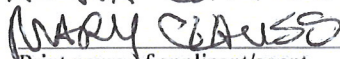
- A. **PLAT OF SURVEY:** One (1) copy of a plat of survey (to scale) of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements and adjoining streets or uses.
- B. **MAILING LIST:** A written certified list (form attached) containing the registered owners, their mailing and tax parcel numbers as recorded in the Office of the Recorder of Deeds in the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the variation is requested, provided all the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Registered owner information may be obtained at the St Charles Township Assessor's office, 1725 Dean St., St. Charles, (630) 584-2040. The Kane County Recorder of Deeds is located in the Kane County Government Center, 719 Batavia Ave., Geneva, and (630) 232-5935. The DuPage County Recorder of Deeds is located in the DuPage County Government Center, 421 N. County Farm Rd., Wheaton, and (630) 682-7200.
- C. **FILING FEE:** Filing fee in the amount of **\$300.00** must be rendered at the time the application is submitted. If payment is made by check, it should be made payable to the City of St. Charles. (NOTE: After the public hearing, you will be billed for the City's fees incurred during review of the application, including the cost of the certified mailing, newspaper notice publication, and Court Reporter at the hearing. This payment is in addition to the filing fee.)

D. LETTER OF AUTHORIZATION: Letter of authorization from the property owner as to the request for the zoning variation must be included, if the applicant is not the property owner.

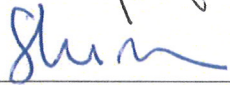
E. DISCLOSURE: Disclosure of beneficiaries of a land trust must be included, if the applicant or owner is a land trust.

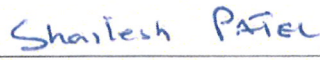
I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

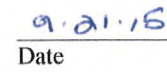

Signature of Applicant or agent

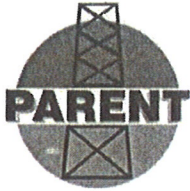
PROVIN-CLAUSS SGEN CO

Print name of applicant/agent


Date


Signature of owner


Print name of owner


Date



PARENT PETROLEUM

37 W. 370 ROUTE 38
ST. CHARLES, IL 60175-1588
FAX: (630) 584-2576
TEL: (630) 584-2505

To whom this may concern,

I Shailesh Patel with Nicky Investments, LLC have contracted Parvin Clauss Sign Co. to request variance and perform imaging and or replacement of the MID (main Identification Sign) and station branding located at 307 W Main St. St. Charles, IL 60174

Please feel free to contact me if you should require anything else pertaining to this matter.

Sincerely,

Shailesh Patel
Partner
Nicky Investments, LLC

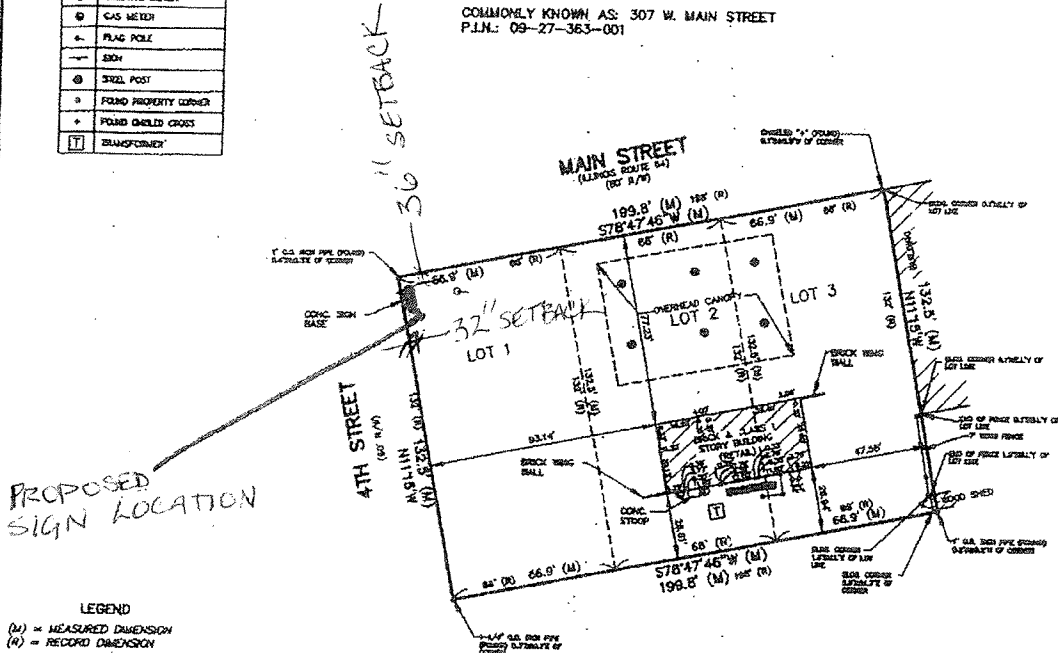
PLAT OF SURVEY

LINE LEGEND	
	WOOD FENCE

SYMBOL LEGEND	
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	FLAG POLE
	END
	STEEL POST
	FOUND PROPERTY CORNER
	FOUND CHISELED CROSS
	TRANSFORMER

LOT 1, 2, AND 3 IN BLOCK 49 OF THE ORIGINAL TOWN OF ST. CHARLES,
ACCORDING TO THE PLAT OF CHARLESTON, RECORDED MAY 8, 1837 IN BOOK
1, PAGE 11, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 307 W. MAIN STREET
P.I.N.: 09-27-363-001



PROPOSED
SIGN LOCATION

LEGEND
(M) = MEASURED DIMENSION
(R) = RECORDED DIMENSION

NOTE: BUILDING THE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS. REFER TO ACTUAL LOT CORNERS AND REPORT TO THE SURVEYOR IMMEDIATELY ANY DIFFERENCES.

ALL LOT DIMENSIONS ARE RECORDED UNLESS NOTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED 02/29/04.

STATE OF ILLINOIS)
COUNTY OF KANE)

I, TERENCE R. CAMEL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON THEREIN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MEMORANDUM DATED THIS 27TH DAY OF MARCH 2004, A.D., 2004, FOR LAND TECHNOLOGY, INC.

Terence R. Camel
TERENCE R. CAMEL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 20-2250
LICENSE EXPIRES 11/30/04



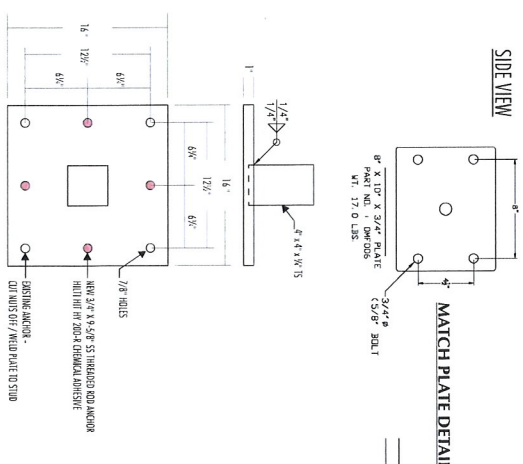
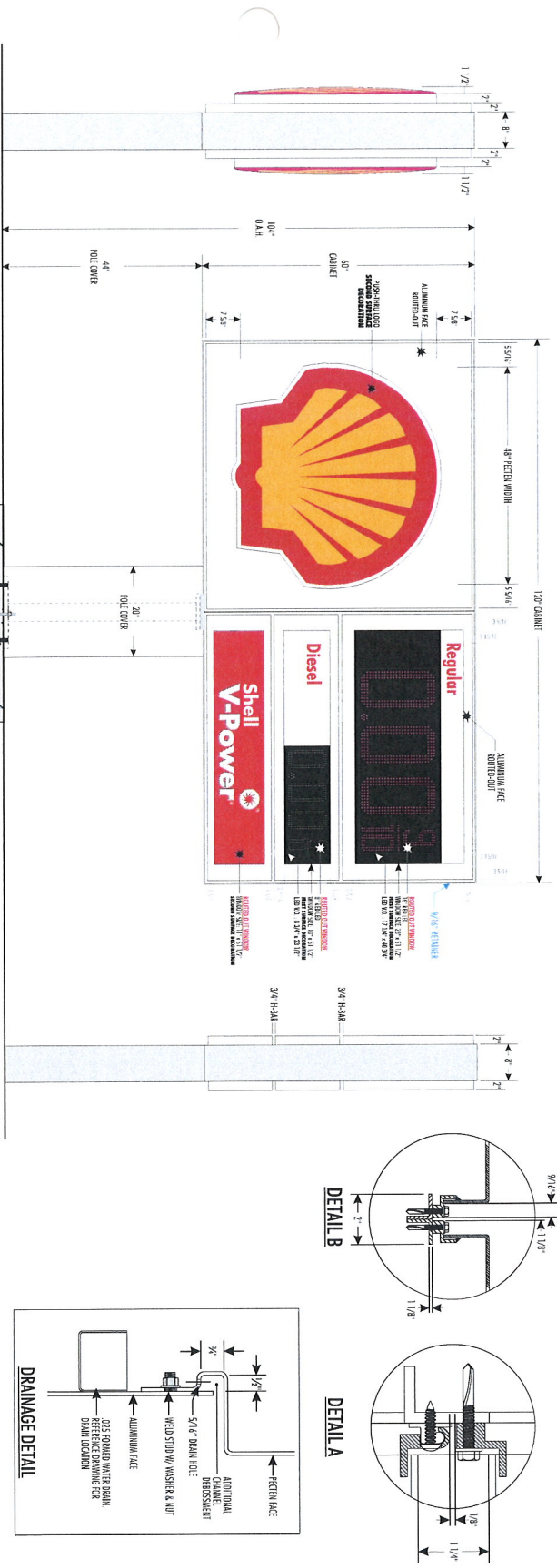
BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS SHOWN HEREON IS THE "PLAT OF SUBDIVISION" OF CHARLESTON, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1837 IN BOOK 1, PAGE 11, IN KANE COUNTY, ILLINOIS.

NOTES:

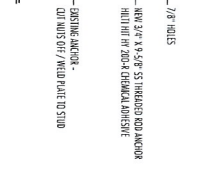
- UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
- FOR BUILDING LINES, EASEMENTS AND OTHER NOT SHOWN HEREON, REFER TO YOUR ABS CONTRACT AND REGULATORY AGENCY REQ.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.
- NO DIMENSIONS TO BE ASSUMED BY SCALE.
- TIES AND DIMENSIONS TAKEN FROM FACE 1.

BOUNDARY SURVEY: LOTS	
ORIG. PLAT OF ST. CHARLES SEC. :	
SCALE: 1" = 30'	E:\N\4777\W04777\MORTGAGE.DWG
DATE: 02/27/04	
LAND TECHNOLOGY, INC. (615)381	
3022 W. MAIN STREET MCHENR	
ILLINOIS PROFESSIONAL SURVEY FIRM No. 104-0	
LOCATION: ST. CHARLES	CHECKED: DRASLER

TO BE MANUFACTURED WITH **ABLE LENS** - 15N1609L2PP-5



BASE PLATE DETAIL

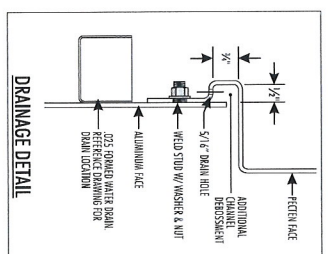
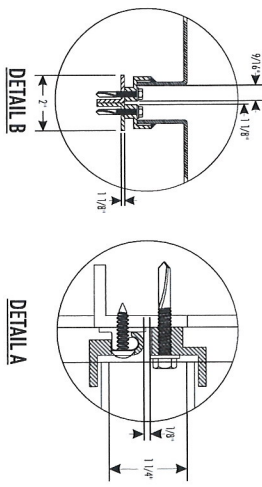


- (1) 5'-0" x 10'-0" x 8" Double Face Illuminated MID Sign**
- Cabinet:** Extruded Aluminum
 - Faces:** Routed Aluminum
 - Graphics:** Standard SHELL
 - Illumination:** White LEDs
 - Prices:** Units: Red & Green LEDs
 - Pole Cover:** Fabricated Aluminum - Shell Warm White w/ Power: Reuse Existing
 - Mounting:** Reuse Existing Concrete Foundation
 - New 4" x 4" Tube Steel w/ 1Ø" x 1Ø" x 1" Steel Base Plate & 8" x 10" x 3/4" Steel Match Plate
 - 3/4" x 9-5/8" SS Threaded Rod Anchors w/ Hilbi HIT HY 200-R Chemical Adhesive



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Parvin-Class SIGN COMPANY
 Design • Fabrication • Installation • Maintenance
 16575 Wakeway Drive • Carroll Stream • Illinois 60188
 Tel: (630) 510-2020 • Fax: (630) 510-2024
 e-mail: info@parvinclass.com
 www.parvinclass.com

PROJECT:

CUSTOMER APPROVAL:
 DATE: _____
 AUTHORIZED SIGNATURE: _____
 REPRESENTATIVE: Kish Mahadev
 DRAWN BY: Bill Marlow
 DATE: 9.22.15
 SCALE: 1/2" = 1'

WORK ORDER: 73740
FILE NAME: PAR73740

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PROJECT:

307 W. Main St.,
ST. CHARLES



CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Kish Mahadev

DRAWN BY

Bill Marlow

DATE

9.22.15

SCALE

SHEET NO.

2 of 2

WORK ORDER

73740

FILE NAME

PAR73740

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

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