



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 4e**

**Title:**

Presentation of a Concept Plan for Dean Street Mixed Use Project.

**Presenter:**

Ellen Johnson, Planner

**Meeting:** Planning & Development Committee

**Date:** August 9, 2021

Proposed Cost: \$0

Budgeted Amount: \$0

Not Budgeted:

**Background**

A Concept Plan has been submitted by John Slaten for a vacant, 1.3-acre parcel fronting Dean St., adjacent to the West Dean Center. Proposed is a mixed-use building containing offices for Slaten Construction Inc. on the first two floors and residential units on a partial third floor.

The property is zoned M-1 Special Manufacturing District. Residential uses are not permitted in industrial districts. To allow the residential component, either a General Amendment to the Zoning Ordinance or a Planned Unit Development (PUD) would be needed. Details of the plan:

- 16,817 sf, 36’ building
- First and second floor office/warehouse space
- Partial third floor with 1-3 apartment units
- Access from Dean St. and adjacent western private drive

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/ Regional Commercial”.

**Plan Commission Review**

Plan Commission reviewed the Concept Plan on 7/20/21. Summary of comments:

- General support for the idea of allowing residential units within the office building, for occupancy by the business owners/employees.
- Preference for allowing the residential component through a General Amendment to the Zoning Ordinance instead of a Planned Unit Development.
  - The General Amendment could be crafted to establish a Live/Work type of use in the M-1 District.
- A second Dean St. access point is not desirable given proximity to the existing Dean St. access.

**Attachments (please list):**

Staff Report, Application, Plans

**Recommendation/Suggested Action (briefly explain):**

Provide comments - Staff is recommending the Committee provide comments on the following topics:

- 1) Proposed land use and compatibility with surrounding development, particularly the proposed residential use within an industrial zoning district.
- 2) Site layout and access.
- 3) Building design.
- 4) Whether a General Amendment to allow multi-family residential, in some form, as an allowable use in the M-1 District would be appropriate.
- 5) Whether a PUD would be justified or desirable for this project.



		<b>Dean Street Mixed-Use Project</b>
<b>Applicant:</b>	John Slaten	 <p style="text-align: center;"><i>Subject Property</i></p>
<b>Property Owner:</b>	Malcor Properties, LLC	
<b>Location:</b>	North side of Dean St. east of Randall Rd.	
<b>Purpose:</b>	Feedback on a mixed-use building in an industrial district	
<b>Application:</b>	Concept Plan	
<b>Public Hearing:</b>	Not required	
<b>Zoning:</b>	M-1 Special Manufacturing	
<b>Current Land Use:</b>	Vacant	
<b>Comprehensive Plan:</b>	Corridor/Regional Commercial	
<b>Summary of Proposal:</b>	<p>John Slaten of Slaten Construction has submitted a Concept Plan proposing to develop a mixed-use building on a vacant parcel fronting Dean St., adjacent to the West Dean Center. The proposed building will be the home of Slaten Construction Inc. Residential units are proposed as a component of the building. Residential uses are not permitted in industrial districts. To allow the residential component, either a General Amendment or a Planned Unit Development would be needed. Details of the proposal:</p> <ul style="list-style-type: none"> <li>• 16,817 sf, 36' building</li> <li>• First and second floor office/warehouse space</li> <li>• Partial third floor with 1-3 apartment units</li> <li>• Access from Dean St. and adjacent western private drive</li> </ul>	
<b>Info / Procedure on Application:</b>	<p><b>Concept Plan:</b></p> <ul style="list-style-type: none"> <li>• Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”</li> <li>• A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.</li> <li>• No recommendation or findings are involved.</li> </ul>	
<b>Suggested Action:</b>	Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.	
<b>Staff Contact:</b>	Ellen Johnson, Planner	

**I. PROPERTY INFORMATION**

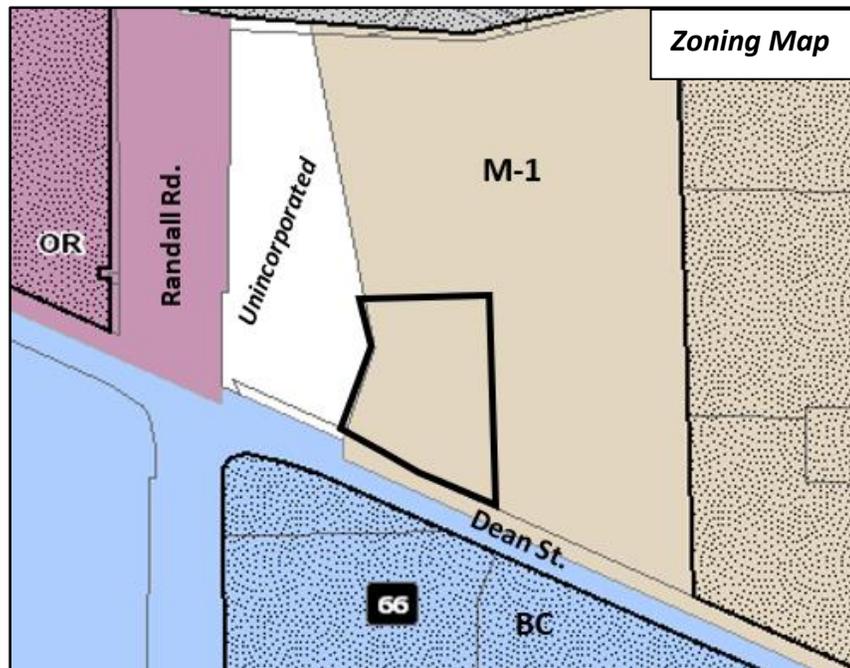
**A. History / Context**

The subject property is a 1.3-acre, undeveloped parcel fronting on Dean St. The property was added to the Driessen Industrial Condominiums, known as the West Dean Center, in 1999. The West Dean Center encompasses seven industrial buildings on the north side of Dean St., west of Foundry Business Park. The existing buildings were constructed from the 1970s – 1990s and are now occupied by various light industrial and personal service uses including Riverlands Brewing Co., Tri-City Boxing and Ruffner’s Pet Boarding.

**B. Zoning**

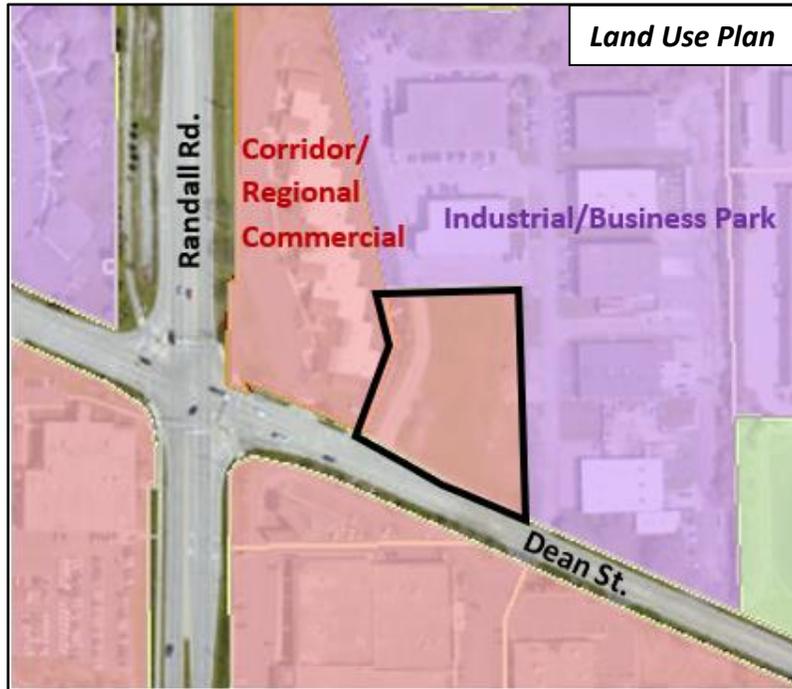
The subject property is zoned M-1 Special Manufacturing. M-1 zoning also exists to the north and east, covering the West Dean Center. The mixed commercial uses to the south fronting Randall Rd. and Dean St. are zoned BC Community Business. To the west is a multi-tenant office building, not annexed into the City of St. Charles, zoned PUD under the Kane County Zoning Ordinance.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	M-1 Special Manufacturing	Vacant
<b>North</b>	M-1 Special Manufacturing	Tri-City Boxing (West Dean Center)
<b>East</b>	M-1 Special Manufacturing	Grind 365 Fitness, Riverlands Brewing (West Dean Center)
<b>South</b>	BC Community Business/PUD	Dental office, multi-tenant retail/service
<b>West</b>	Unincorporated Kane County PUD District	Multi-tenant office/service



**C. Comprehensive Plan**

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”, reflecting the property’s proximity to the Randall Rd. corridor. The adjacent Industrial/Business Park land use covering the Dean Street Center places the subject property in a potentially transitional position between the existing industrial uses and Randall Rd. commercial development.



The Corridor/Regional Business land use is described as follows:

*Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.*

Chapter 3 of the Comprehensive Plan contains the following goal for industrial areas, which may be relevant to the Concept Plan given the proposed use and the adjacent industrial park (p. 25):

***Goal: Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.***

*Objective 1: Preserve the integrity of the industrial park by preventing the encroachment of businesses or land uses that could impact the long term viability of industrial areas. Parking needs, traffic issues, and potential impacts*

*to existing or future industrial business operations should be considered when uses such as entertainment or recreational uses, community facilities, schools, places of worship, etc. locate in industrial areas.*

Chapter 4 provides the following Commercial Area land use policies relevant to the proposed development given the proposed mix of uses and position adjacent to an industrial park (p. 48-50):

***To the extent possible, mitigate the negative effects of commercial and industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and more.*** *The composition of the City’s commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening. Additionally, the City’s landscape ordinance could be revised to require enhanced screening and an amortization schedule to ensure compliance for non-conforming properties within a set time frame*

***Limit the infiltration of recreation and non-industrial uses into the City’s industrial and business parks.*** *The City’s larger industrial areas should be preserved and specifically targeted to industrial/business park improvements rather than athletic, institutional, or other uses. Over time, the intrusion of non-industrial/business park uses can reduce the desirability of an area from being sought out for new industrial investment and businesses.*

**II. CONCEPT PLAN REVIEW PROCESS**

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

**III. PLANNING ANALYSIS**

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections:

- Ch. 17.16 Office/Research, Manufacturing & Public Lands Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening

**A. Proposed Uses & Zoning**

The applicant is proposing a mixed-use building containing office and warehouse space on the first two floors and up to three third-floor residential units. The property’s existing M-1 Special

Manufacturing zoning would permit development of an office/warehouse building by-right. However, incorporating residential units is not permitted under the M-1 zoning. The purpose of the M-1 District is as follows:

*To accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.*

The applicant has identified that rezoning to the CBD-2 Mixed Use Business District would be proposed for this project.

**Staff Comments:**

- CBD-2 zoning would not be appropriate for this property. The CBD-2 District is intended for the transitional area between the downtown core and adjacent residential neighborhoods.
- Based on the proposed mix of uses and the location of the subject property, there is not an appropriate zoning district that can accommodate the proposal. The only commercial districts which also allow multi-family units are the CBD-1 and CBD-2 districts, reserved for downtown. Office/warehouse uses are not permitted in any residential district. Regardless, residential zoning would not be appropriate for this site given adjacent zoning and the commercial land use contemplated by the Comprehensive Plan. Multi-family units are also not permitted in the OR Office/Research District, nor the M-2 Limited Manufacturing District. Under the existing M-1 zoning, the only type of residential use allowed is Artist Live/Work Space which is identified as a Special Use.
- Instead of rezoning, there are two zoning actions that could be requested to accommodate the proposed mixed-use building:
  1. General Amendment – Amend the Zoning Ordinance to add multi-family units, in some form, as a Permitted or Special Use in the M-1 District. Whether it would be appropriate to introduce a multi-family residential land use within an industrial district is a policy question for the Plan Commission and City Council to consider. Permitted and Special Uses currently allowed in the M-1 District are attached, for reference. OR
  2. Planned Unit Development (PUD) – Establish unique development standards for the property, incorporating the proposed uses and any additional deviations from zoning standards such as bulk requirements, landscaping, etc.
- As outlined in the analysis to follow, the Concept Plan does not conform to certain zoning standards. If the applicant wishes to request approval of the project as proposed, approval of a PUD would be necessary. If a PUD is requested, a General Amendment would not be required.

**B. Bulk Standards / Site Plan**

The table below compares the Concept Plan with the bulk standards applicable to the M-1 District. The analysis includes the future expansion shown on the site plan. Setback dimensions are approximate; a full-size site plan printed to scale was not provided. Any

deviations from the bulk standards required for the development as proposed would need to be requested through a Planned Unit Development.

Category	M-1 District	Concept Plan
Min. Lot Area	None	1.31 acres / 57,063 sf
Min. Lot Width	None	265 ft.
Max. Building Coverage	70%	29%
Max. Building Height	40 ft.	36 ft.
Front Yard (Dean St.)	Building/Parking: 20 ft.	Building: 31 ft. Parking: <b>none</b>
Interior Side Yard (east & west sides)	Building: 10 ft. Parking: None	Building- East Side: 52 ft. Building- West Side: 47 ft.  Parking- East Side: 6 ft. Parking- West Side: 4 ft.
Rear Yard (north)	Building: 20 ft. Parking: None	Building: <b>8 ft.</b> Parking: None
Landscape Buffer	Not required	N/A
Parking Spaces	Office: 3/1,000 sf GFA 1 BR Dwelling: 1.2 per unit 2 BR Dwelling: 1.7 per unit Total required: 54 spaces (Office: 50 spaces Dwelling units: 4 spaces)	56 spaces

**Staff Comments:**

- ✓ The Concept Plan does not meet the front parking and rear building setbacks. The building would need to be be resized and/or repositioned to provide the required setbacks. Approval of a PUD would be necessary in order to allow deviations from setback requirements. The proposal would need to meet all bulk standards in order to be developed without PUD approval.
- ✓ The square footage of the office space needs to be clarified. The square footage of 16,817 sf identified on the application appears to reflect only the first floor of the building, including the area identified for future expansion. Second floor office space would also need to be calculated as part of the Gross Floor Area of the building for purposes of calculating the parking requirement.
- ✓ Several aspects of the site plan are unclear, including:
  - It appears there are landscape beds and/or sidewalk along the building walls.
  - Three loading docs appear to be shown on the east side of the building.
  - Several parking spaces/partial parking spaces are hatched; it is unclear what this indicates.
  - The existing Dean St. driveway is not depicted; the plan cuts off the SW corner of the site.
- ✓ Should the project move forward, an engineered site plan will be required.

**C. Landscaping**

A landscape plan was not provided as part of the Concept Plan. The table below lists the landscaping requirements that would apply to this development and identifies whether it

appears compliance is possible based on the site layout. Any deviations from the landscaping requirements for the development would need to be requested through a Planned Unit Development.

Category	Zoning Ordinance Standard	Proposed
<b>Overall Landscape Area</b>	15%	Appears to meet
<b>Public Street Frontage Landscaping</b>	1 tree / 50 ft. of street frontage (Dean St: 5 trees) 75% of street frontage landscaped along front lot line	<b><i>Adequate space not provided</i></b>
<b>Parking Lot Screening</b>	50% of parking lot to height of 30"	<b><i>Adequate space not provided</i></b>
<b>Interior Parking Lot Landscape Area</b>	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	<b><i>Does not meet</i></b>
<b>Parking Lot Landscape Materials</b>	1 tree per island Variety of plantings in islands	TBD
<b>Building Foundation Landscaping</b>		
<i>Foundation Planting Beds</i>	50% of total building walls 50% of walls facing a public street 5 ft. wide planting beds	<b><i>Does not meet</i></b>
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	TBD
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	TBD
<b>Monument Sign Landscaping</b>	3 ft. around sign	No sign shown; TBD
<b>Refuse Dumpster Screening</b>	Enclosed and screened on all sides when visible from public street	No dumpster shown; TBD

**Staff Comments:**

- ✓ The site plan depicts space for street frontage landscaping/parking lot screening along the eastern side of the Dean St. frontage, however the setback area reduces down to 0 ft. moving west. The parking lot/building would need to be pushed back to create adequate space for required street frontage landscaping/parking lot screening.
- ✓ The rows of parking adjacent to the building should terminate in landscape areas.
- ✓ It is unclear whether sidewalk and/or landscape beds are intended to surround the building. If the site plan is meant to indicate landscape beds, the length of beds along the building walls are sufficient. However, the beds must be 5 ft. in width measured out from the building wall.

**D. Building Design**

A rendering of the east building elevation was submitted with the Concept Plan. The building is 36' high to the top of the partial third floor. It appears the building's primary entrance would be located on the east elevation. Materials are not identified on the rendering. A significant amount of fenestration is proposed. The overall style appears streamlined and modern.

Buildings in the M-1 District are not subject to specific design standards. However, Ch. 17.06 does contain standards and guidelines applicable to all zoning districts.

**Staff Comments:**

- ✓ The Dean St. facing building façade should be designed to the same level of detail as the east façade.

**E. Site Access**

The subject property is currently accessed from Dean St. via a driveway at the west end of the parcel. This driveway extends to the north, providing an additional means of access to the industrial buildings to the north. The Driessen Industrial Condominiums (Dean Street Center) plat established a 40 ft. access easement through the subject property from Dean St. to the north property line, encompassing the existing driveway. The Concept Plan appears to retain this easement area as an internal driveway, but it is unclear whether the existing curb cut will remain based on the site plan. A new curb cut onto Dean St. is also proposed, closer to the middle of the street frontage. Access is also proposed from the private drive running along the east side of the property.

**Staff Comments:**

- ✓ An additional curb cut onto Dean St. is not desirable given the proximity to the existing western driveway.

**F. Plat of Subdivision**

If a Planned Unit Development is proposed, a Plat of Subdivision will be required as part of the PUD Preliminary Plan to plat the property. If a PUD is not proposed, a Plat may or may not be required depending on the proposal and need for utility easements and access easements, etc.

**IV. DEVELOPER CONTRIBUTIONS**

**A. Inclusionary Housing**

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The three units would generate an affordable unit requirement of 0.15 units. Based on the current fee in-lieu amount of \$39,665.75 per required affordable multi-family unit, a total fee in-lieu of \$5,949.86 would be due at the time of building permit.

**B. School District**

If a Plat of Subdivision is required for this development, Ch. 16.10 “Dedications” of the Subdivision Code will apply, requiring a land or cash contribution to St. Charles CUSD 303. A cash contribution would be anticipated and would be calculated based on the number of units and bedroom count. The fee would be due prior to issuance of building permit.

**C. Park District**

If a Plat of Subdivision is required for this development, Ch. 16.10 “Dedications” of the Subdivision Code will apply, requiring a land or cash contribution to the St. Charles Park

District. A cash contribution would be anticipated and would be calculated based on the number of units and bedroom count. The fee would be due prior to issuance of building permit.

## **V. DEPARTMENTAL REVIEWS**

### **A. Engineering Review**

Stormwater management for the seven existing buildings within the Driessen Industrial Condominiums (West Dean Center) were provided in detention basins located north of 1890 and 1930 Dean St.

The proposed development results in more than 25,000 square feet of new impervious area, and therefore, will require stormwater detention in accordance with the new Kane County Stormwater Ordinance. The open space areas do not appear large enough to accommodate the detention. Modifications to the site plan will likely be needed to provide the required detention. Underground detention can also be explored.

Public watermain and sanitary sewer run through the property within a utility easement. Any improvements will need to accommodate the existing utilities and easements.

### **B. Fire Dept. Review**

The Concept Plan is under review by the Fire Dept. Feedback will be provided regarding fire access requirements.

## **VI. FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary if a Planned Unit Development is proposed:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning use and bulk standards to accommodate the project.
2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
3. Final Plat of Subdivision: To re-plat the property.

Alternatively, if the development is able to comply with all zoning requirements except the proposed residential use, a General Amendment application could be filed to request the addition of multi-family residential as an allowable use in the M-1 District. In that case, only a General Amendment application would need to be filed. The project could then move forward to the building permit phase if the General Amendment is approved.

## **VII. SUGGESTED ACTION**

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Proposed land use and compatibility with surrounding development, particularly the proposed residential use within an industrial zoning district.
- ✓ Site layout and access.
- ✓ Proposed building design.
- ✓ Whether a General Amendment to add multi-family residential, perhaps with some limitations, as an allowable use in the M-1 District would be appropriate.
- ✓ Whether a PUD would be justified or desirable for this project. Does the plan adequately advance one or more of the purposes of the PUD procedure?
  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*

#### **VIII. ATTACHMENTS**

- Zoning Ord. Table 17.16-1 “Office/Research, Manufacturing and Public Lands Permitted & Special Uses”
- Application for Concept Plan; received 6/11/2021
- Plans

17.16.020 Permitted and special uses

17.16.020 – Permitted and special uses

Table 17.16-1 lists permitted and special uses for the office/research, manufacturing and public and districts.

<b>TABLE 17.16-1</b>					
<b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b>					
<b>PERMITTED AND SPECIAL USES</b>					
<b>P=Permitted Use</b> <b>S=Special Use</b> <b>A=Permitted Accessory Use</b> <b>SA=Special Use, Accessory Only</b>	<b>ZONING DISTRICT</b>				<b>SPECIFIC USE STANDARDS</b>
	<b>O-R</b>	<b>M-1</b>	<b>M-2</b>	<b>PL</b>	
<b>RESIDENTIAL USES</b>					
Artists Live/Work Space		S			Section 17.20.030
Assisted Living Facility	P				
<b>CULTURAL, RELIGIOUS, RECREATIONAL &amp; ENTERTAINMENT USES</b>					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040,050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	

<b>TABLE 17.16-1</b> <b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b> <b>PERMITTED AND SPECIAL USES</b>					
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	O-R	M-1	M-2	PL	
Place of Worship	P	S	S		Section 17.20.030
Theater				P	
<b>RETAIL, OFFICE AND SERVICE USES</b>					
Adult Use			S		Section 17.20.030
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Medical Cannabis Dispensing Organization			P		

<b>TABLE 17.16-1</b> <b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b> <b>PERMITTED AND SPECIAL USES</b>					
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	<b>O-R</b>	<b>M-1</b>	<b>M-2</b>	<b>PL</b>	
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Personal Services, Limited	P				
Professional Training Center	P	P			
Recreational Cannabis Dispensing Organization			S		Section 17.20.030
Veterinary Office/Animal Hospital	P	P	P		
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	

<b>TABLE 17.16-1</b> <b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b> <b>PERMITTED AND SPECIAL USES</b>					
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	<b>O-R</b>	<b>M-1</b>	<b>M-2</b>	<b>PL</b>	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	
Police Firearms Training Range				S	
Public Service Facility		P	P	P	
School, Primary or Secondary				P	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
<b>INDUSTRIAL/STORAGE USES</b>					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Medical Cannabis Cultivation Center			P		
Mini-Warehouse		P	P		

<b>TABLE 17.16-1</b> <b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b> <b>PERMITTED AND SPECIAL USES</b>					
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	O-R	M-1	M-2	PL	
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage		P	P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		
Warehouse/Distribution		P	P		
<b>OTHER</b>					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower*	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	

<b>TABLE 17.16-1</b> <b>OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS</b> <b>PERMITTED AND SPECIAL USES</b>					
<b>P=Permitted Use</b>  <b>S=Special Use</b>  <b>A=Permitted Accessory Use</b>  <b>SA=Special Use, Accessory Only</b>	<b>ZONING DISTRICT</b>				<b>SPECIFIC USE STANDARDS</b>
	<b>O-R</b>	<b>M-1</b>	<b>M-2</b>	<b>PL</b>	
Utility, Community/Regional	S	S	P	P	
Wind Turbine, Structure Mounted	A	A	A	A	Section 17.22.020.G
Wind Turbine, Tower Mounted	S	S	P	P	Section 17.22.020.H
*Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right-of-Way within the City, and, in conformance with State law, are a permitted use, as opposed to a special use, in the O-R District when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.					

(2020-Z-9 : § 3; 2018-Z-22 : § 3; 2014-Z-8 : § 2; 2013-Z-8 : § 2; 2013-Z-6 : § 2; 2011-Z-11 : § 3; 2009-Z-7 : § 2; 2008-Z-24 : § 7; 2006-Z-19 : § 1; 2006-Z-9 : § 1; 2004-Z-25 : § 1; 2003-Z-1 : § 1; 2001-Z-19 : § 1; 1999-Z-8 : § 1; 1997-Z-28 : § 1; 1996-Z-12 : § 14; 1995-Z-14 : § 2, 3; 1994-Z-17 : § 1; 1994-Z-7 : § 1-3; 1993-Z-19 : § 5; 1993-Z-4 : § 1 (E, F); 1993-Z-1 ; 1987-Z-16 : § 1, 2; 1967-14 : (part); 1966-33 : § 2; 1960-16 : § IX (B) (1, 2))

**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**

<b>CITYVIEW</b>	
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.*

<b>1. Property Information:</b>	Location:	One parcel west of 1850 Dean Street	
	Parcel Number (s):	09-28-301-043	
	Proposed Project Name:	Dean Street Project	
<b>2. Applicant Information:</b>	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
<b>3. Record Owner Information:</b>	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**

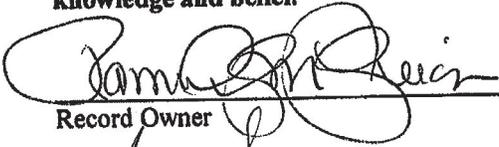
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

**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.

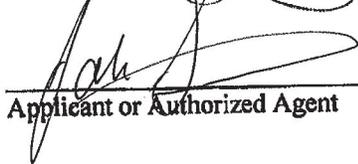
**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

  
\_\_\_\_\_

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 M Theisen  
Jason Doran  
Marco Cardenas

By: Scott Theisen, Manager

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

Pamela M 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*

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Federal I.D. No. 47-5667792

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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

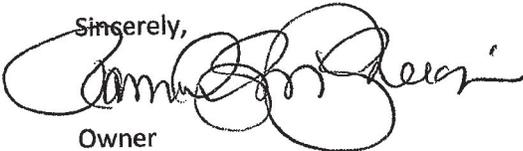
RE: Letter of Authorization – Parcel # 09-28-301-043

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

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## 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.

# Dean St



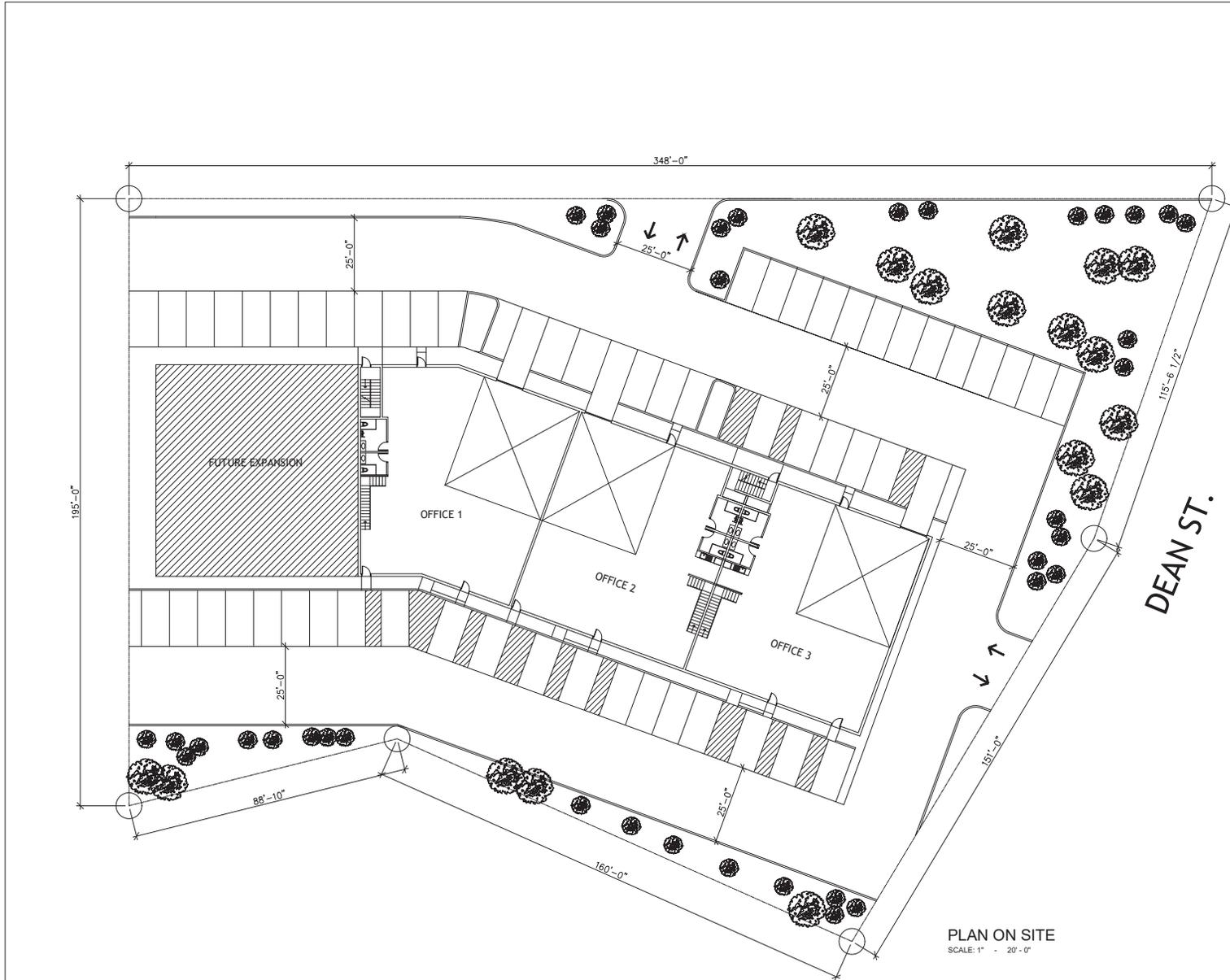
NOTES:

MISCELLANEOUS NOTES:

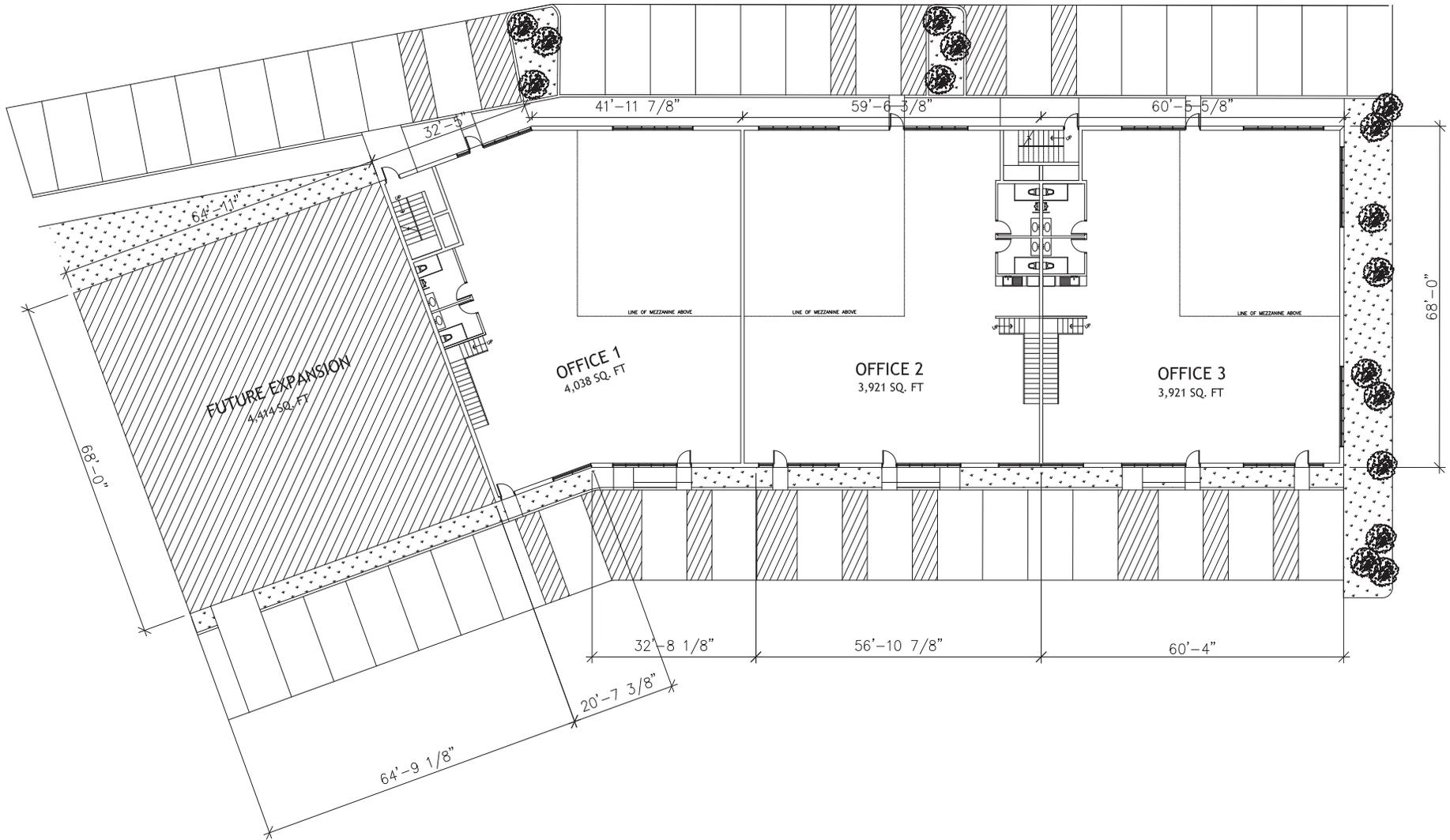
**DEAN ST. BUILDING**

SHEET CONTENT:

DRAWN BY:	RSM
DATE:	06/30/21
SCALE:	1: -20'



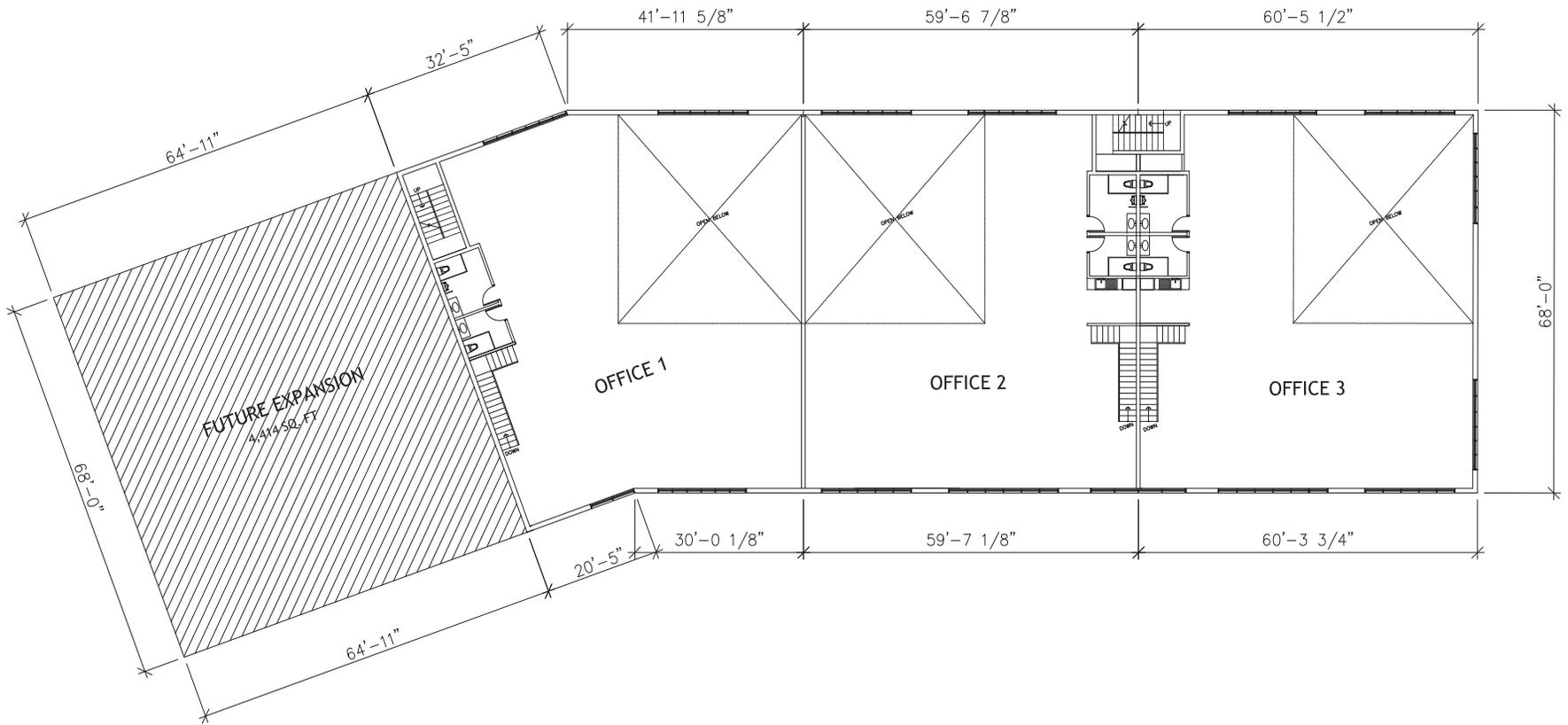
**PLAN ON SITE**  
SCALE: 1" = 20'-0"



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1" = 20'-0"



DRAWN BY:	RSM
DATE:	04/28/2021
SCALE:	1" = 20'-0"



FUTURE EXPANSION  
4,414 SQ. FT.

OFFICE 1

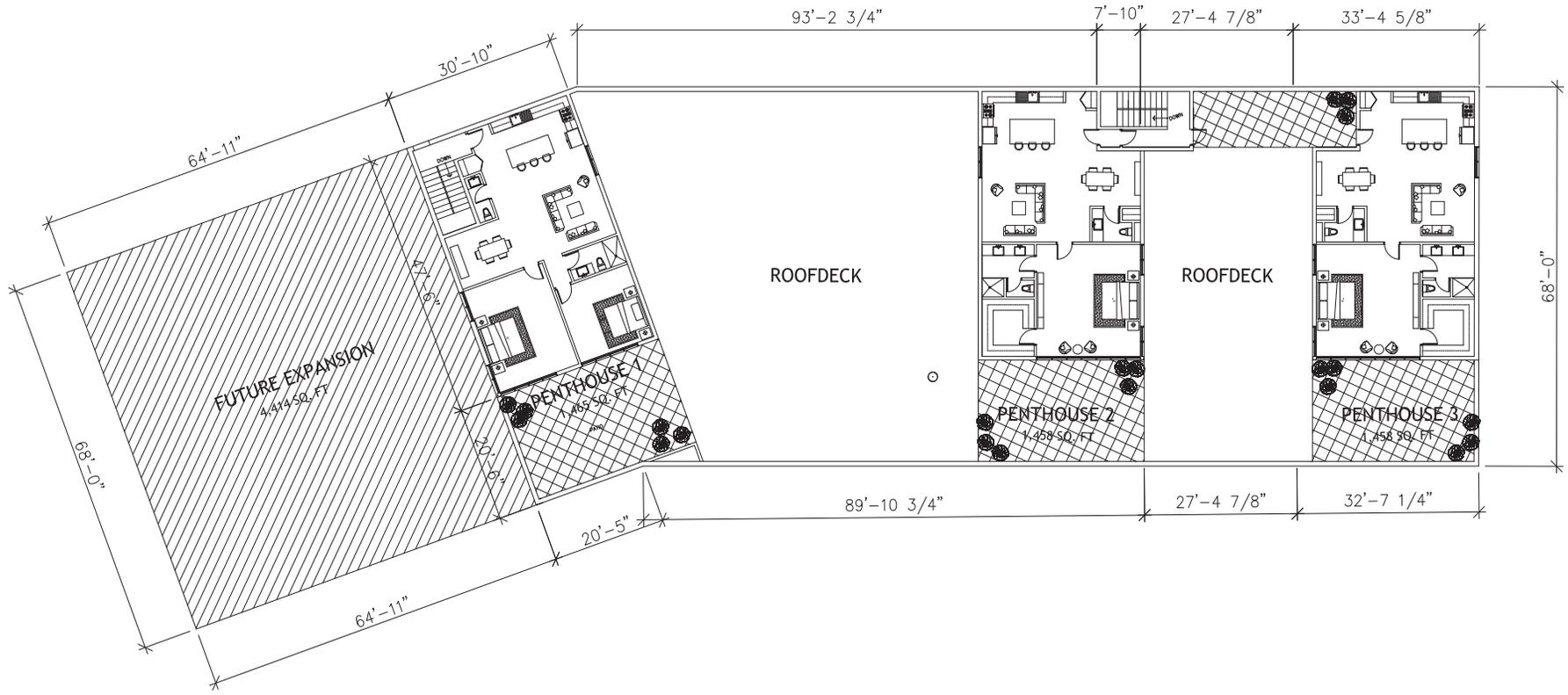
OFFICE 2

OFFICE 3

**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1" = 20'-0"



DRAWN BY:	RSM
DATE:	04/28/2021
SCALE:	1" = 20'-0"



**PROPOSED PENTHOUSE PLAN**  
 SCALE: 1" = 20'-0"



<b>Slaten.</b>	
<b>DEAN ST. BUILDING</b> ST. CHARLES IL. 60175	
DRAWN BY: RSM	SCALE: 1" = 20'-0"
DATE: 04/28/2021	



PROPOSED EAST ELEVATION  
SCALE: 1" = 20'-0"

**Slaten.**

DEAN ST. BUILDING  
ST. CHARLES IL 60175

DRAWN BY:  
RSM

DATE:  
04/28/2021

SCALE:  
1" = 20'-0"