



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Land Bank Parking Request – Compact Industries, 420 37 th Ave.
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City Staff:	Rachel Hitzemann, Planner
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PUBLIC HEARING		MEETING 8/6/24	X
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APPLICATION:	N/A
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ATTACHMENTS AND SUPPORTING DOCUMENTS:

Letter dated 7/1/24	Plans
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SUMMARY:

The City has received a request to allow land banking of required parking spaces in the M-2 Limited Manufacturing District. The request was submitted by Bradley Hovanec, CAGE Engineering, Inc. representing Compact Industries, Inc.

A building addition, modified site circulation and new parking areas are proposed for the Compact Industries Inc. facility at 420 37th Ave. The plan includes retaining an existing 42,589 sf building and constructing a 33,721 sf addition. Off-street parking areas are proposed on the lot to the south of the building. The total parking requirement for the building with the new addition is 76 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 58 parking spaces with the remaining 18 required spaces identified on the plans for future construction, if needed. This constitutes 24% of the parking requirement.

Section 17.24.110 of the Zoning Ordinance allows up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land banked for future construction. The land parking request requires a recommendation from the Plan Commission and approval by City Council.

Per Section 17.24.110, the petition is to present a study that demonstrates:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.

The petition must also submit a Land Bank Parking Plan which includes the following elements:

- a. Depiction of the full number of parking spaces required for Manufacturing, Light & Heavy, and Warehouse/Distribution uses.
- b. A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse areas.
- c. Depiction of the interim use of the land banked area.
- d. Acknowledgement that the land banked parking area shall satisfy all applicable sections of the City Code.
- e. Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces.

The applicant's letter provides a response to these items. The submitted plans depict the spaces to be constructed now (57) and that there is adequate space to construct the remaining required parking should the need arise. In the interim, the area will be grass.

The Code stipulates that the land banked parking approval apply only to the specific business for which the study was conducted. The City may require the business owner to construct the land banked parking facility if there a shortage of parking is identified on the property. *Continued on the next page.*

SUGGESTED ACTION:

Review the Land Bank Parking Request letter and plans. Determine whether the information submitted demonstrates the following, per Section 17.24.110:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.



July 1, 2024

Ms. Rachel Hitzemann
City of St. Charles - City Planner
2 E. Main Street
St. Charles, IL 60174
rhitzemann@stcharlesil.gov

RE: Compact Industries Expansion (420 37th Ave.) - Land Banked Parking Request

Dear Ms. Hitzemann,

On behalf of the property owner, Compact Industries, Inc., please accept this letter as a formal request for your review and consideration to allow Land Banked Parking with the Compact Industries Expansion located at 420 37th Ave. Also included in the submittal is a Land Banked Parking Plan (LB-1) and a Floor Plan (A3.0).

The property currently consists of a ±42,589 SF warehouse building with associated truck docks, 27 passenger vehicle parking spaces (including 2 ADA spaces), stormwater management basin, and underground utilities.

We are proposing to expand the warehouse building by ±32,338 SF, which will bring the total building size to ±74,927 SF. The building expansion will include additional truck docks and passenger vehicle parking spaces.

In accordance with section 17.24.110.C of the St. Charles Code of Ordinances, we are requesting consideration from the Plan Commission and City Council to allow Land Banked Parking on the M-2 zoned property with the proposed expansion. Below is a parking summary, including the requested land banked parking spaces for future consideration:

<i>Required Parking for Warehouse Use</i>	<i>= 1 Space per 1,000 SF</i>
<i>Required Parking for Total Proposed Building</i>	<i>= 74,927 SF x 1 Space per 1,000 SF</i>
	<i>= 75 Spaces</i>
<i>Requested Land Banked Parking Spaces</i>	<i>= 18 Spaces (24% of Required)</i>
<i>Proposed Parking Spaces</i>	<i>= 57 Spaces</i>

Upon discussions with the applicant and owner, Compact Industries, Inc., the building is intended to operate as a warehouse for the dried powder products that Compact Industries packages. Following the expansion, they expect between 3 to 5 employees to be working at the building at once, and there are not expected to be any visitors. The 57 spaces that are proposed after the Land Banked Parking reduction should be more than enough to accommodate the expected employees.

The above explanation demonstrates that the following requirements are met:

1. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate space during an overlap of employee shifts.
2. Land banked parking shall not cause a shortage of parking for other uses located in the area.

Additionally, please accept this as a formal acknowledgement from the property owner and petitioner, Compact Industries, Inc., of the following:

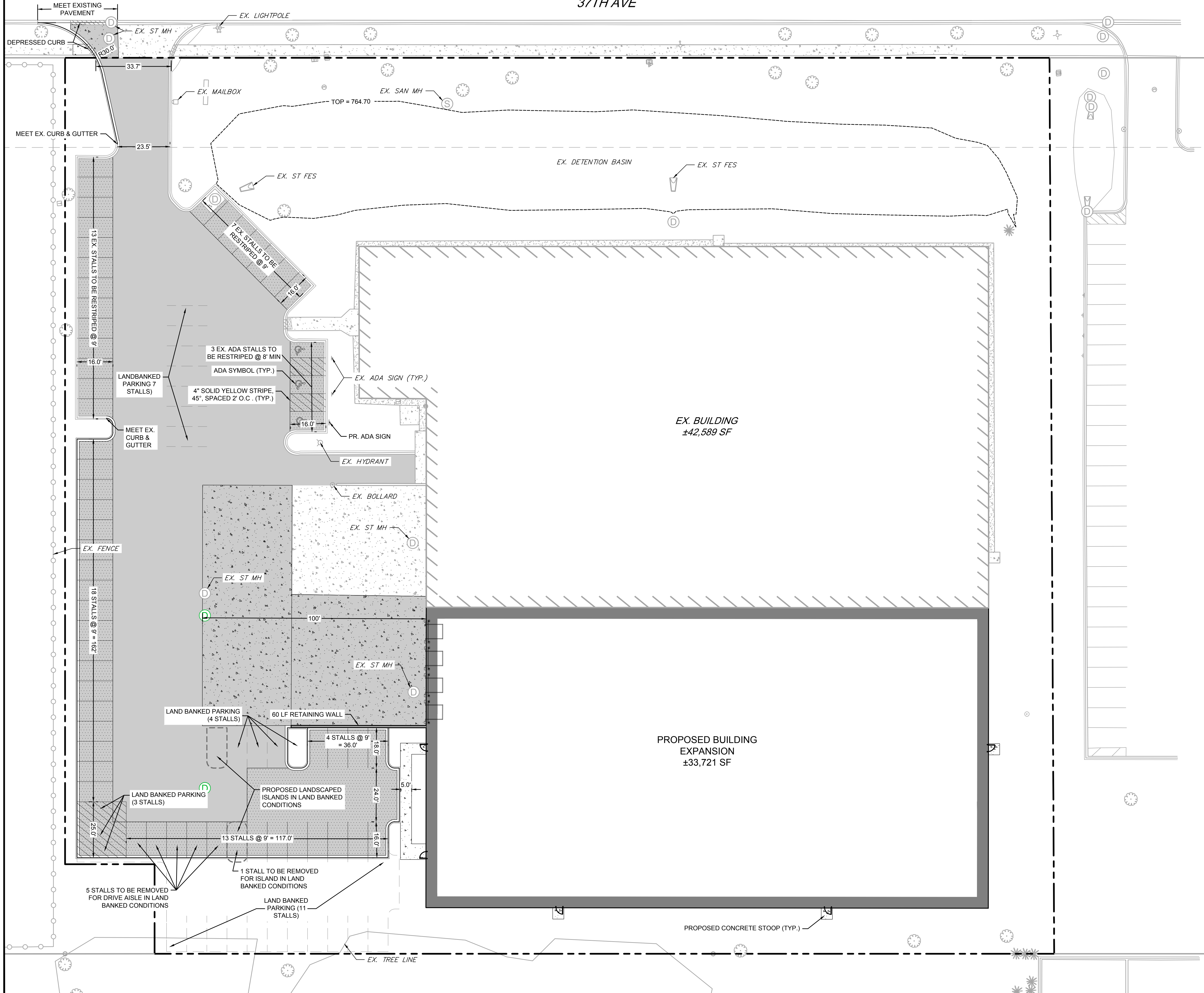
1. The land banked parking area shall satisfy all applicable sections of the City Code.
2. The associated stormwater management systems are designed and constructed to accommodate all land banked spaces.

Please do not hesitate to reach out to us at bhovanec@cagecivil.com or 630.598.0007 if you have any questions upon your review. Thank you in advance for your consideration.



Bradley Hovanec, P.E.
Project Manager
CAGE Engineering, Inc.

37TH AVE



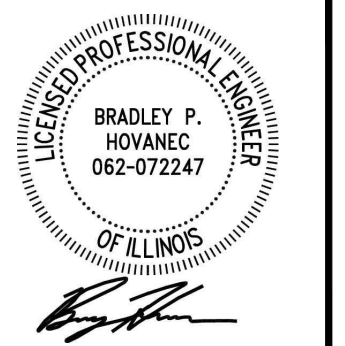
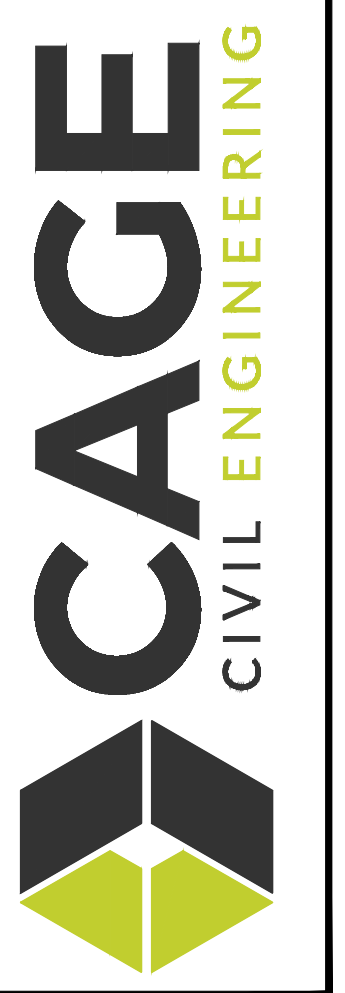
PAVEMENT LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	B6.12 CURB & GUTTER
	DEPRESSED CURB & GUTTER

PARKING SUMMARY

ZONING =	M-2
REQUIRED PARKING 1 SPACE PER 1000 SF	
EXISTING BUILDING =	42589 SF
PROPOSED EXPANSION =	33721 SF
TOTAL =	76310 SF
TOTAL REQUIRED PARKING =	77 SPACES
25% REQUIRED CAN BE LAND BANKED (WITH CITY COUNCIL APPROVAL)	
TOTAL ALLOWABLE LAND BANKED PARKING =	19 SPACES
PROVIDED PARKING	
TOTAL PROVIDED STANDARD SPACES =	55 SPACES
TOTAL PROVIDED ADA SPACES =	3 SPACES
LAND BANKED PARKING:	
TOTAL SPACES TO BE REMOVED =	6 SPACES
TOTAL SPACES TO BE ADDED =	25 SPACES
TOTAL PROVIDED SPACES (WITH L.B.) =	77 SPACES

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

BUILDING REVISION 07/31/24

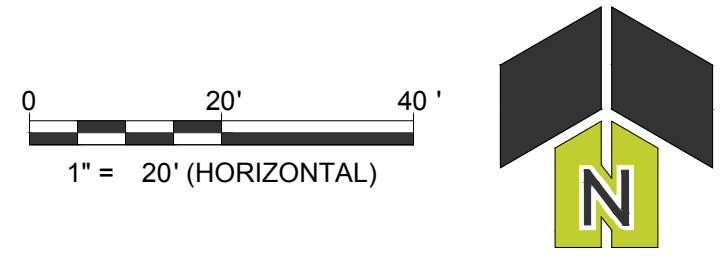
THIS PLAN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

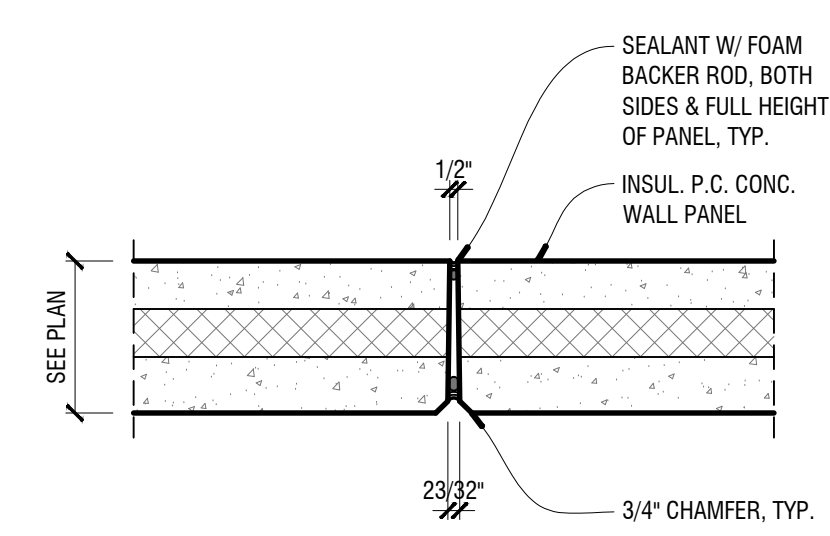
PROPOSED IMPROVEMENTS FOR
**COMPACT INDUSTRIES
EXPANSION**
470.37TH AVE
ST. CHARLES, IL

PROJ NO: 240007
ENG: BPH
DATE: 07/12/24

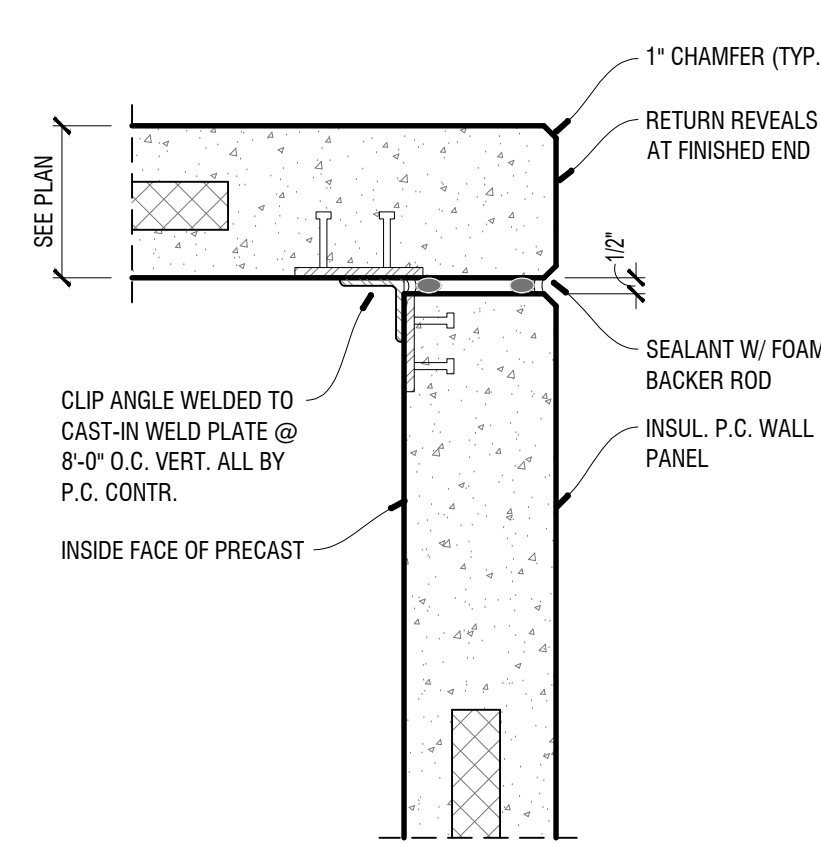
SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C2.0
4 OF 13

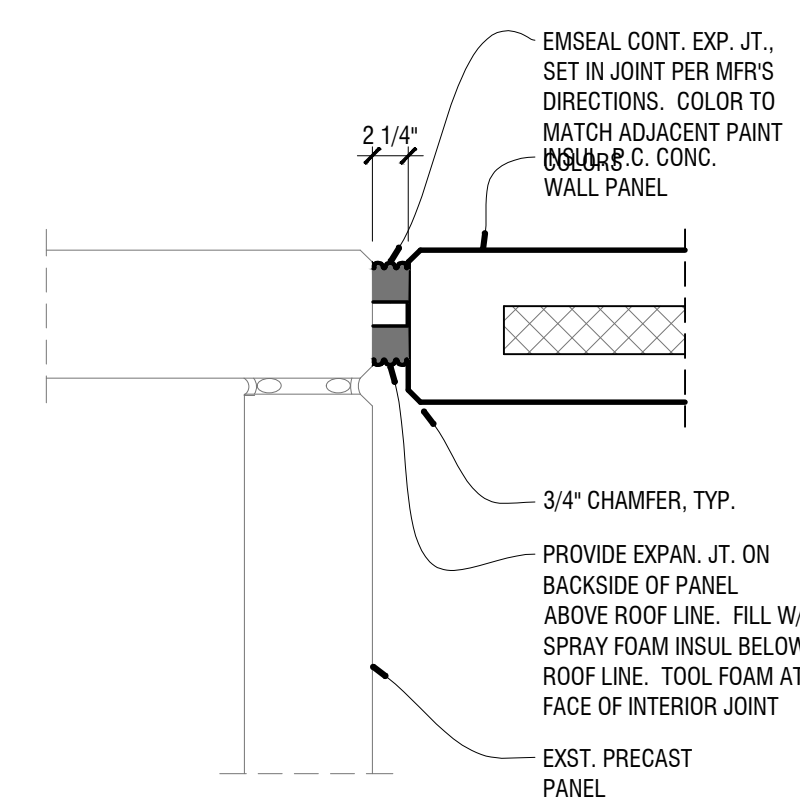




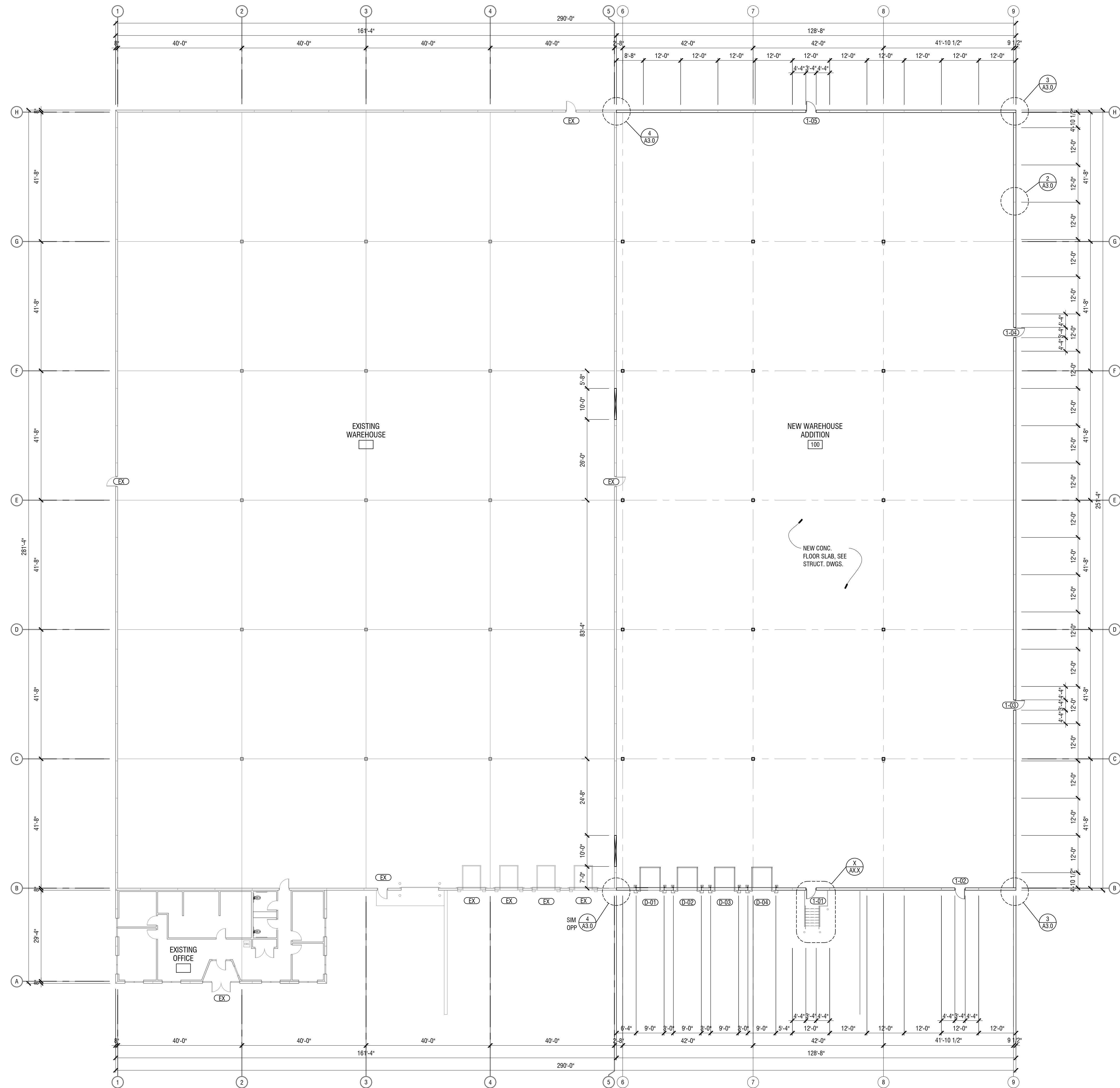
TYP. PANEL JOINT
SCALE: 1" = 1'-0"



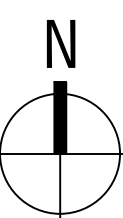
OUTSIDE BUTT CORNER JT.
SCALE: 1" = 1'-0"



EXPANSION JOINT
SCALE: 1" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



DATE	DESCRIPTION
06.21.2024	ISSUED FOR PRECAST
06.28.2024	ISSUED FOR PERMIT