



**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 4i**

**Title:**

Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.

**Presenter:**

Ellen Johnson

**Meeting:** Planning & Development Committee

**Date:** March 14, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

The City has received a request to allow land banking of required parking spaces for BEMA Inc. located at 3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordinance allows up to 25% of the parking requirement for manufacturing uses in the M-2 district to be land banked for future construction.

BEMA is planning a building addition with modified site circulation and new parking areas. The total parking requirement with the new addition is 131 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 99 spaces with the remaining 32 required spaces identified on the plans for future construction, if needed. This constitutes 24.4% of the parking requirement. In the interim, the land banked area will be used as greenspace. Based on the employee shift information provided, the highest parking demand for the business is expected to be 41 spaces.

Per Section 17.24.110, the land bank parking 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 Code stipulates that the land banked parking approval shall 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.

Note- A similar request was approved for BEMA in 2020. The current request reflects a modified site plan and larger building addition which requires additional parking and an increase to land banking from 17% to almost 25% of the required parking spaces.

**Plan Commission Recommendation**

Plan Commission reviewed the request on 3/8/22 and recommended approval by a vote of 7-0.

**Attachments (please list):**

Plan Commission Resolution, Letter dated 3/1/22, Plans

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

Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 2-2022**

**A Resolution Recommending Approval of a Land Bank Parking Request for  
BEMA Inc., 3620 Ohio Ave.  
(Fred Schramm, Schramm Construction Corp.)**

**Passed by Plan Commission on March 8, 2022**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review Land Bank Parking Requests; and

WHEREAS, the Plan Commission has reviewed the Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Fred Schramm, Schramm Construction Corp.); and

WHEREAS, the Plan Commission finds said Land Bank Parking Request to meet the standards contained in Section 17.24.110.C of the St. Charles Zoning Ordinance.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Fred Schramm, Schramm Construction Corp.), allowing for 32 off-street parking spaces out of the 131 required off-street parking spaces to be land banked for future construction.

Roll Call Vote:

Ayes: Funke, Wiese, Purdy, Vargulich, Ewoldt, Moad, Hibel

Nays:

Absent: Melton, Becker

Motion carried: 7-0

PASSED, this 8th day of March 2022.

---

Chairman  
St. Charles Plan Commission

March 1, 2022

City of St. Charles  
Ellen Johnson  
City Planner  
2 East Main Street  
St. Charles, IL 60174

RE:  
BEMA Inc.  
3620 Ohio Avenue  
St. Charles, IL 60174

Dear Ms. Johnson,

On behalf of BEMA Inc., we are submitting a request to land bank for future construction 25% of the required parking for BEMA Inc. located at 3620 Ohio Avenue per section 17.24.110.C. The proposed addition will be used primarily for automated warehousing. The owner anticipates that 10 new employee positions may be needed representing (5) on first shift (3) on second shift and (2) on third shift.

### **1-Parking Summary**

- The proposed building footprint = 59,524 SF
- The existing building footprint = 71,653 SF
- Building total of existing and proposed = 131,177 SF
- Required parking (proposed with project) = 99 Stalls
- Required Proof of Parking per Ordinance = 33 Stalls
- Total required parking = 132 Stalls

### **2-Impact caused by parking reduction**

- First Shift warehouse and production employees = 26
- First Shift Office employees = 9
- Second shift warehouse and production employees = 6
- Third shift warehouse and production employees = 8
- Parking reserved for visitors = 5
- Total overlap between first and second shift = 41
- Total overlap between second and third shift = 14
- Total overlap between third and first shift = 40
- BEMA does have one company truck/van that would require a space. All other vehicles are semi or delivery vehicles and are in the truck dock areas

The above demonstrates the 99 stalls will adequately support the employees, visitors, ADA spaces, and business owned vehicles.

Land banked will not cause a shortage of parking for other uses located in the area.

### **3- Site Plan/Generic Floor Plan/ Code Related Items**

- Concept site plan which indicates parking spaces required for Manufacturing, Light & Heavy, and Warehouse distribution uses
- Floor plan (*fairly generic*) depicting use of the proposed 59,524 SF building
- Interim use of land banked area will be green space
- The land banked area will satisfy all applicable sections of the city code
- Storm water management systems as proposed are designed and will be constructed to accommodate all land banked spaced

After your review of this information and plans, I welcome any questions you may have regarding this request. My contact information is below.

Respectfully,



Fred Schramm  
President  
Schramm Construction Corporation  
3520 Swenson Avenue  
St. Charles, IL 60174  
D: 630.524.6024  
C: 630.609.8021  
O: 630.584.1200  
[fschramm@schrammconstruction.com](mailto:fschramm@schrammconstruction.com)



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY ENGINEERING FOR:  
**BEMA EXPANSION**  
 3620 OHIO AVENUE  
 ST. CHARLES, ILLINOIS

PROJECT NO: 190287  
 DESIGNED BY: BPH  
 DATE: 05-01-2020

SHEET TITLE  
**PRELIMINARY SITE LAYOUT PLAN**

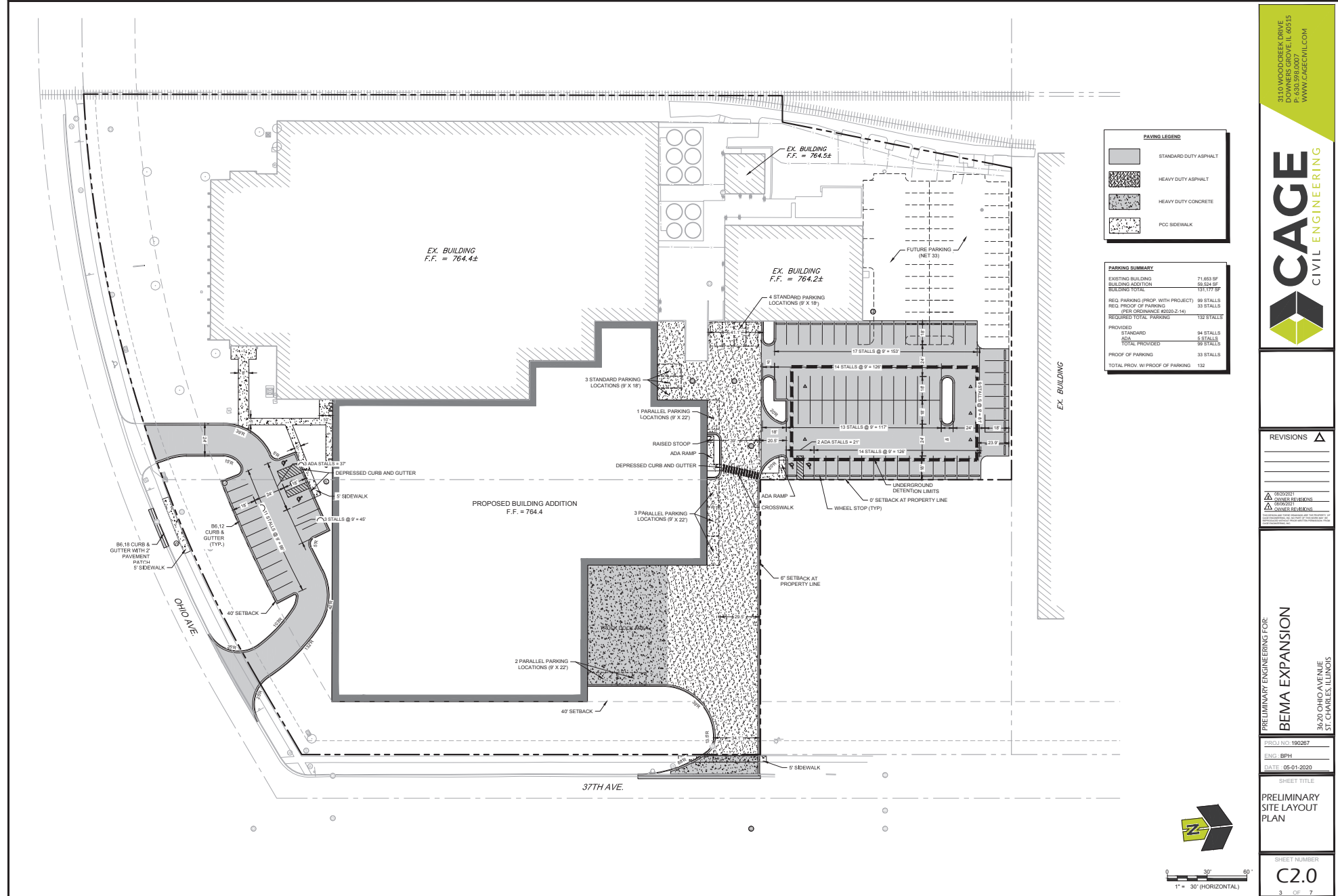
SHEET NUMBER  
**C2.0**  
 3 OF 7

**PAVING LEGEND**

	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	PCC SIDEWALK

**PARKING SUMMARY**

EXISTING BUILDING	71,653 SF
BUILDING ADDITION	99,534 SF
<b>BUILDING TOTAL</b>	<b>171,187 SF</b>
REQ. PARKING (PROP. WITH PROJECT)	99 STALLS
REQ. PROOF OF PARKING (PER ORDINANCE #2002-2-14)	33 STALLS
<b>REQUIRED TOTAL PARKING</b>	<b>132 STALLS</b>
PROVIDED:	
STANDARD	94 STALLS
ADA	5 STALLS
<b>TOTAL PROVIDED</b>	<b>99 STALLS</b>
PROOF OF PARKING	33 STALLS
<b>TOTAL PROV. W/ PROOF OF PARKING</b>	<b>132</b>



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY ENGINEERING FOR:  
**BEMA EXPANSION**  
 3620 OHIO AVENUE  
 ST. CHARLES, ILLINOIS

PROJECT NO: 190287  
 DESIGNED BY: BPH  
 DATE: 05-01-2020

SHEET TITLE  
**PRELIMINARY SITE LAYOUT PLAN**

SHEET NUMBER  
**C2.0**  
 3 OF 7

**PAVING LEGEND**

	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	PCC SIDEWALK

**PARKING SUMMARY**

EXISTING BUILDING	71,653 SF
BUILDING ADDITION	99,534 SF
<b>BUILDING TOTAL</b>	<b>171,187 SF</b>
REQ. PARKING (PROP. WITH PROJECT)	99 STALLS
REQ. PROOF OF PARKING (PER ORDINANCE #2002-2-14)	33 STALLS
<b>REQUIRED TOTAL PARKING</b>	<b>132 STALLS</b>
PROVIDED:	
STANDARD	94 STALLS
ADA	5 STALLS
<b>TOTAL PROVIDED</b>	<b>99 STALLS</b>
PROOF OF PARKING	33 STALLS
<b>TOTAL PROV. W/ PROOF OF PARKING</b>	<b>132</b>

