



PC 23-10

938 East St. Charles Road

VILLAGE BOARD JUNE 15, 2023

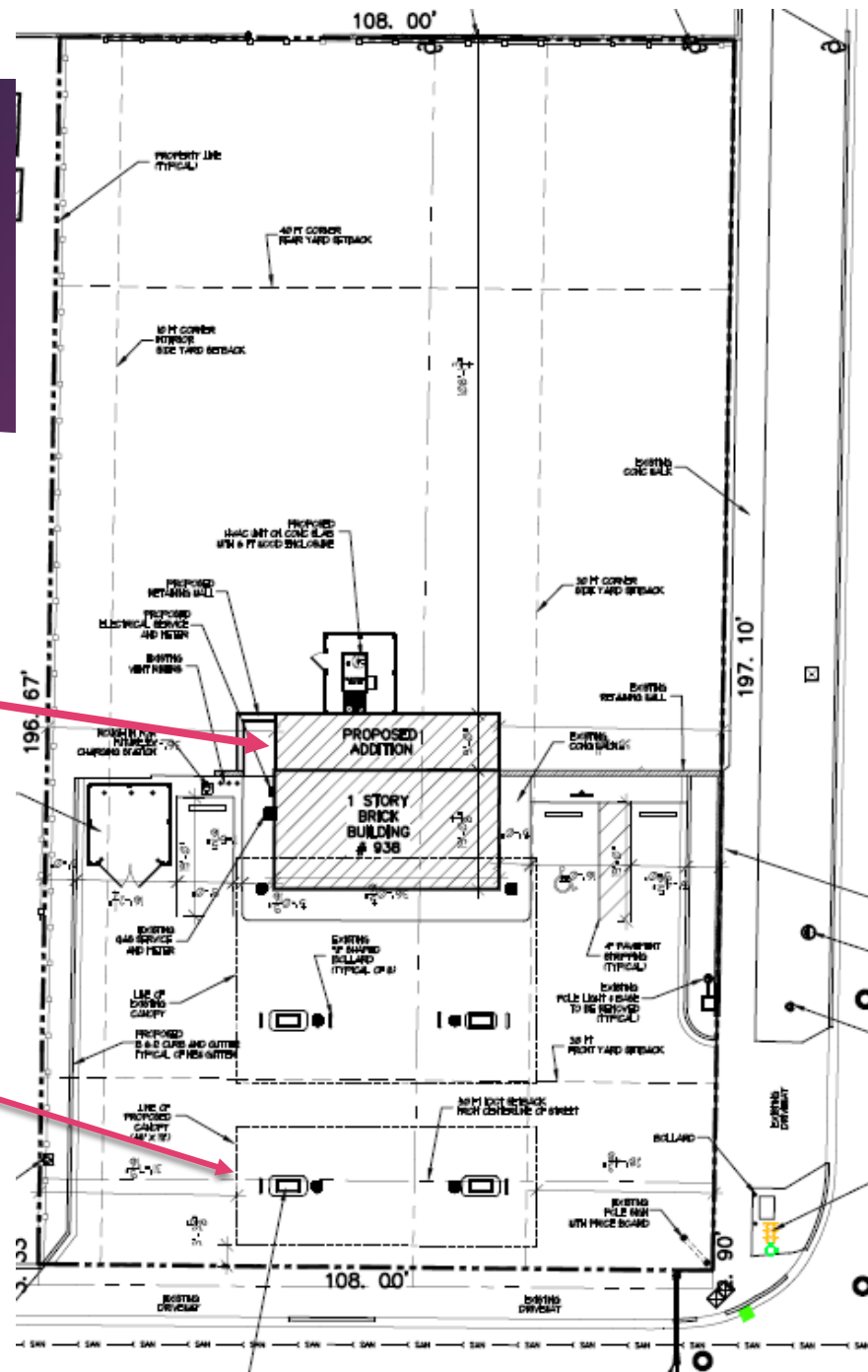
# Request

- ▶ 1. Conditional use for an **expansion to an existing gas station/convenience store** building (326 sq. ft.) to **accommodate walk-in cooler and restrooms**
- ▶ 2. A variance to the front yard setback to 3 feet 3 inches, where 30 feet is required (**canopy expansion toward St. Charles Road to provide cover for motorist fueling on south pumps**)
- ▶ 3. Variance to the minimum lot area of 21,286 square feet, where 40,000 square feet is required (**addresses nonconforming lot size**)

# Site Plan

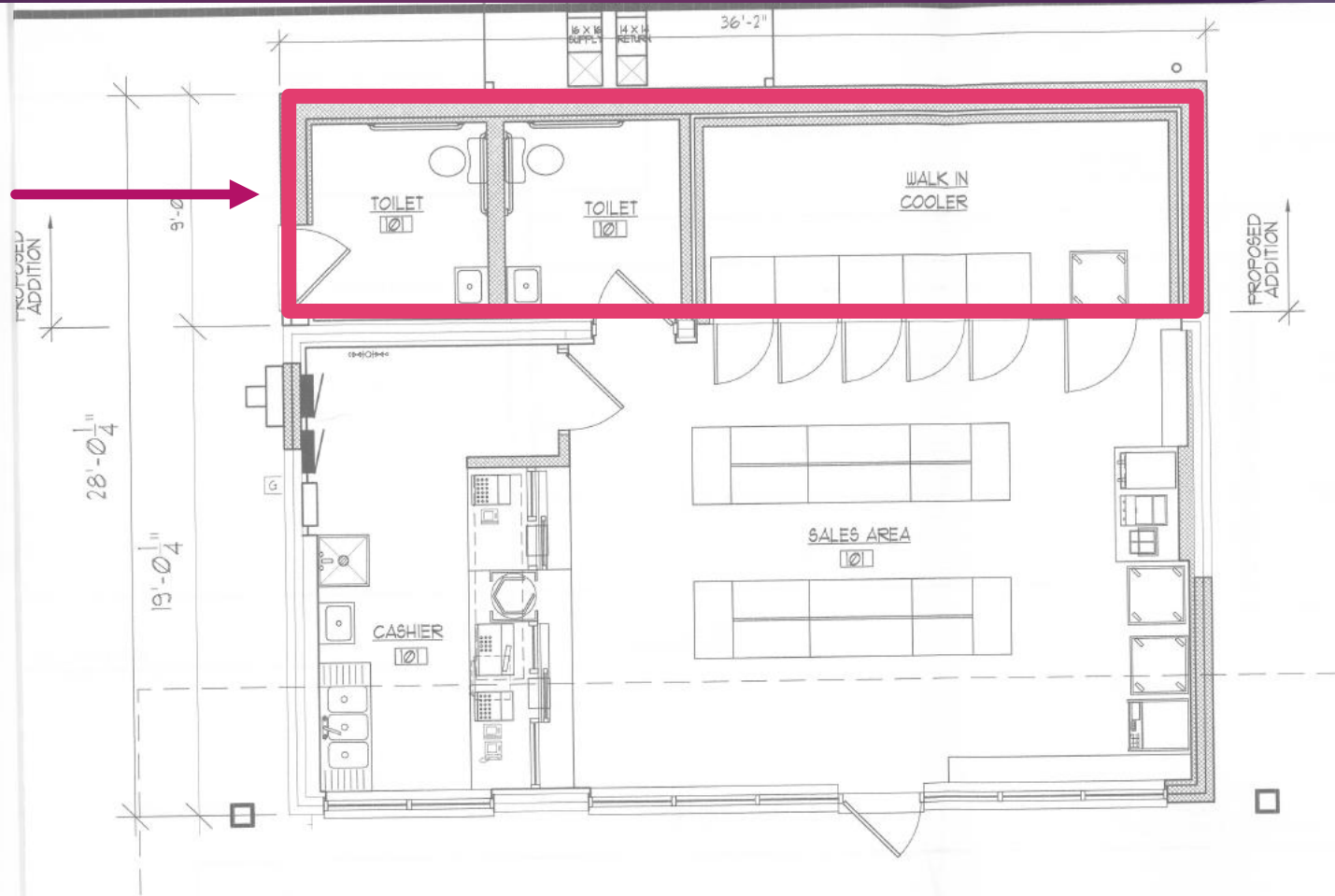
Proposed Store Addition  
(36'2" x 9' = 326 sq. ft.)

Proposed Canopy



# Interior Layout Plans

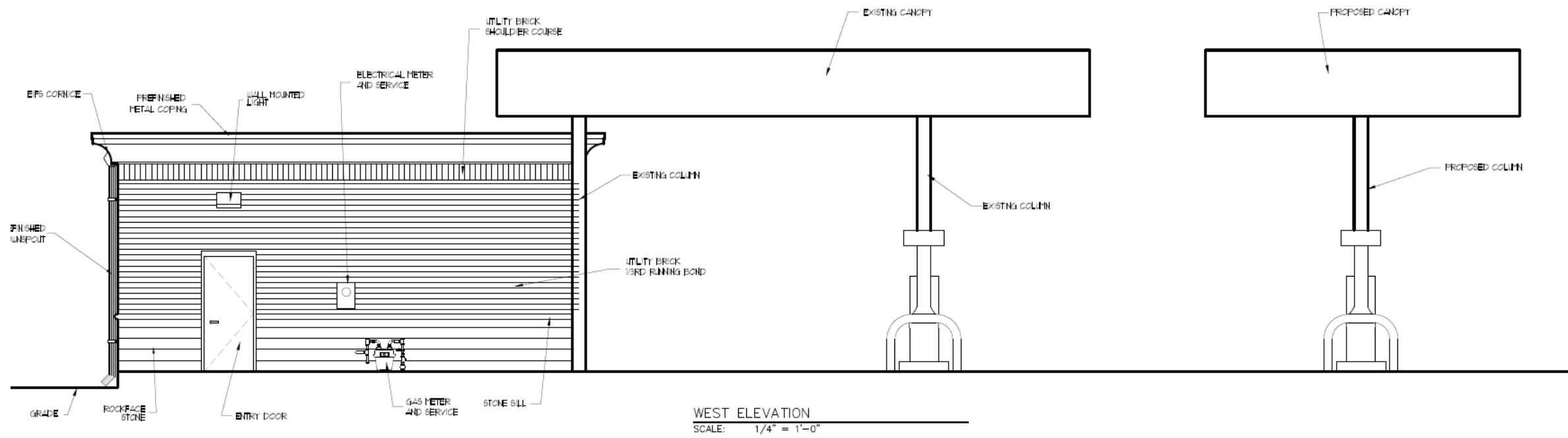
Building Addition



# Existing Canopy



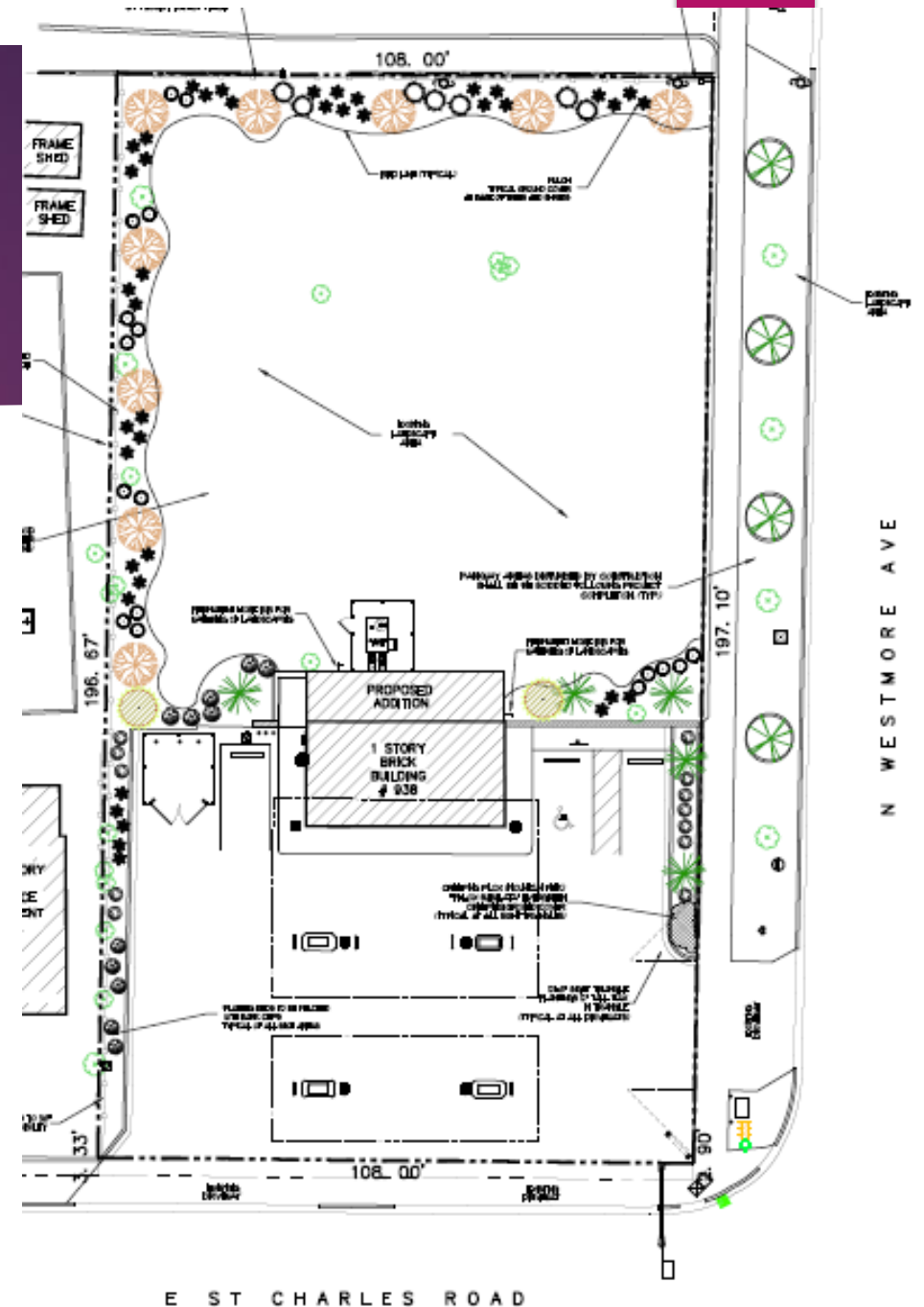
# Canopy Plan





# Landscaping

- ▶ Petitioner included to provide additional aesthetic benefit to neighbors (not automatic code requirement)



# Public Comments

- ▶ Staff received a letter from a neighbor regarding drainage
  - ▶ Should the petition be approved, the Village will review engineering plans and ensure that proper drainage is met for 326 sq. ft. addition
- ▶ Comments regarding lighting and landscaping
  - ▶ Lighting must meet code through photometric plans and use of shielding
  - ▶ Proposed landscaping intended to soften impact of commercial property and meet general code provisions, but flexibility can be offered relative to final plantings location and remove suggested fencing
  - ▶ Proposed HVAC unit is 108' from north property line and will have a screening element
  - ▶ Dumpster corral also to be screened



# Questions