

PROJECT DATA:			
SITE AREA:		84.74 AC	
GROSS: (INDUSTRIAL PARCEL ONLY)		3,691,425 SF	
DETENTION:		@ 20%	739,626 SF
NET:			2,951,799 SF
BUILDING AREA:			
BUILDING A		446,880 SF	
BUILDING B		301,320 SF	
BUILDING C		216,320 SF	
BUILDING D		174,720 SF	
TOTAL:		1,139,240 SF	
FAR:			
GROSS:		0.31	
NET:		0.39	
COVERAGE:			
GROSS:		31%	
NET:		39%	
BUILDING A			
DOCK-HIGH DOORS		76	
GRADE-LEVEL DOORS		4	
PARKING REQUIRED: (WITH CITY COUNCIL APPROVAL)			
WAREHOUSE		446,880 SF	447 STALLS
PARKING PROVIDED:			
DAY 1 PARKING		75% OF REQ'D	359 STALLS
FUTURE PARKING			178 STALLS
TOTAL POTENTIAL			537 STALLS
			@1.2/1000 SF
			1 STALLS
			96 STALLS
REQ. ACCESSIBLE TRAILER STALLS			
BUILDING B			
DOCK-HIGH DOORS		55	
GRADE-LEVEL DOORS		2	
PARKING REQUIRED:			
WAREHOUSE		301,320 SF	301 STALLS
PARKING PROVIDED:			
DAY 1 PARKING			330 STALLS
			@1.1/1000 SF
			8 STALLS
			50 STALLS
REQ. ACCESSIBLE TRAILER STALLS			
BUILDING C			
DOCK-HIGH DOORS		48	
GRADE-LEVEL DOORS		2	
PARKING REQUIRED:			
WAREHOUSE		216,320 SF	220 STALLS
PARKING PROVIDED:			
DAY 1 PARKING			220 STALLS
			@1.02/1000 SF
			7 STALLS
REQ. ACCESSIBLE TRAILER STALLS			
BUILDING D			
DOCK-HIGH DOORS		48	
GRADE-LEVEL DOORS		2	
PARKING REQUIRED:			
WAREHOUSE		174,720 SF	175 STALLS
PARKING PROVIDED:			
DAY 1 PARKING			192 STALLS
			@1.1/1000 SF
			6 STALLS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE

EXISTING DEVELOPMENT STANDARDS:	
ZONING:	BR - REGIONAL BUSINESS
MAX. COVERAGE:	30%
MAX. BLDG HT:	40 FT
BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	20 FT
REAR:	30 FT
LANDSCAPE SETBACKS:	
ALL:	
LANDSCAPE REQ.:	
OFF-STREET PARKING:	
STANDARD:	9X18
DRIVE AISLE:	24 FT
OVERHANG:	2 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
NOTES:	
1 SPECIAL USE OVERLAY DISTRICT #2 (19645-46 GOLF COURSE)	
2 Confirm with city.	
POTENTIAL ZONING DEV. STANDARDS:	
ZONING:	M-2
MIN. LOT AREA:	NONE
MIN. LOT WIDTH:	NONE
MAX. COVERAGE:	60%
MAX. BLDG HT:	60 FT
BUILDING SETBACKS:	
FRONT:	40 FT
INT. SIDE:	20 FT
EXT. SIDE:	40 FT
REAR:	20 FT
LANDSCAPE SETBACKS:	
ALL:	
LANDSCAPE REQ.:	
20% MIN	
OFF-STREET PARKING:	
STANDARD:	9X18
DRIVE AISLE:	24 FT
OVERHANG:	2 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF

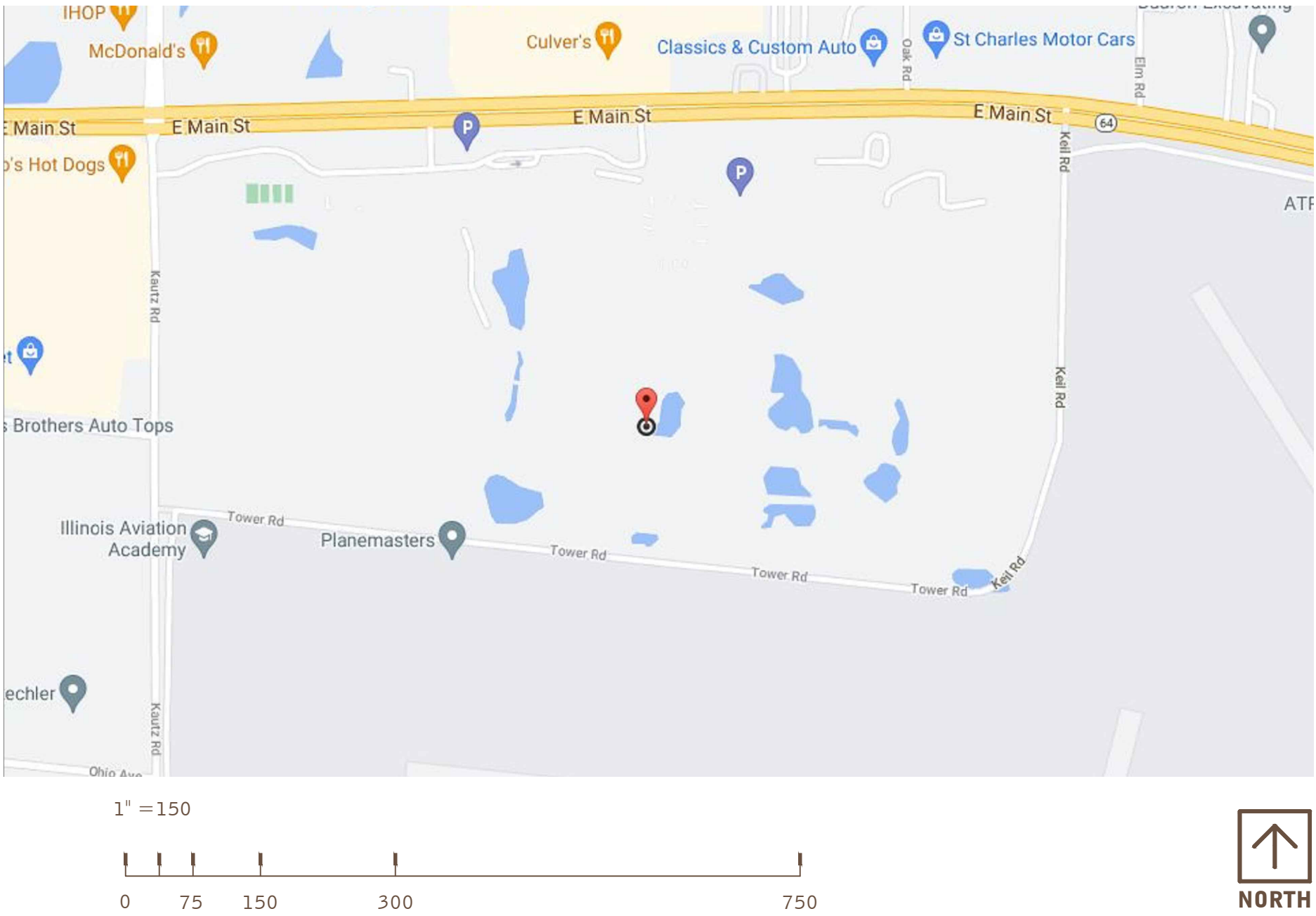
NOTES:

1 100 ft adjacent to residential uses

2 May be reduced to 10 ft when abutting a railroad ROW

3 Foundation Landscaping 8' wide minimum, parking lot 8' wide min. Islands 160 SF min.

4 Can be reduced by up to 33% by City Council; 25% can be landbanked/future



scheme: 19

Conceptual Site Plan

4051 E Main St
St. Charles, IL 60174

WARE MALCOMB

CHI20-0272-00
11.18.2021

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