



CITY OF
ST. CHARLES
ILLINOIS • 1834

PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	U-Le-Le Salon Suites (1607 E Main Street, 2F)		
City Staff:	Ciara Miller, Economic Development Planner		
PUBLIC HEARING 03/30/2021	X	MEETING 03/30/2021	X

APPLICATION: Special Use

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report Application for Special Use- PUD Amendment & Site plan

SUMMARY:

Vince Fiore, the owner of Fiore Salon Suites, has filed an application requesting Special Use-PUD Amendment to the Tyler & 64 Business Park PUD to allow “Personal Services, Limited” at 1607 E Main Street (Suite 2F). A PUD Amendment was granted in 2018 to allow Personal Services, Limited at 157 S Tyler Rd, located within the same PUD.

The list of permitted uses in the Tyler & 64 Business Park PUD was derived from the M-1 Limited Manufacturing District chapter of the City’s previous zoning ordinance. However, the underlying zoning of the property is BC-Community Business District. Personal Services (thus Personal Services, limited) is a permitted use in the BC zoning district.

In addition to the request to add “Personal Services, Limited” as a permitted use to the subject property, the applicant is proposing to add 9 parking stalls on the south side of the lot, though the additional parking is not required per code. The submitted plans do not meet the minimum aisle width, but staff has determined that it is possible to shorten the stall depth to accommodate the necessary width.

SUGGESTED ACTION:

Conduct the public hearing and close if all testimony has been taken.
The Plan Commission may vote on the item should they determine that they have enough information to make a recommendation.

INFO / PROCEDURE – SPECIAL USE – PUD AMENDMENT APPLICATIONS:

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- A public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Community and Economic Development Planning Division

Phone: (630) 377-4443
Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Ciara Miller, Economic Development Planner

RE: U-Le-Le Salon Suites – Tyler & 64 Business Park PUD

DATE: March 26, 2021

I. APPLICATION INFORMATION:

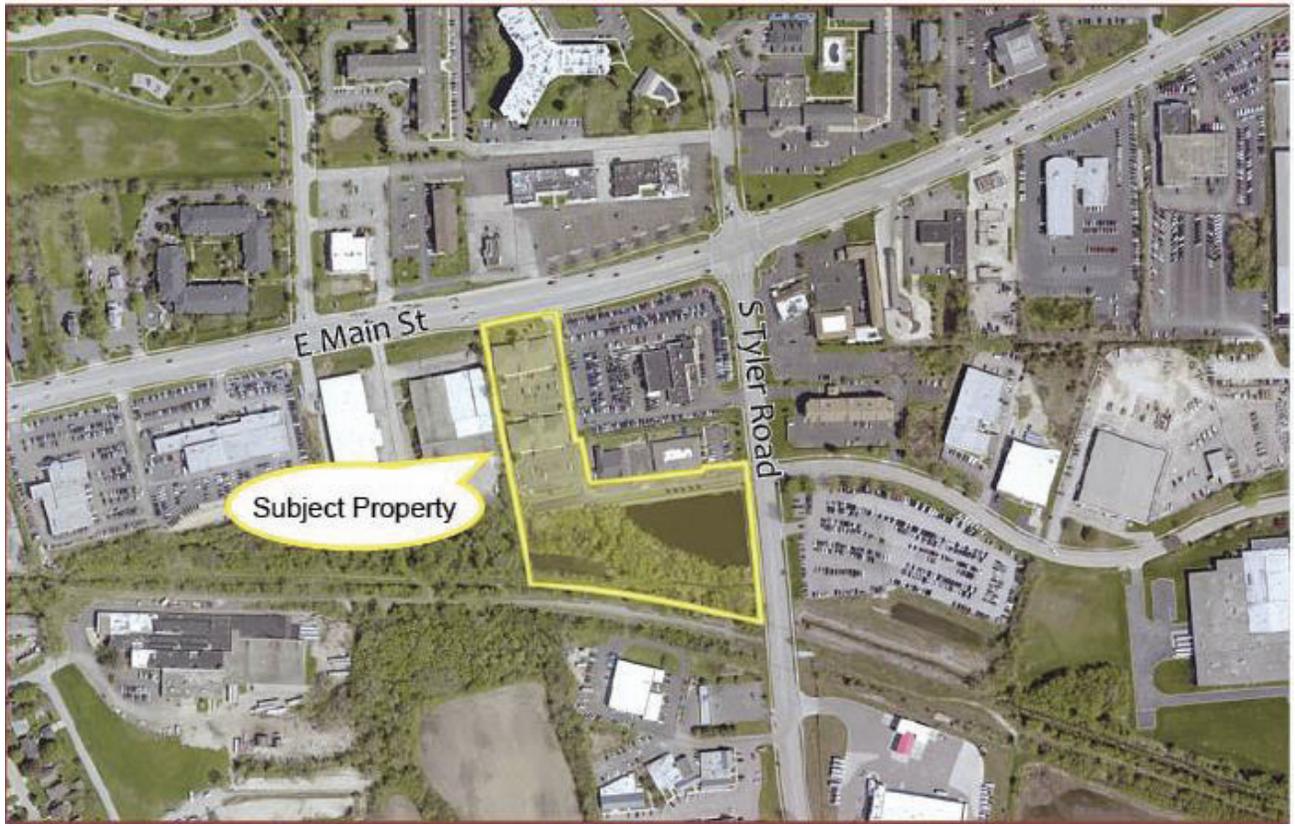
Project Name: U-le-le Salon Suites

Applicant: Vincent Fiore

Purpose: Allow a salon suites business to occupy the building

General Information:		
Site Information		
Location	1607 E Main, Suite F in the Tyler & 64 Business Park at the southwest corner of Tyler Rd. and Rt. 64	
Acres	6.63	
Application		
Special Use (PUD Amendment)		
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.30 Definitions Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)”	
Existing Conditions		
Land Use	Mixed-use office buildings	
Zoning	BC- Community Business (PUD)	
Zoning Summary		
North	BC- Community Business	Multi-tenant retail building
East	BC- Community Business (PUD)	Chrysler dealership
South	M-2 Manufacturing	
West	M-1 - Manufacturing	Mixed-use building
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is part of Lot 2 of the Tyler and 64 Business Park PUD, approved by Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)”. The existing multi-tenant office buildings addressed at 1601 and 1607 E Main Street were constructed in 2006.

In 2018, Mr. Fiore petitioned to add “Personal Services, Limited” as a permitted use for the property at 157 S Tyler Road. This property is also located within the Tyler and 64 Business Park PUD. The PUD Amendment was approved (Ordinance 2018-Z-19) but only applies to that specific address, not the entire PUD.

B. PROPOSAL

Vincent Fiore has filed an application for Special Use requesting an amendment to the Tyler and 64 Business Park PUD in order to add “Personal Services, Limited” as a permitted use for condo suite F within the multi-tenant building at 1607 E Main Street. A floor plan has been submitted illustrating the layout of the suites and common areas. Details of the proposed use are as follows:

- The building will contain 13 suites available for lease by individual business owners offering beauty salon type services, such as hair styling, tanning, nails, skin care, etc.
- Common hallway, restrooms, laundry room and reception areas.

The following changes are proposed to the site plan:

- 9 additional parking spaces provided along the southern access drive which is intended to serve as a future connection to the west.

III. ANALYSIS

A. PROPOSED USE

Permitted uses in the Tyler and 64 Business Park PUD are listed in Exhibit III of Ordinance 2004-Z-14. The list was taken from the M-1 Limited Manufacturing District chapter of the City’s previous zoning ordinance.

The applicant is requesting “Personal Services, Limited” be added as a permitted use on the subject property. This use is defined in the Zoning Ordinance as follows:

Personal Services, Limited. *A subset of the Personal Services use category limited to barber shops and beauty salons (including: hair treatments, facial treatments, pedicures, and finger nail treatments, tanning salons). All limitations of the Personal Services use category shall also apply to Personal Services, Limited.*

The underlying zoning of the subject property is BC Community Business District. Personal Services is a permitted use in the BC District. Personal Services, Limited is not listed in the use table for the commercial zoning districts; the Personal Services category encompasses the Personal Services, Limited use.

B. PARKING

Under the Tyler & 64 PUD, parking for the business park is shared among the four buildings on Lot 2. The previous occupant of suite 2F was a professional/office user. The parking requirement for a professional/business office in the PUD is 4 spaces per 1,000 sf of net floor area. Personal Service uses have the same parking requirement as office, thus no additional parking is required.

Though no additional parking is required by code, the applicant is proposing to add 9 additional stalls along the south side of the existing parking lot. The drive aisle currently ends in a dead-end at the west end of the property, but is intended to serve as a future connection to the west.

Currently, the proposed stalls are 18'x 9' and leave a 23' drive aisle. The aisle needs to be a minimum of 24' to accommodate 2-way traffic. The parking stalls can be reduced to 16' to the face of the curb with a 2' overhang, which would provide additional room for the required driveway.

Additionally, staff recommends shortening the island at the east end of the parking to match the depth of the curb on the west end of the parking aisle. If the western connection is made in the future, this revised configuration would maintain the drive aisle and the parking stalls could be restriped as parallel stalls.

C. ENGINEERING

The parcel that this parking lot is on contains 100-yr floodplain. Therefore, a St. Charles Stormwater Management Permit will be required to be submitted by the applicant at time of Building Permit submittal.

Review of historical documents shows that impacted soils have been identified on this property. Record drawings that a "Contaminated Soil Barrier as Approved by IEPA" has been installed in the exact location this parking lot expansion will take place. It will be important that they have a plan if it is encountered.

IV. **SUGGESTED ACTION**

Conduct the public hearing on the Special Use application and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the application on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

V. **ATTACHMENTS**

- Application for Special Use; received 3/08/2021
- Exhibit III of Ordinance 2004-Z-14

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)

For City Use	
Project Name:	<u>U-1e-1e</u>
Project Number:	<u>2021-PR-006</u>
Cityview Project Number:	<u>PLSU202100010</u>

Received Date RECEIVED
MAR 08 2021
City of St. Charles Community Development

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.

1. Property Information:	Location:	<u>1607 E MAIN 2F</u>	
	Parcel Number (s):	<u>09-26-328-000</u>	
	Proposed Name:	<u>U-1e-1e Salon Suites</u>	
2. Applicant Information:	Name	<u>VINCENT FIONE</u>	Phone <u>312-969-9373</u>
	Address	<u>PO BOX 193</u>	Fax
		<u>BARRINGTON IL 60011</u>	Email <u>homes@forebuilders.net</u>
3. Record Owner Information:	Name	<u>TODD OREILLY</u>	Phone <u>630-464-9487</u>
	Address		Fax
		<u>1607 ROUTE 64 (E MAIN)</u>	Email

Please check the type of application:

Special Use for Planned Unit Development - PUD Name:

TYLE # 64 Business Park

New PUD

Amendment to existing PUD- Ordinance #:

2004-2-14

PUD Preliminary Plan filed concurrently

2018-7-19

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: Neighborhood Commercial

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

What is the property's current zoning? M-1 Limited Manufacturing District

What is the property currently used for? OFFICE

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

REMO EXISTING SPACE - TO INCLUDE
13 SALON SUITES

For Special Use Amendments only:

Why is the proposed change necessary?

TO PROVIDE WELLNESS AND BEAUTY INDUSTRY

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

SEE PLAN

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.

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.

Record Owner

Just June

Date

2/19/2021

Applicant or Authorized Agent

Date

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 Amendment to the Existing PUD will allow the development of a high quality facility that will enhance the economic development of the City of St. Charles. The space will be an efficient use of energy. Additional parking will ensure a cohesive flow of traffic.

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.

HEALTH AND WELLNESS

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

NO OUTSIDE IMPROVEMENT ARE REQUIRED

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.

NO NEGATIVE EFFECTS

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.

NO NEGATIVE EFFECTS

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.

u-k-lē salon Suites is
intended to AD with Public
Health. No Detrimental effects
To Public Health and Safety.
IF required FUTURE tenants will be
Liscenced By the Health Department

- 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.

This Development shall comply
with all provisions to the
CITY OF ST. Charles CODES.

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

The Development will be Beneficial
To growth of The city of St. Charles

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

The PUD CONFORMS

FEB 22, 2021

TO CIARA MILLER,

HEY THERE, MY NAME IS ELAINE BOCKISCH OF O'REILLY ENTERPRISES, LLC. I AM THE MANAGER. VINCE FIORE, IS PLANNING ON DEVELOPING THE TOP HALF FLOOR OF 1607 E. MAIN ST., ST. CHARLES, IL 60174. AS THE MANAGER & ONE OF THE BUILDING OWNERS, I AM GIVING VINCE FIORE PERMISSION TO APPLY FOR A SPECIAL USE PERMIT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME AT 630-464-9487 OR elainebockisch@hotmail.com

Respectfully,

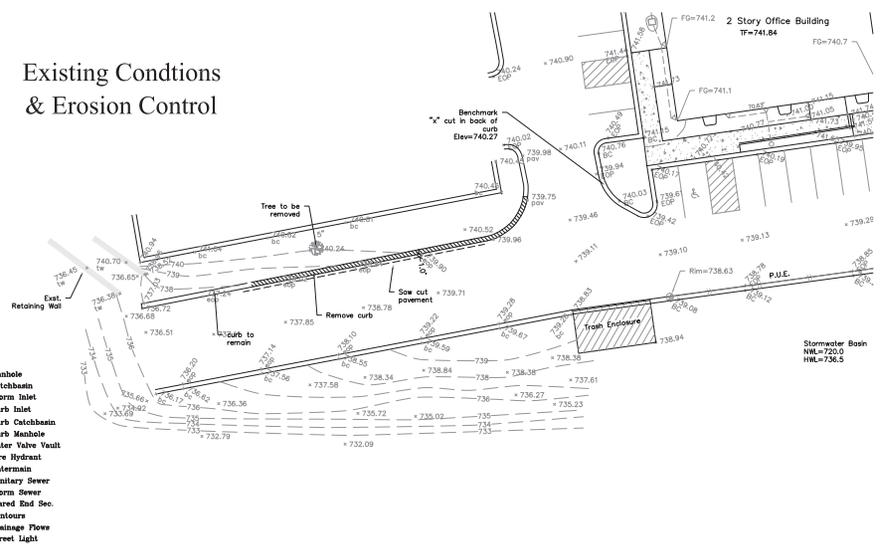
Elaine Bockisch

Existing Conditions & Erosion Control

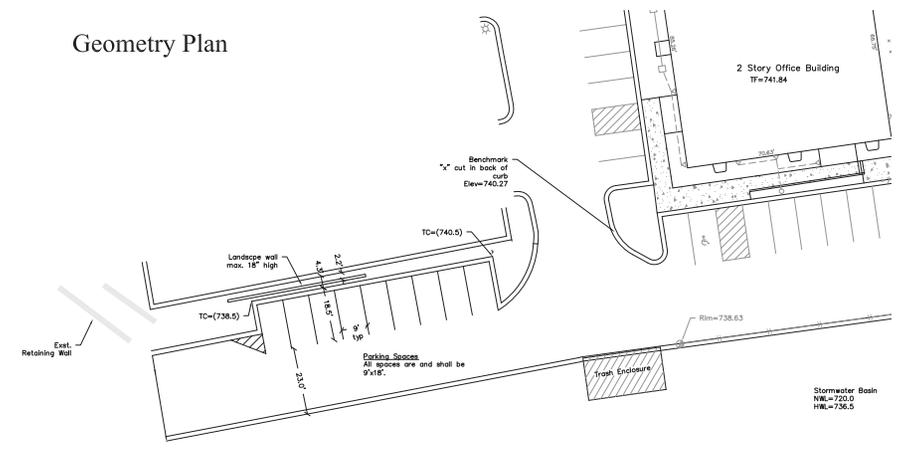
SITE BENCHMARKS
 Benchmark #1
 "X" cut in back of curb at southwest corner of site.
 Elev=752.48 (NAVD 88)

LEGEND

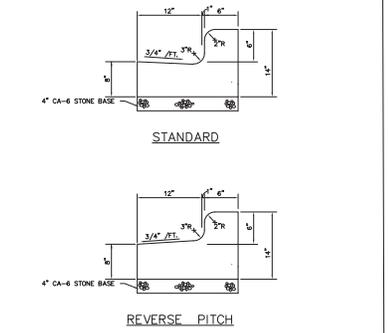
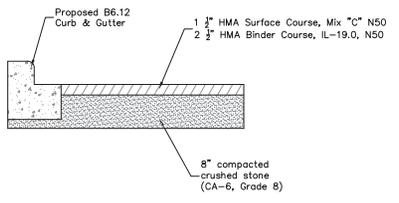
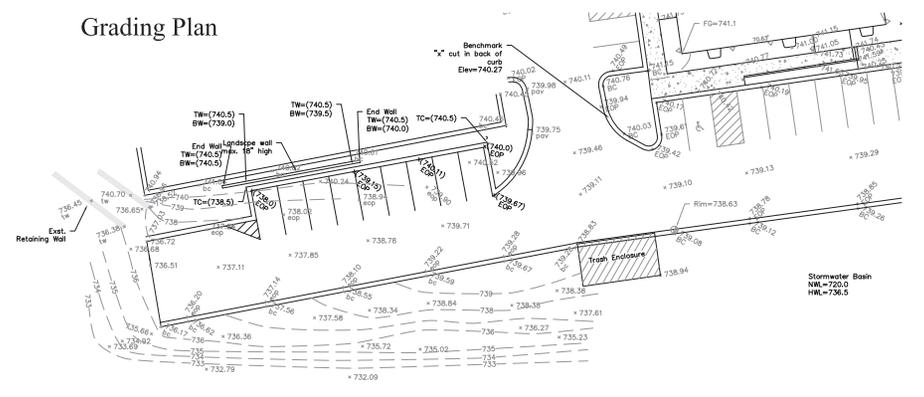
- | Existing | Proposed |
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Geometry Plan



Grading Plan



- NOTE:**
1. SET EXPANSION JOINTS AT ALL PC'S, PT'S, FIVE FEET ON EITHER SIDE OF ANY FRAMES.
 2. SAW CUT CONTRACTION JOINTS FULL FACE AND TOP, AT LEAST 2 1/2 INCHES IN DEPTH AND AT 10' MAXIMUM INTERVALS WITHIN 7 DAYS OF POURING.
 3. USE TWO DOWEL RODS AT CONNECTION TO EXISTING CURB.

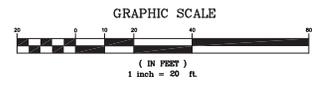
B6.12 CURB & GUTTER



ENGINEER'S CERTIFICATION
 I hereby certify that this plan was prepared under my direct supervision.
 Dated at Bartlett, Illinois,
 This 18th day of March, 2021.

Raymond G. Ulrich
 Raymond G. Ulrich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2021

Stormwater Management Facility
 Stormwater Detention Provided in Basin south of access road.
 Detention Volume: 27.31 Ac-FT
 Normal Water = 730.0
 High Water = 736.5



West Parking Area	
Florie Salon Suites	
DATE: 3-18-2021	SHEET NUMBER 1 OF 1
SCALE: NTS	

EXHIBIT "III"

MANUFACTURING DISTRICTS
CHAPTER 17.34 OF ZONING ORDINANCE

Chapter 17.36

M-1 LIMITED MANUFACTURING DISTRICT**Sections:**

- 17.36.010 Permitted uses
- 17.36.020 Special uses
- 17.36.030 Floor area ratio
- 17.36.040 Yards
- 17.36.050 Signs, marquees and awnings
- 17.36.060 Off-street loading
- 17.36.070 Off-street parking

17.36.010 Permitted uses.

Permitted uses in an M1 district shall be as follows:

A. The following uses are permitted, provided they conform with regulations set forth in Chapter 17.20; when specifically required by the city council, they shall conform with applicable requirements set forth in general requirements of Chapter 17.34:

1. Accessory uses;
2. Animal hospitals;
3. Building material sales, with outside storage;
4. Business and professional offices;
5. Computer and data processing centers;
6. Contractors' shops, with outside storage;
7. Currency exchanges;
8. Frozen food lockers;
9. Fuel and ice sales, retail only with outside storage;
10. Greenhouses, wholesale, without restriction as to gross floor area; provided, heating plant operations conform with applicable performance standards set forth under the general requirements of Chapter 17.34;
11. Heliports, provided they conform with applicable federal, state, and other local governmental regulations;
12. Laboratories, offices and other facilities for engineering, testing, research and development;

13. Machinery and equipment sales and service;
14. Medical and dental offices and clinics;
15. Monument sales,
16. Motor vehicle service;
17. Outdoor sales areas;
18. Parking lots, commercial;
19. Parks and playgrounds;
20. Printing and publishing establishments;
21. Public utility and public service uses including:
 - a. Electric substations and distribution stations;
 - b. Railroad rights-of-way;
 - c. Telephone exchanges and telephone transmission equipment buildings;
 - d. Public transportation facilities, including shelters, terminals, parking areas, and service buildings;
 - e. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public;
 - f. Fire stations.
 - g. Communication antennas.
22. Radio, television, and recording studios;
23. Vehicle Service Facilities;
24. Warehousing and distribution facilities, except motor freight terminals;
25. Wholesale establishments, specifically excluding the sale of goods to the general public.

(Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 2.)

B. Manufacturing, fabricating, storing, cleaning, testing, assembling, repairing, or servicing establishments as determined by operations conforming with performance standards for M1 districts and other regulations as set forth in general requirements of Chapter 17.34.

(Ord. 1994-Z-7 § 1, 2; 1993-Z-19 § 5; Ord. 1987-Z-16 § 1; Ord. 1966-33 § 2; Ord. 1960-16 §

IX(B)(1.)

17.36.020 Special uses.

Special uses in an M1 district shall be as follows:

A. Automobile laundries

B. Motor vehicle sales

C. Boat, camper, and recreational vehicle sales and service;

D. Nursery schools and day care centers; (Ord. 1993-Z-4 § 1F.)

E. Mini-warehouses (self-storage);

F. Motels;

G. Motor freight terminals;

H. Planned unit developments;

I. Portland cement concrete mixing plants;

J. Private, membership only sport health clubs;

K. Public or private college, junior colleges, universities, professional training centers and trade, business, commercial and technical schools, not including dormitories;

L. Restaurants, but only within a building containing a permitted use or uses; the maximum floor area of any such restaurant shall be 25 percent (25%) of the floor area of the building;

M. The sale of goods and products to the general public as an accessory use to a manufacturing, wholesaling, or distribution use; the floor area devoted to such sales shall be limited to a maximum of 2,000 square feet or ten percent of the floor area of the building, whichever is less; customer parking for such retail use shall be provided in conformance with the off-street parking requirements for retail uses as set forth in this Title;

N. Dog Obedience Schools.

O. Open Sales Lots.

P. Communication towers.

Q. Churches.

R. Schools, elementary (non-boarding)

S. Auction facilities for the sale at auction of wholesale, secondhand, or retail goods. An auction facility may also include non-auction sales, which shall be limited to not more than 40% of the floor area of the auction facility. Parking and loading facilities shall be provided based on the

floor area of each allowable use within an auction facility (i.e., auction room, retail, storage). No building containing an auction facility shall be located within 300 feet of a property zoned for residential use.

Outdoor storage that would be visible from nearby residential or business uses or from public streets may be restricted by screening or by limiting its location within the site.

T. Indoor paintball marking facilities.

(Ord. 2003-Z-1 § 1; Ord. 1999-Z-8 § 1; Ord. 1997-Z-28 § 1; Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 3; Ord. 1994-Z-17 § 1; Ord. 1994-Z-7 § 3; 1993-Z-1 § 1; Ord. 1987-Z-16 § 2; Ord. 1967-14(part); Ord. 1960-16 § IX(B)(2).)

17.36.030 Floor area ratio.

The floor area ratio in an M1 district shall not exceed 0.8. (Ord. 1960-16 § IX(B)(3).)

17.36.040 Yards.

Yard requirements in an M1 district shall be as follows:

A. Front Yard. The front yard shall not be less than forty feet in depth.

B. Side Yards. Side yards shall not be less than twenty feet in width; except, a side yard abutting a street shall be not less than forty feet in depth.

C. Rear Yard. The rear yard shall not be less than twenty feet in depth; except, a rear yard abutting an alley or railroad right-of-way may be reduced to ten feet in depth.

(Ord. 1960-16 § IX(B)(4).)

17.36.050 Signs, marquees and awnings.

Sign, marquee, and awning requirements in an M1 district shall be as in the B4 district. (Ord. 1968-32; Ord. 1960-16 § IX(B)(5).)

17.36.060 Off-street loading.

Off-street loading requirements in an M1 district shall be as follows: loading berths in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(6).)

17.36.070 Off-street parking.

Parking spaces shall be required in an M1 district in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(7).)