

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

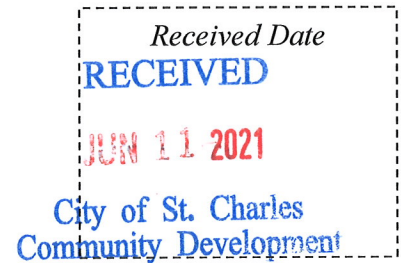


COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Dean Street Mixed-Use</u>
Project Number:	<u>2021 -PR- 019</u>
Cityview Project Number:	<u>PLCP202100031</u>



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: One parcel west of 1850 Dean Street	
	Parcel Number (s): 09-28-301-043	
	Proposed Project Name: Dean Street Project	
2. Applicant Information:	Name John Slaten	Phone 630-330-3772
	Address Slaten Construction, Inc. 2325 Dean Street, Suite 900 St. Charles, IL 60175	Fax 630-584-0349
		Email admin@slatenconstruction.com
3. Record Owner Information:	Name Moleor Properties	Phone 630-896-6479
	Address Malcor Properties, LLC 1850 Dean Street St. Charles, IL 60174	Fax
		Email pam@malcorroofing.com

Please check the type of application:

- PUD Concept Plan:** Proposed Name: _____
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** Office Building

Zoning and Use Information:

Current zoning of the property: M1

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Vacant land

Proposed zoning of the property: CBD - 2 PUD? No

Proposed use of the property: Office building & warehouse

Comprehensive Plan Designation: Corridor/Regional 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

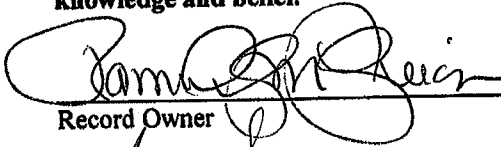
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- 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.

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.

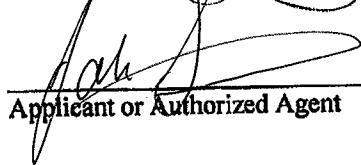
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

4/30/21

_____ Date



Applicant or Authorized Agent

_____ Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Scott Theisen, being first duly sworn on oath depose and say that I am
Manager of MALCOR PROPERTIES, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Pam Theisen
Jason Doran
Marco Cardenas

Pamela Sm Theisen
Jason Doran
Marco Cardenas

By: Scott Theisen, Manager

Subscribed and Sworn before me this 30th day of
April, 2021.

Pamela Sm Theisen
Notary Public OFFICIAL SEAL
PAMELA SM THEISEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/2022

MALCOR PROPERTIES, LLC

*1850 Dean Street
St. Charles, IL 60174*

Federal I.D. No. 47-5667792

April 29, 2021

Malcor Properties LLC
1850 Dean Street
St Charles, IL 60174

City of St. Charles
Two East Main Street
St. Charles, IL 60174

RE: Letter of Authorization – Parcel # 09-28-301-043

To Whom it may Concern:

Please accept this letter as authorization for John Slaten, President of Slaten Construction, Inc to act on our behalf in all aspects regarding the Concept Plan Application enclosed.

If you have any questions concerning this authorization, you may contact Pam Theisen at 630.896.6479.

Sincerely,

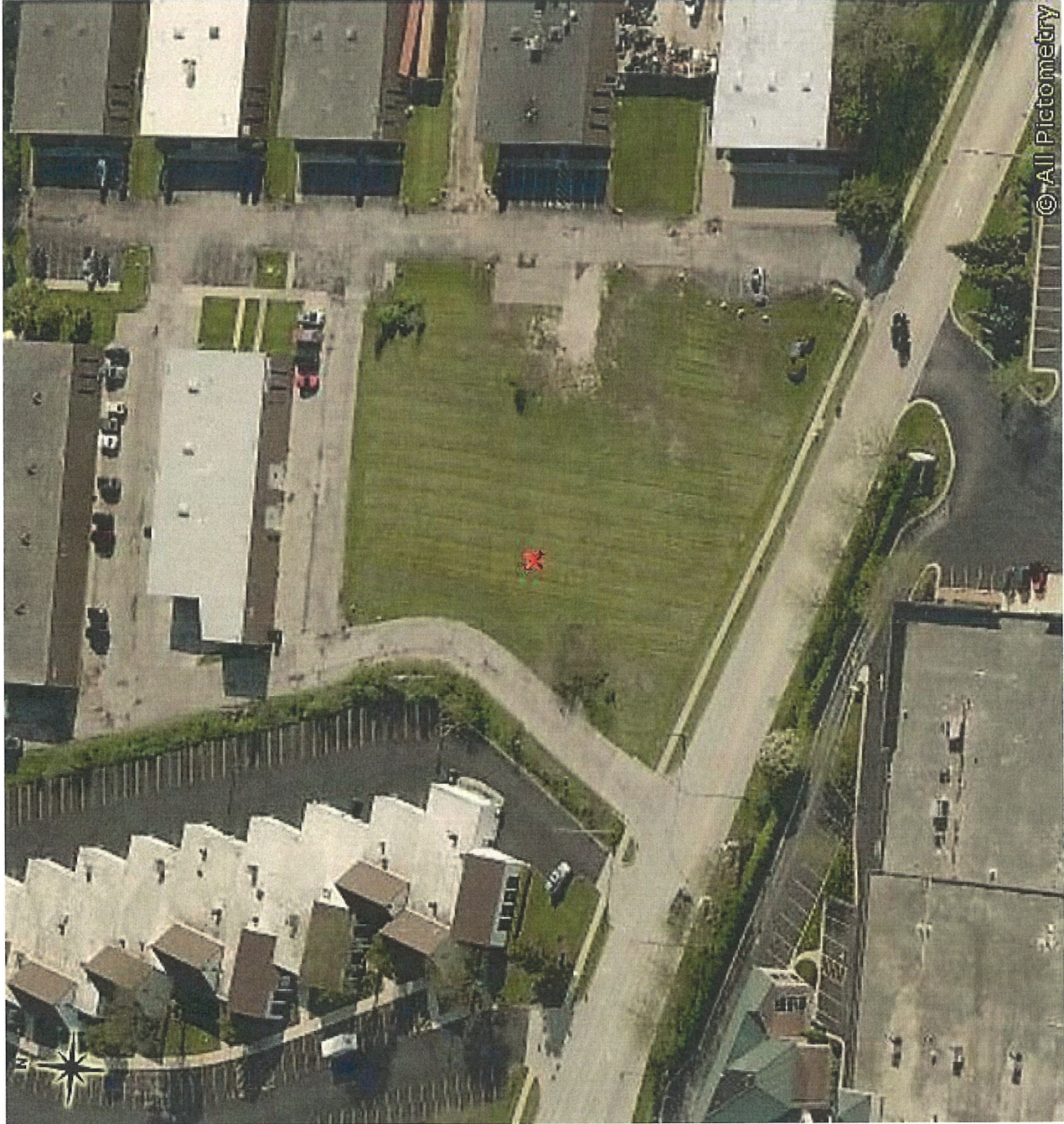


Owner

Cc: John Slaten

1850 Dean Street, St. Charles, IL 60174

Dean St



NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	n/a		1.42 acres
Minimum Lot Width	50'		195
Maximum Building Coverage	40% of 24,742sf		16,817 sf
Maximum Gross Floor Area per Building	10,000 sf		16,817 sf
Maximum Building Height	40'		36'
Front Yard	5'		22'
Interior Side Yard	5'		5'
Exterior Side Yard	5'		58'
Minimum Rear Yard	20'		10'
Landscape Buffer Yard ²	10'		11,060 ft ²
% Overall Landscaped Area			30%
Building Foundation Landscaping			4,053 ² ft
Public Street Frontage Landscaping			1,316 ² ft
Parking Lot Landscaping			1,600 ² ft
# of Parking Spaces			42
Drive-through Stacking Spaces (if applicable)			

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

1850 Dean Street Concept Plan Description

We are requesting approval to construct a 2 story office and warehouse building, with a maximum height of 36 feet at 1850 Dean Street. The proposed building will be \$16,817 sf and will also include 1 to 3 second floor private apartments for the business owners. 42 parking spaces will be provided for employees and visitors.

The new building will be the home of Slaten Construction, Inc. currently at 2325 Dean Street. Slaten Construction wishes to move from a rental property to an owned property. Due to the requested rooftop apartments, a zoning variance would be requested to allow the private residential units.