

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



COMMUNITY DEVELOPMENT DIVISION

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

**SPECIAL USE APPLICATION**

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

<b>For City Use</b>	
Project Name:	<u>Alter Brewing - 1st St. Redevelopment</u>
Project Number:	<u>2021 -PR- 020</u>
Cityview Project Number:	<u>PL54202100032</u>



*To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.*

*City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.*

*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.*

<b>1. Property Information:</b>	Location: 12 South 1 <sup>st</sup> Street. Building 2 1 <sup>st</sup> Street Downtown Development District	
	Parcel Number (s): 09-34-127-080	
	Proposed Name: 1 <sup>st</sup> Street Redevelopment	
<b>2. Applicant Information:</b>	Name Douglas B Walksler on behalf of Alter Brewing Co.	Phone 630 373 1820
	Address 2300 Wisconsin Ave., #210-213, Downers Grove, IL 60515	Fax
		Email doug@alterbrewing.com
<b>3. Record Owner Information:</b>	Name Charles Wolande	Phone 630 587 5595
	First Street Development II, LLC.	Fax
	Address 423 South 2 <sup>nd</sup> Street, St. Charles, IL 60174	Email dave@pcwinvest.com

**Please check the type of application:**

- Special Use for Planned Unit Development - PUD Name:** First Street Redevelopment
- New PUD
- Amendment to existing PUD- Ordinance #: 2006-Z-29 and amendments
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** \_\_\_\_\_
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: \_\_\_\_\_

**Information Regarding Special Use:**

Comprehensive Plan designation of the property: Mixed Use

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? CBD-1 Central Business - PUD

What is the property currently used for? Restaurant with outdoor seating and bar

If the proposed Special Use is approved, what improvements or construction are planned?

Graphics on 2 canvas, winter season covers for Upper Container Bar located in outdoor dining area

**For Special Use Amendments only:**

Why is the proposed change necessary?

Enhance the appearance of plain canvas covers for winter season use

What are the proposed amendments? (Attach proposed language if necessary)

PUD to be amended to allow graphics on 2 Container Bar canvas covers for winter season use and as shown in attached exhibits.

**Note for existing buildings:**

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:** N/A

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

**ENDANGERED SPECIES REPORT:** N/A

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

**TRAFFIC STUDY:** If requested by the Director of Community Development. N/A

*Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

**PLANS:** Photos and graphics 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.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies, 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.

**SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)** N/A

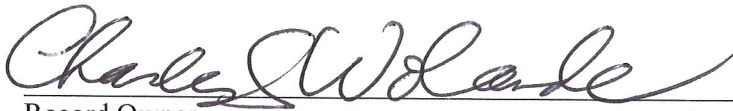
A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line



21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**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.**

 6/17/2021  
Record Owner Date

 6/17/2021  
Applicant or Authorized Agent Date

# CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



*\*For Special Use for PUD or PUD Amendment applications.\**

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.*

*As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

*(You may utilize this form or provide the responses on another sheet.)*

1<sup>st</sup> Street Downtown Redevelopment  
PUD Name

6/17/2021  
Date

## **From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

### **i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Shipping containers are readily available, modular/stackable, transportable, labor saving, eco-friendly, and customizable. Up-cycling shipping containers as architecture has become universal.

See: <https://www.designboom.com/tag/shipping-container-architecture/>. In 2019, via a Minor PUD Amendment, CoSC approved plans for Alter's existing stacked shipping containers, including canvas covers for the openings on the upper container for winter weather protection. During the spring/summer/autumn outdoor dining season, when the container bar is operational, the canvas covers are removed and the upper container is used for customer seating with remarkable views of the Fox River. Consistent with and enhancing this creative approach to site improvements

and building design. Alter Brewing + kitchen wishes to include graphics on the canvas covers.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
  - A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
  - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, meet PUD Design Standards. For the proposed Special Use, conforming to requirements of the underlying zoning district would inhibit creative design that serves community goals. Although not equivalent to the visual experience of an upper container filled with lively Alter customers when the container bar is operational during the spring/summer/autumn outdoor dining season, Alter branded graphics on the canvas covers will add visual interest, breathing life onto the dormant upper container during the cold winter months.

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**iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Not Applicable

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B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Not Applicable

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C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will in not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

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D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the district.

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- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Displaying graphics on the upper container covers during the winter season will not be detrimental to or endanger the public health, comfort or general welfare.



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- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The Special Use for graphics on the canvas covers for the upper container, if granted, will conform to all state and local requirements.

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- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, have been beneficial to the diversity, tax base, and economic well-being of the City. The proposed Special Use for graphics on the canvas covers for the upper container, will simply enhance those benefits.

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- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

Several Comprehensive Plan provisions for Commercial & Office Areas may be considered for granting the proposed seasonal Special Use for graphics on the canvas covers for the upper container:

Goal 1 Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market. Objective #2: Build upon the existing commercial zoning district structure to define and designate more specific functional roles for the various commercial areas within the City distinguished by developments with local, community, and/or regional service markets.

Goal 2 Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road. Objective #6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Goal 3 Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed use pedestrian environment. Objective #1: Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant, and residential. Objective #3: Permit and encourage temporary or seasonal uses, such as a farmers market, on underutilized sites and community open spaces that can attract desirable and complementary activities to Downtown

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First Street Development II, LLC  
423 S. 2<sup>nd</sup> Street  
St Charles, IL 60174

June 17, 2021

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

RE Special Use Application  
For Alter Brewing

Dear Community Development

This letter shall service as our authorization for Douglas B Walker on behalf of Alter Brewing Co. to act on our behalf for the proposed graphics on 2 canvases for the Upper Container Bar.

Sincerely

A handwritten signature in black ink that reads "Charles Wolande". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Charles Wolande, Manager  
First Street Development II, LLC