

AGENDA
THE CITY OF ST. CHARLES
COMMITTEE OF THE WHOLE MEETING
ALD. MARK FOULKES, CHAIR
TUESDAY, SEPTEMBER 21, 2026 – 7:00 PM
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. **Call to Order**
2. **Roll Call**
3. **Agenda-Related Public Comment** (this comment period should be limited to comments related to items on the published agenda)
4. **Consent Agenda Items** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.
 - a. Recommendation to approve parking lot and street closures for the Baker Memorial United Methodist Church Trunk or Treat event. – *Police Department*
 - b. Recommendation to approve parking lot and street closures for the Big Hearts of Fox Valley Santa Drive-thru event. – *Police Department*
 - c. Recommendation to Approve and Execute an **Acceptance Resolution** for Public Utilities (Sanitary Sewer and Water Main) for McGrath Kia 'Parking Lot' at 4095 East Main Street. – *Community Development*
 - d. Budget Revisions – August 2026 - *Finance*
5. **Non-Consent Agenda Items**
 - a. Recommendation to approve a proposal for a massage license application for Mella Massage located at 2445 Dean St. #B St. Charles. – *Police Department*
 - b. Recommendation to approve a proposal for a massage license application for White Wave Bodywork located at 1700 Lincoln Hwy Suite #J St. Charles. – *Police Department*

- c. Recommendation to approve a proposal for a B-1 Liquor License Application for Funatics, dba ROHO 312, located at 312 W. Main St., St. Charles. – *Police Department*
 - d. Recommendation to approve a **Resolution** Authorizing a Business Improvement Grant with Haines on Main – Home of EVR, LLC. – *Economic Development*
 - e. Recommendation to approve a Resolution Awarding the Bid for History Museum Roof Replacement to Knickerbocker Roofing and Paving Co, Inc. in the amount of \$153,600 – *Public Works*
 - f. Recommendation to approve an **Ordinance** Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run. – *Community Development*
6. **Administrative Matters** (Information Only)
- a. Non-Union Compensation Presentation (2 of 3) – *Human Resources*
7. **Council Items for Discussion**
- a. None
8. **Public Comment** (this comment period is open to any topic)
9. **Additional Items from Mayor, Council or Staff**
10. **Executive Session**
- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
 - Property Acquisition – 5 ILCS 120/2(c)(5)
 - Collective Bargaining – 5 ILCS 120/2(c)(2)
 - Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
 - Personnel – 5 ILCS 120/2(c)(1)
11. **Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4a
	Title:	Recommendation to Approve a City Parking Lot and Street Closure for the Baker Memorial United Methodist Church Trunk or Treat Event	
	Presenter:	Police Chief Dan Likens	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: PW: \$150		Budgeted Amount: \$ N/A	Not Budgeted: ☐
TIF District: None			
Executive Summary (if not budgeted, please explain): Baker Memorial United Methodist Church is requesting closure of the City Parking Lot “K” – located across 3rd Avenue from the church – to host a trunk-or-treat event for the church families and community. In addition, event organizers have also requested the closure of 3rd Avenue from Main Street to Cedar Avenue. This event is scheduled to take place on Sunday, October 25, 2026, from 12:30 to 2:00 p.m. Closure of the parking lot is requested from 10:00 am – 4:00 pm for set-up and take-down; and the street from 12pm – 3pm.			
Attachments (please list):			
Recommendation/Suggested Action (briefly explain): Recommendation to approve parking lot and street closures for the Baker Memorial United Methodist Church Trunk or Treat event.			

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4b
	Title:	Recommendation to Approve a City Parking Lot and Street Closure for the Big Hearts Fox Valley Santa Drive-thru Event	
	Presenter:	Police Chief Dan Likens	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: PW: \$550; PD: \$1,475.64 TOTAL: \$2,025.64		Budgeted Amount: \$ N/A	Not Budgeted: ☐
TIF District: None			
Executive Summary (if not budgeted, please explain): Big Hearts of Fox Valley is seeking City services for their annual Santa Drive-thru event on Tuesday, December 1, 2026, from 3:45 – 8:15pm at their facility, located at 720 N 17 th St. in St. Charles. Big Hearts is expecting approximately 300 families to benefit from this event and drive through to pick up the gifts that have been collected for them. Last year, they assisted 250 families. In addition, they're expecting approximately 50 volunteers to assist during this event.			
Attachments (please list):			
Recommendation/Suggested Action (briefly explain): Recommendation to approve parking lot and street closures for the Big Hearts of Fox Valley Santa Drive-thru event.			

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4c
	Title:	Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities (Sanitary Sewer and Water Main) for McGrath Kia 'Parking Lot' at 4095 East Main Street.	
	Presenter:	Bruce Sylvester	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: \$ 0		Budgeted Amount: \$ N/A	Not Budgeted: ☐
TIF District: Pheasant Run TIF			
Executive Summary (if not budgeted, please explain): Public sanitary sewer, watermain and appurtenances were constructed by the developer to service the improvements for the 'Kia Parking Lot' site at 4095 East Main Street. • Said utilities have undergone and passed all required standard testing. • The City has performed inspections and all punch-list items have been resolved. • Bill of Sale and Lien Waivers have been received. • Record Drawings have been submitted and approved. • All improvements are located within recorded easements.			
Attachments (please list): • Acceptance Resolution • Bill of Sale • Exhibit			
Recommendation/Suggested Action (briefly explain): Staff recommends approval and execution of the acceptance resolution.			

(Sanitary and Watermain)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: **McGrath Kia ‘Parking Lot’ – 4095 East Main Street**

Whereas 4085 E Main LLC, the Developer of the McGrath Kia Parking Lot located at 4095 East Main Street, constructed public sanitary sewer and watermain and appurtenances in easements on Lot 1 of the McGrath Business Center Subdivision - Phase 2 as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Developer has constructed public sanitary sewer and watermain and appurtenances in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

Whereas, the constructed public sanitary sewer and watermain and appurtenances have been inspected by the Engineer for the subdivider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the constructed public sanitary sewer and watermain and appurtenances. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

Passed by the City Council of the City of St. Charles, this 5th day of October, 2026, and APPROVED by the Mayor of said City of St. Charles, this 5th day of October, 2026.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

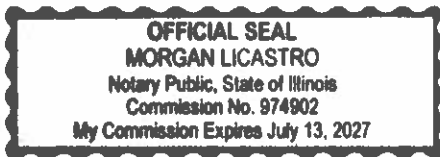
KNOW ALL MEN BY THESE PRESENTS, that 4085 E MAIN LLC ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of Watermain Systems and appurtenances and Sanitary Sewer Main Systems and appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise Watermain Systems and appurtenances and Sanitary Sewer Main Systems and appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at NOBON, this 24th day of AUGUST, 2026.



4085 E MAIN LLC

BY:

A handwritten signature in black ink, appearing to read "C. McGrath", is written over a horizontal line.

ITS: Manager, Chris McGrath

ATTEST:

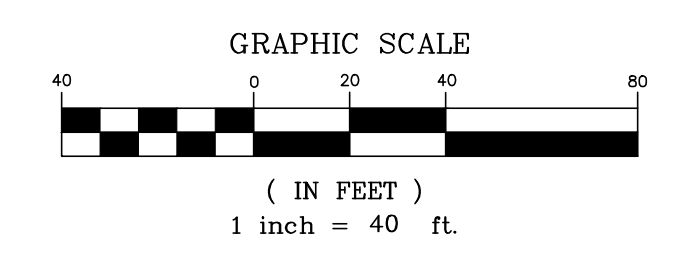
A handwritten signature in black ink, appearing to read "Morgan Licastro", is written over a horizontal line.

EXHIBIT A - WATERMAIN AND SANITARY EXHIBIT - 4095 E MAIN ST

WATERMAIN (BLUE)

SANITARY (RED)

RECORD DRAWINGS
SITE GRADING, VC BASINS
& UTILITIES
DATE 07/20/26
RWG ENGINEERING, LLC



UTILITY CROSSING SCHEDULE					
CROSSING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE
A	8	DI	WM	±750.50	749.50
	30	RCP	STM	750.79	748.87
B	8	PVC	SAN	750.85	749.37
	21	RCP	STM	750.85	749.37
C	8	PVC	SAN	749.37	1.48'
	21	RCP	STM	749.37	1.48'

STORM SEWER DRAINAGE STRUCTURE LEGEND	
EXISTING	PROPOSED
□	■
○	●
⊙	⊙
	●

UTILITY SCHEDULE		
STORM SEWER		
1 30" L.F. - 30" RCP42 CL IV @ 0.28% FES RIM=751.10 INV=751.10	2 30" L.F. - 30" RCP42 CL IV @ 0.21% FES RIM=751.10 INV=751.10	3 STORM C.B. TYPE B (60" DIA) RIM=751.10 INV=751.10
4 30" L.F. - 30" RCP86 CL IV @ 0.14% FES RIM=751.10 INV=751.10	5 STORM C.B. TYPE B (60" DIA) R2580-C GRATE RIM=751.10 INV=751.10	6 30" L.F. - 24" RCP91 CL IV @ 0.31% FES RIM=751.10 INV=751.10
7 STORM C.B. TYPE B (60" DIA) RIM=751.10 INV=751.10	8 30" L.F. - 21" RCP90 CL IV @ 0.40% FES RIM=751.10 INV=751.10	9 STORM C.B. TYPE B (60" DIA) R2580-C GRATE RIM=751.10 INV=751.10
10 30" L.F. - 18" RCP90 CL IV @ 0.47% FES RIM=751.10 INV=751.10	11 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10	12 30" L.F. - 15" RCP81 CL IV @ 0.42% FES RIM=751.10 INV=751.10
13 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10	14 30" L.F. - 12" RCP72 CL IV @ 0.61% FES RIM=751.10 INV=751.10	15 STORM INLET TYPE A (24" DIA) RIM=751.10 INV=751.10
16 21" STORM OULET WITH GRATING. INSTALL FES CONCRETE BENCH TO RETAINING WALL. INV=751.00	17 30" L.F. - 21" RCP26 CL IV @ 0.27% FES RIM=751.10 INV=751.10	18 STORM C.B. TYPE B (60" DIA) RIM=751.10 INV=751.10
19 30" L.F. - 21" RCP81 CL IV @ 0.28% FES RIM=751.10 INV=751.10	20 STORM C.B. TYPE B (60" DIA) RIM=751.10 INV=751.10	21 30" L.F. - 18" RCP89 CL IV @ 0.39% FES RIM=751.10 INV=751.10
22 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10	23 30" L.F. - 18" RCP90 CL IV @ 0.31% FES RIM=751.10 INV=751.10	24 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10
25 30" L.F. - 15" RCP90 CL IV @ 0.27% FES RIM=751.10 INV=751.10	26 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10	27 30" L.F. - 12" RCP81 CL IV @ 0.56% FES RIM=751.10 INV=751.10
28 STORM C.B. TYPE B (48" DIA) RIM=751.10 INV=751.10	29 30" L.F. - 12" RCP87 CL IV @ 0.49% FES RIM=751.10 INV=751.10	30 STORM INLET TYPE A (24" DIA) RIM=751.10 INV=751.10
31 30" L.F. - 4" PERFORATED UNDERDRAIN WITH CLEANOUTS @ 0.00% SURROUNDED WITH RR-1		

UTILITY NOTES:

- RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE).
- UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IE INCLUDING LENGTH OF FLARED END SECTION).
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
- CONNECTIONS TO EXISTING SEWERS AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
- EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
- SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 3' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
- ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- A CURRENT COLOR VIDEO RECORD AND A WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED STORM SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST CHARLES. ALL PUBLIC MAINS SHALL BE TELEVIEWED AND DIGITALLY RECORDED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES/CONNECTIONS. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SEWER SYSTEM CONNECTS TO AN EXISTING SEWER SYSTEM, THE EXISTING SEWER MUST ALSO BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TELEVIEWING.

KIA PARKING EXPANSION
ST. CHARLES, ILLINOIS
UTILITY PLAN

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630-480-7889
www.rwg-engineering.com

Engineering, LLC

PROJECT NO. 80004924
DATE 10/25/24
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. AVS
DRAWN BY TLM

SHEET
C8 OF 11

CITY OF ST. CHARLES
Budget Revision Listing

August 2026

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Addition	26	100	1000	2027	4	08/05/2026	308663	56101	70,000	Land Improvements Parking Lot-B
Budget Addition	26	100	1000	2027	4	08/05/2026	308900	31199	(70,000)	'Land Improvements Parking Lot-B
26 Total									-	
Budget Addition	27	100	1000	2027	4	08/10/2026	100220	52100	1,000	Refreshment Supplies
Budget Addition	27	100	1000	2027	4	08/10/2026	100900	31199	(1,000)	Refreshment Supplies
27 Total									-	
Budget Addition	28	100	1000	2027	4	08/10/2026	100400	51205	1,884	Unemployment Compensation
Budget Addition	28	100	1000	2027	4	08/10/2026	100900	31199	(1,884)	Unemployment Compensation
28 Total									-	
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100200	54256	21,150	R/F PO 136863
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100200	54250	132,888	R/F PO 136989
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100401	56099	12,344	R/F PO 136308
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100401	51601	14,535	R/F PO 136955
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100401	51601	9,690	R/F PO 136956
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100600	54640	5,000	R/F PO 136087
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100600	54640	5,000	R/F PO 134966
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100604	54160	2,049	R/F PO 134967
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100650	54644	15,000	R/F PO 135532
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100650	54644	4,840	R/F PO 136468
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100650	54150	9,273	R/F PO 136726
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100650	54150	500	R/F PO 135943
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100650	54150	10,287	R/F PO 135398
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	100900	31198	(242,556)	R/F PO's FY2026
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	200521	56001	323,578	R/F PO 134879
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	200900	31198	(323,578)	R/F PO's FY2026
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	513200	54256	44,691	R/F PO 135547
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	513511	56150	12,000	R/F PO 134725
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	513511	56200	63,709	R/F PO 135582
Roll Forward of Budget for Enc	29	100	1000	2027	4	08/11/2026	513900	31198	(120,400)	R/F PO's FY2026
29 Total									-	
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	200521	56203	44,576	R/F PO 135837
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	200521	56203	12,416	R/F PO 136984
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	200521	56208	118,620	R/F PO 136604
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	200900	31198	(175,612)	R/F PO's FY2026
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	801510	56001	169,138	R/F PO 128379
Roll Forward of Budget for Enc	30	100	1000	2027	4	08/12/2026	801900	31198	(169,138)	R/F PO's FY2026
30 Total									-	
Budget Transfer	31	100	1000	2027	4	08/12/2026	100222	51401	10	Lodging
Budget Transfer	31	100	1000	2027	4	08/12/2026	100222	51402	(10)	Lodging

CITY OF ST. CHARLES

August 2026

Budget Revision Listing

[illegible]

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5a
	Title:	Recommendation to approve a Proposal for a Massage License Application for Mella Massage located at 2445 Dean St. #B St. Charles	
	Presenter:	Police Chief Dan Likens	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: ☐
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): Mella Massage, located at 2445 Dean St. #B, St. Charles, is requesting approval of a massage license application for their business.			
Attachments (please list): Liquor License, Memo			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Proposal for a Massage License Application for Mella Massage located at 2445 Dean St. #B St. Charles			



Memo

Date: 9/15/2026
To: Clint Hull Mayor-Liquor Commissioner
From: Dan Likens Chief of Police
Re: Background Investigation-Mella Massage 2445 Dean St. #B St. Charles (Massage License)

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above-mentioned establishment.

Mella Massage is located at 2445 Dean St. #B and is owned by Ms. Jaime Melahn. The building is a mixed-use zone building and Ms. Melahn leases a room on a month-to-month basis. This business has been operational since April 2024 however Ms. Melahn was unaware of licensing requirements until contacted by the police department. The hours will be Monday through Sunday 8am - 9pm but by appointment only. The owner is licensed in the State of Illinois and in good standing. There will be no employees as she will be the owner and manager on premises.

The site location/floor plans and the corresponding application materials were reviewed by my staff. We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with an on-site massage license, subject to City Council approval.

Please see the application material, floorplan and business-plan for further details.

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5b
	Title:	Recommendation to approve a Proposal for a Massage License Application for White Wave Bodywork located at 1700 Lincoln Hwy Suite #J St. Charles	
	Presenter:	Police Chief Dan Likens	
Meeting: Committee of the Whole Date: September 21, 2026			
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: ☐
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): White Wave Bodywork, located at 1700 Lincoln Hwy Suite #J, St. Charles, is requesting approval of a massage license application for their business.			
Attachments (please list): Liquor License, Memo			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Proposal for a Massage License Application for White Wave Bodywork located at 1700 Lincoln Hwy Suite #J St. Charles			



Memo

Date: 9/15/2026
To: Clint Hull Mayor-Liquor Commissioner
From: Dan Likens Chief of Police
Re: Background Investigation-White Wave Bodywork 1700 Lincoln Hwy Suite #J St.
Charles (Massage License)

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above-mentioned establishment.

White Wave Bodywork is located at 1700 Lincoln Hwy Suite #J and is owned by Ms. Jennifer Reiner. The business has been operating at this location for approximately 2 years however is currently not licensed. Prior to operating at this location, the business operated in Geneva. After the owner was made aware of licensing requirements application for the proper license was created. The business was also advised they could not operate until application was approved and license issued. The hours will be Monday through Friday 9am - 6pm but by appointment only. The owner is licensed in the State of Illinois and in good standing. There will be no employees as she will be the owner and manager on premises. There is another room on premises that is currently sublet to another massage therapist who is also not licensed currently. That massage therapist has also made application for a massage license.

The site location/floor plans and the corresponding application materials were reviewed by my staff. We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with an on-site massage license, subject to City Council approval.

Please see the application material, floorplan and business-plan for further details.

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5c
	Title:	Recommendation to approve a Proposal for a B-1 Liquor License Application for Funatics dba ROHO 312 Located at 312 W Main St. St. Charles	
	Presenter:	Police Chief Likens	
Meeting: Committee of the Whole Date: September 17, 2026			
Proposed Cost:		Budgeted Amount: \$	Not Budgeted: ☐
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): Funatics, DBA ROHO 312 located at 312 W. Main St. is requesting approval of a B-1 liquor license application for their business. This license is related to the consumption of alcohol on the premises of a restaurant or tavern			
Attachments (please list): Liquor License			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a proposal for a B-1 Liquor License Application for Funatics, dba ROHO 312			



Memo

Date: 9/15/2026
To: Clint Hull Mayor-Liquor Commissioner
From: Dan Likens Chief of Police
Re: Background Investigation – Funatics Inc. D/B/A ROHO 312, 312 W. Main St. St. Charles (B-1 / Liquor License)

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above-mentioned establishment.

Funatics,, D/B/A ROHO 312 will be located at 312 W. Main St. St. Charles. The business will be a new restaurant and bar focusing on Indo-Asian Cuisine. There will be 2 stocked bars and outdoor seating. They have not finalized hours of operation as they are still doing build out. When completed they hope to employ approximately 10 people. Mr. Parikshit Kalra and Chethan Saini were both applicants for this liquor license. Backgrounds were completed on both subjects.

Mr. Kalra has been arrested for domestic battery and convicted of simple battery in Naperville stemming from a 2020 arrest. It was also documented that Kalra is not a US citizen but does possess lawful permanent resident status classified as E18 – lawful permanent resident as a multinational executive or manager. There was a state tax lien recording against Mr. Saini in 2007 for \$2010 in St. Louis, Mo. It could not be verified if the lien was cleared.

The site location/floor plans and the corresponding application materials were reviewed by my staff. Reviews of the Illinois Liquor Control Commission were conducted and no items to note. Mr. Kalra did provide BASSETT Certification documents.

Please see the application material, floorplan and business-plan for further details.

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5d
	Title:	Consideration to Approve a Resolution Authorizing a Business Improvement Grant with Haines on Main – Home of EVR, LLC	
	Presenter:	Brianna Cybulski, Economic Development Coordinator	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: \$ 30,000		Budgeted Amount: \$ N/A	Not Budgeted: ☒
TIF District: None			
Executive Summary (if not budgeted, please explain): Julie and Martin Starck, the owners of Haines on Main located at 521 W. Main Street have submitted a Business Improvement Grant application for \$30,000. The Business Improvement Grant offers 50/50 matching awards for structural building modifications as well as life safety upgrades, such as fire sprinklers and alarms. The program is designed to help both new businesses locating to St. Charles and existing businesses interested in expansion or relocation. The property is currently under construction to become an event space. The owners anticipate investing approximately \$1.2 million for the renovations. Construction has already started on the site; however, the owners are currently planning for the second phase of renovations and plan to spend at least \$85,000 in grant-eligible expenses for the buildout of ADA bathrooms and the installation of a fire alarm system and fire sprinklers. Haines on Main is eligible for \$30,000 in grant funding as a portion of the funds will be used for life safety and ADA upgrades. The Business Improvement Grant budget was reduced by \$30,000 at the request of Council during budget discussions for the current fiscal year. Currently, only \$2,577 remains in the fund, and a budget addition will be required to fund this grant award. This item therefore requests approval of (1) a budget addition of \$30,000 in the Business Improvement Grant fund, and (2) a Business Grant Improvement award of \$30,000 to Julie and Martin Starck for Haines on Main.			
Attachments (please list): Business Improvement Grant Agreement with Haines on Main – Home of EVR, LLC			
Recommendation/Suggested Action (briefly explain): Recommendation to Approve a Resolution Authorizing a Business Grant Agreement with Haines on Main – Home of EVR, LLC			

**City of St. Charles, Illinois
Resolution No. 2026- __**

**A Resolution Authorizing the Mayor and City Council to Execute a Business
Improvement Grant Agreement between the City of St. Charles and Haines on Main
– Home of EVR, LLC – Julie and Martin Starck
(521 W. Main St.)**

**Presented & Passed by the
City Council on October 5th, 2026**

BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk are hereby authorized to execute that certain Business Improvement Grant Agreement, in substantially the form attached hereto and incorporated herein as Exhibit “A” by and on behalf of the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 5th day of October, 2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 5th day of October, 2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 5th day of October, 2026.

Clint Hull, Mayor

Attest:

City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

Resolution No. _____

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Exhibit “A”

Business Improvement Grant Agreement between the City of St. Charles and Haines on Main –
Home of EVR, LLC – Julie and Martin Starck (521 W. Main St.)

City of St. Charles
BUSINESS IMPROVEMENT GRANT
Award Agreement

521 W. Main St. St. Charles, IL 60174
(Haines on Main – Home of EVR, LLC)

THIS AGREEMENT, entered into this _____ day of _____ 2026, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Julie and Martin Starck**

Address of Property to be Improved: **521 W. Main St. St. Charles, IL 60174**

PIN Number(s): **09-34-102-003 & 09-34-102-005**

Property Owner's Name: Julie and Martin Starck

WITNESSETH:

WHEREAS, the CITY has established a **BUSINESS IMPROVEMENT GRANT** program to provide matching grants for permanent Building Improvements for eligible businesses as defined in the Program Guidelines; and

WHEREAS, APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Business Improvement Grant Award; and

WHEREAS, said Business Improvement Grant Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Business Improvement Grant Award

Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) **09-34-102-003 & 09-34-102-005** shall be considered reimbursable as described in Exhibit I. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “I” (the “Eligible Building Improvements Cost Estimate”), but in no event more than the maximum amounts as defined below:

Total improvement costs: \$1,200,000
Eligible Building Improvements cost: \$85,900
City’s Share @ 50% up to a maximum of \$30,000: \$30,000

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’s control.

SECTION 2: The Deputy City Administrator, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Deputy City Administrator, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of

the Building Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and "before" and "after" pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Deputy City Administrator, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Deputy City Administrator, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Deputy City Administrator to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Deputy City Administrator, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising

out of, resulting from or in any way connected with directly or indirectly with the Business Improvement Grant Award(s) which are the subject of this Agreement. The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT

PROPERTY OWNER
(if different from APPLICANT)

CITY OF ST. CHARLES: _____

Mayor or Deputy City Administrator

ATTEST: _____

City Clerk

Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

Exhibit I – Checklist for Eligible Improvements & Reimbursements

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
ADA Accessible Bathrooms (2)	\$50,000	No		
Fire Suppression Sprinkler System	\$26,900	No		
Fire Alarm System	\$9,000	No		
<u>Total of all eligible improvements</u>	\$85,900			
<u>Amount of anticipated grant @ 50% of eligible cost of improvements</u>	\$30,000			

Exhibit II - Grant Application



AWARD APPLICATION FORM

1. APPLICANT INFORMATION:

Name: Julie and Martin Starck

Home Address: St Charles, IL 60175

Phone/email: _____

Name of Business: Haines on Main - Home of EVR, LLC

Business Address: 6N430 BURR RD, SAINT CHARLES, IL 60175

Federal Tax ID Number: 46-2633513

(All awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer ID number or social security number as part of the Business Improvement Grant. Property owners and tenants should consult their tax advisor for tax liability information.)

2. PROPERTY INFORMATION:

Address: 521 W. Main Street

Property Identification Number: 09-34-102-003 and 09-34-102-005

3. ARCHITECT/DESIGN PROFESSIONAL:

Name: Charles Vincent George Architects

Address: 1245 E. Diehl Rd. Naperville, IL 60563

Phone/email: _____

4. CONTRACTOR(S):

Name: Sequoia General Contracting Corp.

Address: 1585 Beverly Ct unit 108 Aurora, IL 60502

Phone/email: _____



5. SCOPE OF PROJECT (INCLUDE THE FOLLOWING WITH YOUR SUBMITTAL):

- A. Building Plans accurately drawn to scale, showing proposed improvements.
- B. Cost estimates for materials and labor. (There should be two cost estimates submitted, one for the estimated costs of all improvements to the building and one that highlights only the costs for eligible improvements).

4. STATEMENT OF UNDERSTANDING:

- A. I agree to comply with the guidelines and procedures of the St. Charles Business Improvement Grant.
- C. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.
- D. I understand that work done before a Business Improvement Grant Agreement is approved by staff or the City Council is not eligible for an award.
- E. I understand that Business Improvement Grant reimbursement awards are subject to taxation and that the City is required to report the amount and the recipient of said awards to the Internal Revenue Service.

Signature of Applicant: _____

If the applicant is someone other than the owner of the property, the owner(s) must complete the following certificate:

I/We certify that I/we own the property identified on this application and that I/we hereby authorize the applicant to apply for a reimbursement award under the City of St. Charles Business Improvement Grant and undertake the approved improvements.

Signature of Owner(s): _____ *Julie Storch* Date: 8/8/2026

Checklist for Eligible Improvements & Reimbursements

521 W Main St, St Charles

[ADDRESS]

Julie and Martin Starck

[APPLICANT NAME]

Eligible Improvements				
Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
ADA Accessible Bathrooms (2)	\$50,000			
Fire Suppression Sprinkler System	\$26,900			
Fire Alarm System	\$9,000			
Total of all eligible improvements	\$85,900			
Amount of anticipated grant at 50% of eligible cost of improvements	\$30,000			

Left two columns shall be completed by applicant at time of application submission. Remaining columns on right shall be completed by staff once materials have been submitted to request reimbursement.



CITY OF
ST. CHARLES
ILLINOIS • 1834

BUSINESS IMPROVEMENT GRANT

Application Packet

Updated July 2021

REIMBURSEMENT MATERIALS

FINAL WAIVER OF LIEN

STATE OF ILLINOIS)
)SS
COUNTY OF)

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by _____

to furnish _____

for the premises known as _____

of which _____ is the owner.

The undersigned, for and in consideration of _____

(\$ _____) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-describe premises.

Given under _____ hand _____ and seal _____

this _____ day of _____, 20____

Signature and Seal: _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
COUNTY OF)

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is _____

_____ of the _____

who is the contractor for the _____ work on the property

located at _____

owned by _____.

That the total amount of the contract including extras is \$ _____ on which he or she has received payment of \$ _____ prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to nay person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 200_____.

NOTARY PUBLIC

SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
) SS
COUNTY OF)

The affiant, _____ (name) being first sworn on oath, deposes that he is
_____ (position) of _____ (name of firm)
being the contractor for _____ (owner of premises)
to furnish labor and materials for work on the property located at _____ (address of
premises) and performed _____
_____, (describe improvements)

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete

Amount of Original Contract	\$ _____	Work Completed to Date	\$ _____
Extras to Contract	\$ _____	Less _____ % Retained	\$ _____
Total Contract & Extras	\$ _____	Net Amount Earned	\$ _____
Credits to Contract	\$ _____	Net Previously Paid	\$ _____
Balance to Become Due	\$ _____ (including Retention)		

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed _____ Position _____

Subscribed and sworn to before me this _____ day of _____, _____

_____ Notary Public

The above sworn statement should be obtained by the owner before each and every payment.



QUOTE

 QUOTE NO
294

TO Sequoia General Contracting
1585 Beverly Ct
Unit 108
Aurora, IL 60502

QUOTE DATE	VALID THRU	FOR	PAGE
6/4/2026	9/10/2026	New Sprinkler System	1

This quote is for C&E to install a new wet system in a new building addition only at:

Haines Phase 2 Addition
521 W Main Street
St Charles, IL 60174

ATTN:
Lori Anderson
630.957.5297
landerson@sequoiagc.com

A deposit of \$6,000 is required upon acceptance.

SCOPE OF WORK

- Install wet sprinkler system in new addition.
- 1st floor pipping to be done in CPVC with concealed white pendent heads.
- Basement pipping to be done in steel with brass upright heads.
- Hangers in accordance with NFPA standards installed during regular working hours.
- Detailed shop drawings completely illustrate the scope and intent of the fire protection work based on receipt of CAD files at no cost to C&E Fire Protection.
- Engineered shop drawings.
- All sprinkler work to be performed during regular working hours. (6:00AM – 2:30PM)
- Labor and material per NFPA 13.
- Receiving and shipping of all materials.
- Freight.
- Hydrostatic testing.

EXCLUSIONS

- Insulation or boxing in of any pipe.
 - Site utilities or underground water service.
 - Furnish a backflow to feed the new wet sprinkler system. (Installed and Certified by others).
 - Furnish and install a new Riser control valve assembly with FDC.
 - Calculations & Stamps.
 - Permits
 - Expedited shipping.
 - Special delivery situations causing additional labor hours.
 - Furnish and install dry pendant sprinkler heads into cooler/freezer areas
 - Furnish and install brass upright sprinkler heads above cooler/freezer areas
 - Bringing Water supply main into building.
 - Above and below protection.
 - ESFR Sprinkler heads.
 - Multiple Phases.
 - Any Specialty systems.
 - Fire protection under canopy(s).
 - Fire protection for Fuel station canopy(s).
 - Cost of a dry system unless otherwise quoted.
 - Painting or labeling of existing or new sprinkler pipe.
 - Premium time. (anything over 8 hours and night shifts)
 - Electrical wiring or fire alarm work.
 - Fire extinguishers or fire extinguisher cabinet installation.
 - Escutcheon plates for existing sprinkler heads.
 - 3D modeling or BIM coordination.
 - Charges for CAD information.
 - Concrete work.
 - Scaffold / working platform.
 - Extended warranties.
 - Galvanized piping.
 - Seismic bracing
 - ANY electrical work even if associated with a pump.
 - Any fees or costs associated with moving fixtures, storage bins, or other items in the coverage area.
 - Drain down fees.
 - Any fees associated with drawing approvals from village or municipality (see scope above).
 - Rental of equipment to make this installation.
 - Hose stations if required by the Village.
 - Watchmen service.
-
- Please note any deposit required above.
 - Monthly progress payments are required to ensure continuity of work.

- Payment is required within 30 days of each pay application and final payment within 30 days of work completion.
- Payment due at completion prior to report submission/close out documentation.
- If paying by Credit Card a 2.95% convenience fee will be assessed.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
INSTALL	1	Install a new wet sprinkler system in a new building addition only. Labor	\$14,754.00	\$14,754.00*
INSTALL	1	Install a new wet sprinkler system in a new addition only. Material/Engineering	\$11,146.00	\$11,146.00

* means item is non-taxable

ITEM TOTAL \$25,900.00
TAX \$1,003.14

TOTAL AMOUNT \$26,903.14

Sequoia General Contracting

By: _____
Name: _____
Title: _____

C&E Fire Protection LLC

By: _____
Name: _____
Title: _____

TERMS AND CONDITIONS:

This proposal is valid for 60 days from the date received hereof and becomes binding if signed and delivered by both parties during that period. After 60 days C&E Fire Protection, LLC reserves the right to amend and reissue. Changes to proposed work will NOT be accepted unless mutually agreed upon in writing. We welcome the opportunity to work with you on this project. Our proposal is contingent on a scope review. Should you have any questions or concerns, do not hesitate to contact the undersigned.

- A. **Price.** The price for work to be performed under this agreement on a time and material basis shall be based upon the prevailing C&E prices for material, labor and related items, in effect at the time supplied under this agreement. Further, in the event that this agreement is executed on a "price not to exceed" basis, the price to the customer shall be lesser of: 1) the limit price quoted, or 2) the actual cumulative billing based on the aforementioned prevailing prices. Any change in the Scope of Work may require an increase in the price. C&E may raise the price in event of a change in regulations or other change in conditions or requirements that materially changes the Scope of Work, including sudden extraordinary raises in costs, including materials and labor costs.
- B. **Payment Terms.** Customer shall pay C&E as specified in section 1 above, but in no event later than thirty (30) days from the date of the invoice(s) for the Work. Customer shall pay a late fee of one and one half percent (1 ½%) per month for any past due invoices. If more than one invoice is issued, the Payment Terms apply to each invoice. If C&E is subsequently requested by the Customer to perform additional work beyond the Work set out in the above scope of work, the Payment Terms shall apply equally to the additional work. Customer shall pay all taxes, permits and other charges, including but not limited to state and local sales and excise taxes, however designated, levied or based on the service charges pursuant to this Agreement. Where the Agreement is not executed, payment shall constitute acceptance of all the terms and conditions of this Agreement. This proposal is in accordance with the Contractor Prompt Payment Act.
- C. **Additional Work.** Additional work performed for the Customer by C&E (beyond the work set out in the above scope of work section) will be included in subsequent invoices and shall be governed by and subject to all of the terms and conditions of this Agreement.
- D. **Amendment/ Modifications.** The terms of Customer's purchase order shall not serve to modify this Agreement. This Agreement may be modified or amended only by a written instrument signed by duly authorized representatives of each party, specifically referring to this Agreement. No term of any amendment shall be implied to change any limitation on liability or indemnity provision of this Agreement.
- E. **Liability Limitation/ Indemnity.** Customer agrees that C&E's liability for property damage, personal injury, or death, whether arising in contract, tort, strict liability or otherwise, shall not exceed the agreement price set out above (as increased by the price for any additional work) or, where the time and material term is selected above, customer's time and materials payments to C&E. Customer further agrees that C&E shall not be liable for any special, indirect, incidental or consequential damages or any economic loss damages of any kind and that Customer shall indemnify and hold C&E harmless from any and all third party claims relating to the Customer's negligence or misconduct, including Customer's failure to maintain the systems or to keep the system in operative condition or relating to C&E's performance or failure to perform under this agreement.
- F. **Equipment On Site.** Where C&E may leave/ store materials or equipment on site for convenience of performing the Work, Customer hereby grants C&E a security interest in the materials and equipment, which may include pipes, clamps, sprinkler heads, other materials, and generators, power tools, hand tools, or other tools and equipment, and Customer authorizes C&E to file a financing statement or other documents in connection therewith in order for C&E to perfect its security interest. Customer shall provide appropriate safe and secure storage for such materials and equipment and shall not interfere with C&E's markings designed to show ownership on such materials and/ or equipment.
- G. **Mechanics Liens.** Customer acknowledges that C&E shall acquire a Mechanics Lien on the premises of the project and Customer shall cooperate in good faith with C&E. Upon request, Customer shall provide C&E with the project's common address, the property identification number (PIN), the project owner's identity, any information regarding lenders on the premises, and any other reasonable or legally required information requested by C&E for the purpose of perfecting a mechanics lien.
- H. **Solicitation.** Customer shall not engage in any direct or indirect solicitation of any C&E employee (attempting to influence the C&E employee to leave C&E's employment) during the time of the performance of the Agreement and for a period of two years thereafter.
- I. **Audit Right.** Should Customer be in default of its payment obligations, Customer shall provide C&E or its representative access to all of Customer's financial records, including, but not limited to, its Income Statement, Balance Sheet and General Ledger so that C&E can verify Customer's financial position and make prompt appropriate decisions.
- J. **Injunctive Relief.** Customer agrees that the nature of any breach of the provisions in sections G, H, and I relating to mechanics liens, solicitation, and audit right is difficult to measure and agrees that injunctive relief is appropriate. Customers shall pay C&E's costs and attorneys fees should C&E prevail in an action pursuant to paragraphs G and or H relating to mechanics liens and solicitation.
- K. **Working Conditions.** Customer shall provide a safe working environment for C&E to perform the Work free from debris and hazards, including compliance with all federal, state, and local regulations, including, but not limited to OSHA regulations. Customer shall provide utilities necessary to perform the Work.
- L. **Termination.** C&E may cease performance and/ or terminate this Agreement upon: (1) Customer's failure to perform or meet any material obligation under this Agreement, including failing to pay as agreed, and/ or 2) Customer becoming insolvent or filing for bankruptcy or similar proceeding. C&E may charge Customer a termination fee equal to its costs plus 15% of the contract price should Customer cancel the contract after C&E has incurred costs in preparing to perform including but not limited to ordering materials and contracting labor.
- M. **Force Majeure.** C&E shall not be liable for any delay or failure to perform to the extent such is due, in whole or in part, to any occurrence(s) beyond C&E's reasonable control, including, but not limited to: acts of God; compliance with any order or request of any governmental authority; act of war, rebellion, or sabotage; fire; flood; release of hazardous toxic substances; explosions; accidents; riots; strikes or other concerted acts of workmen.
- N. **Intellectual Property/ Employees/ Subcontractors.** Customer acknowledges that C&E's employees or subcontractors are not employees of Customer. Customer acknowledges that it has no legal interest in, and that C&E maintains all ownership rights in, technical information, inventions, discoveries and improvements, patentable or unpatentable, and any copyrightable material conceived by C&E employees, independent contractors, or subcontractors.
- O. **Use of Customer Name.** Customer hereby authorizes C&E to use Customer's name in any reasonable manner, including in writing in paper or electronic form (web-based) to advertise C&E's services and accomplishments.
- P. **Assignment.** Neither party may assign this Contract without the other party's written consent.
- Q. **Entire Agreement/ Counterparts.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements or understandings with respect thereto. Customer acknowledges that it has read this agreement, understands it, and agrees to be bound by its terms and conditions. Neither party shall be bound by any statements or representation not contained in this Agreement. This Agreement may be executed in counterparts.
- R. **Governing Law/ Venue/ Mediation.** This Agreement shall be governed by the laws of the state of Illinois. Any dispute arising from the subject matter of this Agreement shall be submitted to mediation. Each party shall submit to the other a list of three proposed available mediators. Each party shall strike a name from the combined list of mediators, with C&E starting. The last mediator remaining on the list shall mediate the dispute. If the dispute is not resolved in mediation after both sides have acted in good-faith, then the dispute may be taken to court. Any legal action to enforce any rights shall be brought in the Circuit Court of DuPage County, Illinois.

NOTICE: THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY A NATIONAL EMERGENCY:

Given the existence of a national emergency, C&E will use its best efforts to staff and supply this project to meet the scheduled completion date. However, C&E Life Safety, CORP reserves its right to seek an excusable extension of time if C&E or its subcontractors and suppliers are unable to maintain planned crew sizes due to illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Subcontract, we intend to seek additional costs associated with the suspension.

Impacts from Tariffs: The parties acknowledge and agree that tariffs, levies, duties, taxes or laws/regulations of similar effect (collectively, "Tariffs") may go into effect after the date hereof and Contractor has not included the impact of any Tariffs in the Contract Sum. In the event that the cost of materials or equipment to be incorporated into the Work escalates prior to the expiration of the Contract Time due to Tariffs which were not reasonably foreseeable as of the date this Contract is signed, whether such escalation is the result of direct Tariff assessments or the impact of Tariffs on demand and price for domestically produced materials or equipment, Contractor shall: (i) inform Owner of such escalation and shall provide back-up documentation establishing such escalation; (ii) use commercially reasonable efforts to work with Owner, Subcontractors and Suppliers to develop mitigation strategies; (iii) be entitled to an increase in the Contract Sum to the extent of any substantiated material price escalation that could not be reduced through reasonable mitigation efforts. Contractor shall be responsible for any increased cost that could have been avoided had such reasonable mitigation steps been taken. If materials or equipment are delayed in delivery due to the imposition of a Tariff not reasonably foreseeable as of the date this Contract is signed, and Contractor is unable to reasonably mitigate that delay through other suppliers or types of materials or equipment, then Contractor shall be entitled to any extension of the Contract Time resulting from reasonably unavoidable delays to the critical path of the Schedule.

Commercial Specialties, Inc.

2255 Lois Drive Unit #9
Rolling Meadows, IL. 60008

Phone # 847-545-9900
Fax # 847-545-9970

www.commercialspecialties.com

Estimate

Date	Estimate #
9/4/2025	025-2858

Project Name

HAINES ON MAIN PH II

Project Location

ST. CHARLES, IL

Name / Address
SEQUOIA GENERAL CONTRACTING CORP. 1585 BEVERLY CT UNIT 108 AURORA, IL 60502 630-499-1000 ATTN: DAVID BLASI

Qty	Description
2	TOILET ROOM ACCESSORIES: BOBRICK
2	42" GRAB BARS
2	36" GRAB BARS
2	18" GRAB BARS
2	SURFACE MOUNTED DUAL ROLL TOILET PAPER HOLDERS
2	RECESSED TOWEL DISPENSER & WASTE RECEPTACLES
2	SURFACE MOUNTED SANITARY NAPKIN DISPOSALS
2	24x36" STAINLESS STEEL FRAMED MIRRORS
2	COAT HOOKS
2	SURFACE MOUNTED DIAPER CHANGING TABLES - WHITE GRANITE
2	ADA UNISEX SIGNS
	FURNISHED AND DELIVERED- TAX INCLUDED: \$2,891.00
	NOTE: IF ASI ACCESSORIES ARE ACCEPTABLE, DEDUCT \$406.00

Joe Campobasso
847-545-9900

All sales are subject to our Standard Terms, Conditions of Sales and approval of credit. Quotations are based upon costs and conditions at time of quote and may be subject to increase at time of order.

Bonding Add: If payment and/or performance is required add 4% to quotation.

Insurance Add: If coverage is primary, add \$100 for each insured required under this coverage.

ESTIMATE PRICE IS GOOD FOR 30 DAYS FROM DATE OF ESTIMATE

Approved by Signature _____

PROPOSAL

EVEN-FLOW PLUMBING SYSTEMS, INC.
PO BOX 9639 NAPERVILLE, IL. 60567
PH. 630-904-0423

PROPOSAL SUBMITTED TO: Sequoia General Contracting

ADDRESS: Aurora, Il.

JOB ADDRESS: 521 W. Main St. St. Charles Il.

DATE: 9-5-25

ALL MATERIAL & LABOR FOR:

SERVICE ROOM: 1-Triple Sink & Faucet(Fixtures Not Included)
3-Basket Strainers(Fixtures Not Included)
1-Ice Maker Supply Valve & Drain Only(Hook By Others)
1-Ice Maker Supply Dual Check BFP
1-Schier GB3-40Gal. Floor Grease Trap

BATH #1: 1-Toilet w/Seat(Fixtures Not Included)
1-Sink & Faucet(Fixtures Not Included)
1-Zurn Z415S-P 4" Floor Drain
1-P-Trap & Supply Lines Covers
1-3/8" Water Supply Mixing Valve

BATH #2: 1-Toilet w/Seat(Fixtures Not Included)
1-Sink & Faucet(Fixtures Not Included)
1-Zurn Z415S-P 4" Floor Drain
1-P-Trap & Supply Lines Covers
1-3/8" Water Supply Mixing Valve

STORAGE CLOSET: 1-Mop Sink & Faucet(Fixtures Not Included)

STORAGE SHED: 1-Sink & Faucet(Fixtures Not Included)
1-State US UPVS-90E Instant HWH
1-P-Trap & Supply Lines Covers
1-Zurn 1400 Floor Clean Out
1-2" Underground Piping From Site Drain
1-3/4" Underground Cold Water Supply From Existing Building

BASEMENT: 1-AO Smith DEL-10 Electric WH w/Exp Tank
1-Liberty 3'x6' Duplex 2HP 230V Ejector Pit System
(Underground Installed In Clay Soil)
(Additional Charges For Underground Installed in Rock)
1-Zurn Z415S-P-4 D 4" Floor Drain
1-1-1/4" Watts Water Supply BFP w/Stub
To Exterior For Future Irrigation System Only
1-1" Watts Water Supply BFP w/Stub To Exterior For Future Fountain Stub Only

GAS PIPING TO: 16-Gas Light Stubs Only w/1/2" PRV & 1/2" Shut Off Valves
(Gas Lights Not Included)
(Gas Light Installation & Hook Up By Others)
1-Fireplace
1-Underground Gas Supply To Storage Shed
2-Underground Gas Supplies To (2) Gas Posts
1-AHU w/1/2" PRV Located in Basement

NOTE:

- SEWER, WATER & EXCAVATION NOT INCLUDED
- PERMITS,METERS & FEES NOT INCLUDED
- FIRE STOPPING OR CAULKING NOT INCLUDED
- PIPE INSULATION NOT INCLUDED
- VENT PIPE ROOF FLASHINGS NOT INCLUDED
- TYPE "M" COPPER FOR ALL WATER LINES
- SCHEDULE 40 CELL PVC FOR ALL WASTE & VENT PIPING
- SCHEDULE 40 SOLID PVC FOR ALL UNDERGROUND PIPING
- ALL PLUMBING INSTALLED PER STATE AND LOCAL CODES
- (1) YEAR WARRANTY ON PRODUCTS SUPPLIED AND
INSTALLED BY EVEN FLOW
- EVEN FLOW DOES NOT WARRANTY AND IS NOT RESPONSIBLE
FOR ANY DAMAGES BEFORE, DURING OR AFTER
INSTALLATION OF PRODUCTS SUPPLIED BY OTHERS
- ADDITIONAL CHARGES MAY OCCUR FOR INSTALLATION OF
FAUCETS & FIXTURES UPON FINAL SELECTION
- PRICES ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN
PRICE INCREASES

TERMS OF PAYMENT: 50% OF CONTRACT DUE UPON START OF ROUGH.
30% OF CONTRACT PLUS EXTRAS DUE UPON COMPLETION
OF ROUGH.
REMAINDER OF CONTRACT INCLUDING EXTRAS
DUE UPON COMPLETION OF TRIM.

MATERIAL, LABOR & EQUIPMENT:	\$ 147,950.00
FIXTURE ALLOWANCE:	\$ 15,000.00

BID SUBMITTED FOR: 521 W.MAIN ST. ST CHARLES, IL.	\$ 162,950.00
---	---------------

ACCEPTANCE OF PROPOSAL SIGNATURES: _____



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

May 6, 2026

Sequoia General Contracting Corp.

Attn: Joe Brooks

1585 Beverly Ct. Unit 108

Aurora, IL 60502

Phone: (630)746-7105

Email: jbrooks@sequoiagcc.com

Project: Haines on Main Addition Fire Alarm Install – 521 W Main St, St. Charles

Dear Joe:

Fox Valley Fire & Safety is pleased to submit our proposal on the fire alarm installation at the above referenced address. This proposal is based on utilizing Notifier equipment and all conduit raceways installed by others.

Fire Alarm System Equipment and Scope of Work:

- 4 - Horn Strobes
- 3 - Strobes
- 3 - Addressable Pull Stations & White Back Box
- 1 - Weatherproof Horn Strobe (Patio)
- 1 - Dual Monitor Module (Tamper Switches)
- 1 - Monitor Module (Water Flow)
- 1 - Intelligent Duct Detector
- 1 - Sampling Tube
- 1 - Remote Test Station with Key Switch
- 1 - Detector Head for Duct Detector, White
- 1 - Addressable Relay Module
- 1 - Set of Submittal Drawings
- 1 - Final Checkout and Certification with Programming Services
- 1 - Applicable Freight Charges
- 1 - Installation Labor
- 1 - Miscellaneous Materials
- 1 - Tax

Your investment for this package.....\$ 8,995.00

Must provide CAD file at no additional charge.

All Conduit Raceways will be done by other and not included with this proposal. After the plans have been approved by AHJ a project manager will meet with raceway installer to discuss raceways.

Exclusions from this proposal are as follows:

1. Products or services not listed above
2. Monitoring charges or connections (separate proposal)
3. Premium time labor (Outside normal work hours, Monday-Friday)
4. Permit and or Review Fee from AHJ or Review Authority
5. Painting and Patching
6. Conduit, Stubs, and Backboxes to be provided by Electrical Contractor
7. Area of Rescue System

After you have had the opportunity to review this information, if it meets with your approval, please sign, date and fax or email this document to my attention at your earliest opportunity.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions, or if I may be of further assistance, please feel free to contact me at 630-800-0257.

Sincerely,

Mark Oleferchik
Sales Consultant

Clarifications / Qualifications:

1. This proposal is based on completing all work from a clear floor with readily available access to all areas of work. If work is delayed due to lack of access to areas of work, additional costs may apply.
2. **The above pricing is only valid for 30 days.**
3. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.
4. Fox Valley Fire & Safety will provide fire stopping services for all new through penetrations made in fire rated walls &/or ceilings. No considerations have been made for fire stopping existing through penetrations.
5. Unless agreed to in writing, no products or services not listed above have been included in this proposal. No considerations have been made in this proposal for **modifications or additions to the fire sprinkler system, fire extinguisher quantities or locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detectors**, or any other systems or services.
6. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result
7. **This proposal is based on accurate AutoCAD DWG files being provided to Fox Valley Fire & Safety at no charge.**
8. This proposal is based on all conduit raceway being provided by others to Fox Valley Fire & Safety's requirements at no charge to Fox Valley Fire & Safety.
9. No considerations have been included in this proposal for the ongoing maintenance and monitoring of the fire alarm system.

Credit:

1. All orders are subject to credit approval and may require a deposit; prior arrangements notwithstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 847-695-5900 or 224-293-5309.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Authorized Signature

Printed Name

Title

Date

Scheduling Contact/Number

Scheduling Email

Email address for Invoices



Gary Spielman Plumbing
1601 Atlantic Drive
Suite 101
West Chicago, IL 60185

Phone: (630) 231-2725
info@spielmanplumbing.com
www.spielmanplumbing.com

Bill to
Sequoia
1585 Beverly Court
Unit 108
Aurora, IL 60502

Ship to
Haines on Main
521 W Main Street
St. Charles, IL 60174

Quote #: q2236

Quote Date: 8/20/2025

Description	Price	Amount
Plumbers to Run New Wastes, Vents, Water & Gas to the Following *****Revised 3/1/2026***** *Restroom 1* 1-Toilet 1-Lav 1-Floor Drain *Restroom 2* 1-Toilet 1-Lav 1-Floor Drain *Storage Closet* 1-Mop Sink *Storage Shed* 1-Sink w/point of use under the counter Heater -Plumbers to connect to new water line being installed from new addition basement. Plumbers to do all their own excavation and back fill. Final Grade by others, all spoil to be left on site and hauled away by others *Service Room* 1-Triple Comp Sink 1-Grease Trap 1-Open Site Drain 1-Floor Drain 1-Ice Machine -Plumbers to connect to the existing Cold Water in Crawl and Hot Water Heater located in Basement *Basement* 1-36 x36 Sewage Pit with Zoeller Duplex Pump System w/Alarm 1-Floor Drain 1-Water Heater (Electric Water Heater) 1-Laundry Sink 1-Sump Pump w/Lid and Check Valve (Sump Pit Provided and Installed by Others) -Plumbers to provide a 1.25" Water Line for a Outdoor Water Fountain. Plumbers to install a 3/4" outdoor water line underground (Type K Copper) and terminate at fountain location. Fountain install and hook-up by others. Plumbers to provide, Install, test and certify a 1.25" RPZ located in Basement Near Water Heater as per Print -Plumbers to provide a 1"Water Line for a future Lawn Irrigation. Plumbers to provide, Install,	\$62,290.00	\$62,290.00



Gary Spielman Plumbing
1601 Atlantic Drive
Suite 101
West Chicago, IL 60185

Phone: (630) 231-2725
info@spielmanplumbing.com
www.spielmanplumbing.com

Description	Price	Amount
test and certify a 1" RPZ located in Basement		
Gas Piping 1-Air Handler -Plumbers to provide a PRV to new fixture. Existing Gas is medium pressure as indicated on print		
Plumbing Notes -All Spoil to remain on site any hauling of soil is not included in estimate -All Wastes and Vents to be sch 40 pvc and water piping to be copper -Option for Plumbers to provide a hot water return line (w/ pump) to Bathrooms. Recommended for Sensor Lav Faucet's Total Optional Cost \$1,750.00 Option to upgrade to Sensor Lav Faucets EAF350 \$950.00 -Credit if Pex Water Line for Storage Shed(3/4") and Fountain are provided and installed by others \$2,500.00 -Lav's to have tempered water and scald guards -Concrete Cutting, Removal and Patching done by others, is listed below as a separate cost to include coring into the existing foundation if needed (\$8,500.00 Diamond Cut) -Sewer for Storage Shed and Triple Sink/Grease Trap to be connected together outside of foundation by others and brought into new Basement by others		
Fixture List(By Plumber unless noted) 2-Kohler Toilets (Highline) 2-Bemis Seats 2155ssct 2-Kohler Wall Hung Lavs k-2007 2-Kohler Taut Lav Faucets k-46028-4cp 1-Bradford White 40 Gal Electric BRE340T61NCWW(208v,3.5kw 1ph) 1-Mustee 18f Sink 1-Moen Faucet 74998 1- Koolmore Triple Sink w/ Faucet *Ice Machine by others 1-Schier GB3 Grease Interceptor 1-Mustee Mop Sink 63m 1-Chicago Faucet 897rcf 1-Pro Flo Sink pfsr 252271a 1-Moen Faucet 7423 1-Zoeller Duplex Pump System w/36x36 Pit		

Subtotal: \$62,290.00

Tax: \$0.00

Total: \$62,290.00

Payments: \$0.00



7413 Duvan Drive
Unit 400
Tinley Park, IL, 60477
United States of America

PROJECT QUOTE

Quote Nbr. PQ000787
Order Date 3/11/2026
Valid Until 4/10/2026
Sales Person Nicholas Gowan
Project ID
Proj Desc.
Reference
Payment Terms 30 Days

ISSUED TO

Sequoia General Contracting Corp.
Chris Obrecht
Phone: 630-499-1000
1585 Beverly Court, Unit 108
Aurora, IL, 60502
United States of America

Haines on Main Phase 2 - FP

PROJECT TASK	TASK DESCRIPTION	AMOUNT
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NOTES: Scope:

- 1.) Labor and Materials to Sprinkle New Addition by Extending the Existing System.
- Adding up to (8) New Upright Sprinklers and (16) New Pendants
- 2.) System to be Installed per NFPA 13
- 3.) Installation and Pricing per Bid Pkg
- 4.) 2D Design, Testing, and Certification
- 5.) Permits to be Handled as a Change Order with a 10% Admin Fee
- 6.) Customer to Protect Pipe From Freezing

Excluded Items:

- 1.) Electrical wiring and fire alarms
- 2.) Underground piping, installation, and flushing
- 3.) Painting of Pipe
- 4.) Covering or Uncovering of Heads for Painting
- 5.) Seismic Bracing
- 6.) Rock Removal
- 7.) BIM Coordination is not included

Conditions:

- 1.) Standard Work Hours are 7 AM to 3:30 PM ; Monday through Friday (excluding Holidays)
- 2.) No Overtime, Weekend, or Night Shift included; requested changes may require Change Orders
- 3.) Schedule Lead-times are firm as stated; requested changes may require Change Orders
- 4.) Original Design plus 1 (one) revision are included in pricing; additional revisions may require Change Order
- 5.) Owner to Provide Adequate Water for System

Customer Acceptance

Date: _____
Name: _____
Signature: _____

Quote Total (USD)	14,350.00
Less Discount (USD)	0.00
Tax Total (USD)	0.00
Total (USD)	14,350.00

Continued...



7413 Duval Drive
Unit 400
Tinley Park, IL, 60477
United States of America

PROJECT QUOTE

Quote Nbr.	PQ000787
Order Date	3/11/2026
Valid Until	4/10/2026
Sales Person	Nicholas Gowan
Project ID	
Proj Desc.	
Reference	
Payment Terms	30 Days

ISSUED TO

Sequoia General Contracting Corp.
Chris Obrecht
Phone: 630-499-1000
1585 Beverly Court, Unit 108
Aurora, IL, 60502
United States of America

PROJECT TASK	TASK DESCRIPTION	AMOUNT
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TERMS & CONDITIONS OF SALE

1.) ACCEPTANCE:

ACCEPTANCE OF CUSTOMER'S PURCHASE ORDER IS EXPRESSLY MADE CONDITIONAL ON CUSTOMER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN WHICH ARE IN LIEU OF ANY ADDITIONAL OR DIFFERENT TERMS CONTAINED IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT EVIDENCING CUSTOMER'S ORDER. CUSTOMER'S ASSENT TO THESE TERMS AND CONDITIONS SHALL BE CONCLUSIVELY PRESUMED FROM CUSTOMER'S RECEIPT OF THIS ACKNOWLEDGEMENT WITHOUT PROMPT WRITTEN OBJECTION THERETO OR FROM ACCEPTANCE BY CUSTOMER ALL OR ANY PART OF THE GOODS AND SERVICES ORDERED. ALL PRICES WILL REMAIN FIRM FOR ACCEPTANCE FOR A PERIOD OF THIRTY (30) DAYS AFTER THIS TIME, TWIN LAKES FIRE SERVICE (HEREINAFTER REFERRED TO AS TWIN LAKES FIRE SERVICE) RESERVES THE RIGHT TO SUBMIT AN UPDATED PRICE. THIS PROPOSAL SHALL BECOME A CONTRACT AGREEMENT ONLY WHEN ACCEPTED BY CUSTOMER AND APPROVED IN WRITING BY TWIN LAKES FIRE SERVICE AT THEIR CORPORATE HEADQUARTERS IN URBANA, IL.

2.) PAYMENT TERMS:

TERMS ARE NET 30 DAYS FROM SHIPMENT DATE OF EQUIPMENT. PAST DUE ACCOUNTS SHALL BE CHARGES 1 1/2% SERVICE CHARGE PER MONTH. TWIN LAKES FIRE SERVICE IS NOT SUBJECT TO ANY RETENTION PROVISIONS APPLICABLE OR CLAIMED BY THE CUSTOMER.

FOR NEW SYSTEM CONTRACTS/NON-OWNER DIRECT AGREEMENTS - PAYMENTS ARE TO BE MADE ON A MONTHLY PROGRESSIVE BASIS WHERE TWIN LAKES FIRE SERVICE WILL INVOICE FOR THE PERCENTAGE OF WORK COMPLETED AND/OR EQUIPMENT DELIVERED. INVOICES ARE DUE IN FULL (EXCLUDING AGREED RETENTION), 30 DAYS AFTER DATE OF FIRST INVOICE. BALANCE OF RETENTION, IF WITHHELD, IS DUE UPON COMPLETION OF INSTALLATION BY TWIN LAKES FIRE SERVICE.

3.) PAYMENT/DEFAULT:

DEFAULT BY CUSTOMER SHALL CONSIST OF FAILURE TO PAY ANY INSTALLMENTS OF PRICE WHEN DUE. NO DEMAND BEING NECESSARY, OR ANY ACT OR OMISSION ON PART OF CUSTOMER WHEREBY TWIN LAKES FIRE SERVICE IS PREVENTED FROM COMPLETING SAID INSTALLATION OR RECEIVERSHIP, BANKRUPTCY, ASSIGNMENT FOR THE BENEFIT OF CREDITORS, OR ANY OTHER FORM OF INSOLVENCY PROCEEDINGS BY OR AGAINST CUSTOMER OR IN CASE SAID PREMISES OR SAID SYSTEM SHALL BE ATTACHED, LIENED, OR SEIZED BY PROCESS OF LAW AND SUCH ATTACHMENT OR LIEN SHALL NOT BE VACATED OR SEIZURE TERMINATED WITHIN TEN (10) DAYS AFTER ITS OCCURRENCE.

IN CASE OF ANY MATERIAL DEFAULT BY CUSTOMER THAT IS NOT CURED WITHIN 30 DAYS AFTER CUSTOMER RECEIVES NOTICE OF DEFAULT, TWIN LAKES FIRE SERVICE MAY DECLARE THE CONTRACT PRICE OR ALL UNPAID INSTALLMENTS THERETO TO BE IMMEDIATELY DUE AND PAYABLE (WHETHER OR NOT SAID INSTALLATION SHALL HAVE BEEN COMPLETED) OR MAY ENTER SAID PREMISES, REPOSSESS THE EQUIPMENT WITHOUT NOTICE, AND THE CUSTOMER AGREES TO PAY TWIN LAKES FIRE SERVICE COSTS AND EXPENSES OF COLLECTION AND/OR REPOSSESSION INCLUDING THE MAXIMUM ATTORNEY'S FEES PERMITTED BY LAW, SUCH FEE NOT TO EXCEED 25% OF THE AMOUNT DUE FROM THE PURCHASES.

4.) RETURNS AND ALLOWANCES:

ALL RETURNS ARE SUBJECT TO FINAL REVIEW BY SELLER AND, IF ACCEPTED, NON-WARRANTY RETURNS ARE SUBJECTED TO A 25% RESTOCKING CHARGE PLUS REFURBISHING CHARGES IF REQUIRED. NON-WARRANTY REPAIRS ARE SUBJECT TO A \$100.00 MINIMUM CHARGE. NOZZLES, WHICH ARE MANUFACTURED FOR EACH PROJECT, ARE NOT RETURNABLE AND NO CREDIT WILL BE ISSUED.

5.) CANCELLATION OF ORDERS:

ORDERS FOR GOODS ACCEPTED BY TWIN LAKES FIRE SERVICE MAY BE CANCELLED ONLY WITH SELLER'S CONSENT AND SUBJECT TO SUCH CANCELLATION CHARGE AS MAY BE DETERMINED BY SELLER. ORDERS COVERING SPECIAL OR MADE TO ORDER GOODS ARE NOT SUBJECT TO CANCELLATION EXCEPT BY WRITTEN PERMISSION AND UPON AGREEMENT TO MAKE PAYMENT FOR WORK ALREADY PERFORMED.

6.) STANDARD EQUIPMENT:

ALL EQUIPMENT PROVIDED SHALL BE NEW AND SHALL BE UL AND/OR FM APPROVED "STANDARD" DESIGNED ITEMS OF FIRE PROTECTION AND/OR FIRE ALARM EQUIPMENT MOST OF WHICH ARE "SHELF ITEMS." COMPLETELY FINISHED, INSPECTED, AND TESTED TO ENSURE NOT ONLY THE HIGHEST QUALITY OF MANUFACTURING STANDARDS BUT SUITABILITY FOR THE INTENDED USE, SPECIFICALLY, ALL ELECTRIC/ELECTRONIC EQUIPMENT AND WIRING WILL BE STANDARD (NOT EXPLOSION PROOF, WEATHERPROOF, ETC.) UNLESS OTHERWISE NOTED IN THIS PROPOSAL.



7413 Duvan Drive
Unit 400
Tinley Park, IL, 60477
United States of America

PROJECT QUOTE

Quote Nbr. PQ000787
Order Date 3/11/2026
Valid Until 4/10/2026
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United States of America

PROJECT TASK	TASK DESCRIPTION	AMOUNT
7.)	WORKING HOURS ALL WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 AM AND 3:30 PM , MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS. OVERTIME, OR OUT OF STANDARD WORK HOURS WILL ONLY BE PERFORMED AS REQUESTED BY CUSTOMER AND AGREED BY TWIN LAKES FIRE SERVICE. ADDITIONAL CHARGES MAY BE CHARGED BY TWIN LAKES FIRE SERVICE TO THE CUSTOMER FOR SUCH WORK, WITH PRIOR APPROVAL FROM CUSTOMER. 8.) CHARGES AND DELAYS: IF THE CUSTOMER DELAYS OR INTERRUPTS THE PROGRESS OF THE WORK OR CAUSES CHANGES TO BE MADE, THE CUSTOMER SHALL REIMBURSE THE TWIN LAKES FIRE SERVICE FOR ANY ADDITIONAL EXPENSE RESULTING FROM SUCH CAUSES. SHOULD THE CUSTOMER DESIRE TO DEFER THE COMPLETION OF THE INSTALLATION, TWIN LAKES FIRE SERVICE RESERVES THE RIGHT TO SUBMIT A NEW ESTIMATE OF COSTS FOR SUCH COMPLETION OF INSTALLATION BASED ON THE CONDITIONS PREVAILING AT THE TIME OF SUCH INSTALLATION. IF THE WORK IS DISCONTINUED BY REASON OF FIRE, FLOOD, STRIKES, LOCKOUTS, OR OTHER CAUSES NOT THE FAULT OF TWIN LAKES FIRE SERVICE, THERE SHALL IMMEDIATELY BE DUE AND PAYABLE AT THE OPTION OF TWIN LAKES FIRE SERVICE A SUM EQUAL TO THE EXPENSE TWIN LAKES FIRE SERVICE PAID OR INCURRED FOR MATERIALS, LABOR, AND SERVICES UP TO THE TIME OF SUCH DISCONTINUANCE. IF CUSTOMER AND TWIN LAKES FIRE SERVICE ARE NOT AT FAULT, OR IF CUSTOMER AND TWIN LAKES FIRE SERVICE SHARE THE FAULT, THEN THE PARTIES WILL WORK TOGETHER IN GOOD FAITH TO DETERMINE A PLAN GOING FORWARD. 9.) WORKING CONDITIONS: ALL HAZARDOUS ELECTRICAL EQUIPMENT OR PARTS ARE TO BE SHUT DOWN WHILE TWIN LAKES FIRE SERVICE EMPLOYEES AND/OR SUBCONTRACTOR PERSONNEL ARE WORKING NEAR SUCH EQUIPMENT. IF SHUTDOWNS ARE NOT POSSIBLE, THE CUSTOMER IS TO BLANKET PARTS AND EQUIPMENT AS MAY BE REQUIRED FOR SAFE WORKING CONDITIONS. THE CUSTOMER IS TO MAINTAIN, WITHOUT COST TO TWIN LAKES FIRE SERVICE A QUALIFIED ATTENDANT TO THE ELECTRICAL HAZARDS AT ALL TIMES THAT TWIN LAKES FIRE SERVICE EMPLOYEES AND/OR SUBCONTRACTOR PERSONNEL ARE WORKING IN OR AROUND SUCH HAZARDS. CUSTOMER SHALL ENSURE PROVISION FOR FREE ACCESS TO ALL LOCATIONS REQUIRED BY TWIN LAKES FIRE SERVICE DURING INSTALLATION, INSPECTION, AND TESTING, PROVIDE ELECTRIC POWER FOR HAND TOOLS, SUFFICIENT LIGHTING, ELEVATOR SERVICE FOR BOTH PERSONNEL AND MATERIAL WHERE REQUIRED, AND REASONABLE COOPERATION OF EMPLOYEES. WHEN TWIN LAKES FIRE SERVICE IS RESPONSIBLE FOR EXCAVATING/TRENCHING, IF WATER, QUICKSAND, ROCK, OR OTHER UNFORESEEN OBSTRUCTIONS – INCLUDING UNKNOWN CONDITIONS ARE ENCOUNTERED AND SHORING OR ADDITIONAL WORK IS REQUIRED, CONTRACTOR SHALL PAY FOR AS A WRITTEN CHANGE ORDER TO THE CONTRACT PRICE THE ADDITIONAL EXPENSE INVOLVED INCLUDING OVERHEAD AND PROFIT. CUSTOMER SHALL PROVIDE FOR REMOVAL AND/OR CONTAINMENT OF EXISTING ASBESTOS IN WORK AREAS PRIOR TO START OF ENGINEERING FIELD SURVEY. CERTIFICATION OF SAFE WORK AREA SHALL BE PROVIDED TO TWIN LAKES FIRE SERVICE. 10.) CLAIMS: ANY CLAIMS AGAINST TWIN LAKES FIRE SERVICE ARISING HEREUNDER MUST BE PRESENTED IN WRITING WITH PARTICULARS WITHIN TEN (10) DAYS AFTER THEY ARISE AND MUST BE RECEIVED VIA CERTIFIED MAIL OR COURIER AT THEIR URBANA, ILLINOIS CORPORATE HEADQUARTERS, OTHERWISE TWIN LAKES FIRE SERVICE SHALL BE RELEASED FROM ALL LIABILITY ASSOCIATED WITH THE CLAIM. 11.) WARRANTY: TWIN LAKES FIRE SERVICE AGREES THAT FOR A PERIOD OF ONE (1) YEAR AFTER APPROVAL OF OR COMPLETION OF THE INSTALLATION OF SAID SYSTEM AND/OR EQUIPMENT, TWIN LAKES FIRE SERVICE WILL MAKE AT TWIN LAKES FIRE SERVICE EXPENSE ALL REPAIRS TO SUCH SYSTEM AND/OR EQUIPMENT FURNISHED BY TWIN LAKES FIRE SERVICE WHICH SHALL BE MADE NECESSARY BY DEFECTIVE MATERIALS OR WORKMANSHIP. ALL GOODS SOLD HEREUNDER ARE WARRANTED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP AND THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES WHETHER EXPRESSED OR IMPLIED BY OPERATION OF LAW OR OTHERWISE INCLUDING ANY WARRANTY OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER AGREES THAT HE WILL INSPECT THE GOODS UPON DELIVERY. EVERY CLAIM REGARDING DEFECTIVE MATERIAL DUE TO POOR WORKMANSHIP OR NEGLIGENCE OR FROM ANY OTHER CAUSE SHALL BE DEEMED WAIVED BY THE CUSTOMER UNLESS MADE IN WRITING WITHIN ONE (1) YEAR OF THE INSTALLATION OF SAID SYSTEM AND/OR EQUIPMENT. DEFECTIVE GOODS FOR WHICH A VALID CLAIM HAS BEEN MADE SHALL BE RETURNED TO TWIN LAKES FIRE SERVICE AND DEFECTIVE GOODS SO RETURNED WILL BE REPLACED OR REPAIRED WITHOUT CHARGE. NOTWITHSTANDING ANY OF THE FOREGOING, TWIN LAKES FIRE SERVICE WILL NOT BE LIABLE FOR ANY OTHER LOSS, DAMAGE, OR EXPENSE INCLUDING THE CONSEQUENTIAL DAMAGES DIRECTLY OR INDIRECTLY ARISING FROM THE CONDITIONARY USE OF THE GOODS OR FROM ANY OTHER CAUSE. THE EXCLUSIVE REMEDY AGAINST TWIN LAKES FIRE SERVICE SHALL BE STRICTLY LIMITED TO REQUIRE THE REPLACEMENT OR REPAIR OF DEFECTIVE GOODS PROVIDED BY TWIN LAKES FIRE SERVICE UNDER THIS CONTRACT.	



7413 Duvan Drive
Unit 400
Tinley Park, IL, 60477
United States of America

PROJECT QUOTE

Quote Nbr. PQ000787
Order Date 3/11/2026
Valid Until 4/10/2026
Sales Person Nicholas Gowan
Project ID
Proj Desc.
Reference
Payment Terms 30 Days

ISSUED TO

Sequoia General Contracting Corp.
Chris Obrecht
Phone: 630-499-1000
1585 Beverly Court, Unit 108
Aurora, IL, 60502
United States of America

PROJECT TASK	TASK DESCRIPTION	AMOUNT
12.)	INSURANCE: TWIN LAKES FIRE SERVICE MAINTAINS A GENERAL LIABILITY INSURANCE COVERAGE OF \$1,000,000.00 WITH AN EXCESS LIABILITY UMBRELLA FORM OF \$5,000,000.00. CHANGES IN INSURANCE COVERAGES SHALL NOT BE MADE FOR INDIVIDUAL PROJECTS. ADDITIONAL INSURANCE MAY BE PURCHASED BY TWIN LAKES FIRE SERVICE FOR A SPECIFIC PROJECT ONLY WITH EXPRESS WRITTEN AGREEMENT THAT THE CUSTOMER WILL REIMBURSE TWIN LAKES FIRE SERVICE FOR ALL ADDITIONAL COSTS ASSOCIATED WITH THE PROCURMENT OF THE ADDITIONAL INSURANCE.	
13.)	FORCE MAJEURE: TWIN LAKES FIRE SERVICE SHALL NOT BE LIABLE FOR ANY DELAY IN DELIVERY OR FOR ANY FAILURE TO DELIVER DUE TO: A) FIRES, FLOODS, STRIKES, OR OTHER LABOR DISPUTES, ACCIDENTS TO MACHINERY, ACTS OF SABOTAGE, RIOTS, PRECEDENCE OF PRIORITY GRANTED AT THE REQUEST OR FOR THE BENEFIT, DIRECTLY OR INDIRECTLY, OF A FEDERAL OR STATE GOVERNMENT, OR ANY SUBDIVISION OR AGENCY THEREOF. DELAYS IN TRANSPORTATION OR LACK OF TRANSPORTATION FACILITIES, RESTRICTIONS APPROVED BY FEDERAL OR STATE LEGISLATION, OR RULES OR REGULATIONS OR; B) ANY CAUSE BEYOND THE CONTROL OF THE TWIN LAKES FIRE SERVICE.	
14.)	POWER CONNECTION: CUSTOMER WILL PROVIDE POWER SUPPLY TERMINATING IN A CUSTOMER SUPPLIED FUSIBLE DISCONNECT SWITCH AT THE LOCATION FOR SYSTEM ELECTRICAL CONNECTIONS.	
15.)	FINAL TEST: THE FINAL TEST AS PART OF THIS ORDER WILL BE INVOICED WITH THE EQUIPMENT. IF FINAL TEST IS DELAYED BY CUSTOMER AFTER COMPLETION OF THE INSTALLATION, THE FINAL PAYMENT IS DUE THIRTY (30) DAYS AFTER COMPLETION OF INSTALLATION. THIS IN NO WAY WAIVES TWIN LAKES FIRE SERVICE INTENTION OR OBLIGATION FOR THE FINAL TEST.	
16.)	WATER SUPPLY: TWIN LAKES FIRE SERVICE SHALL NOT BE LIABLE OR ACCOUNTABLE FOR THE ADEQUACY OR CONDITION OF THE WATER SUPPLY, INCLUDING BUT NOT LIMITED TO PRESSURE OR WATER QUALITY	
17.)	SPRINKLER INSTALLATION COORDINATION: NEITHER THE CEILING NOR THE CEILING SUSPENSION SYSTEM IS TO BE ERECTED UNTIL ALL SPRINKLER PIPING HAS BEEN INSTALLED AND TESTED. THE PENDENT SPRINKLERS SHALL BE ALIGNED WITHIN NORMAL FABRICATION AND INSTALLATION TOLERANCE BUT WILL NOT NECESSARILY BE CENTERED IN CEILING TILES. DROP NIPPLES FOR CONCEALED PIPING SYSTEMS ARE ALIGNED AT THE TIME OF INSTALLATION. TWIN LAKES FIRE SERVICE WILL NOT BE RESPONSIBLE FOR MOVEMENT AND/OR DAMAGE OF DROP NIPPLES BY OTHER TRADES AND WILL ONLY COMPLETE REALIGNMENT AND/OR REPLACEMENT WORK AS AN EXTRA TO THE CONTRACT PRICE.	
18.)	MATERIAL ESCALATION CLAUSE: CUSTOMER AGREES THAT THE PRICING OFFERED IN THIS PROPOSAL BY TWIN LAKES FIRE SERVICE IS BASED UPON THE PRICE OF STEEL AND OTHER COMMODITIES AND ITS AVAILABILITY AS OF THE DATE OF THIS PROPOSAL/AGREEMENT. CUSTOMER AND TWIN LAKES FIRE SERVICE AGREE THAT GIVEN THE UNCERTAINTY IN CURRENT MARKET TRENDS AND CONDITIONS, THE COST AND AVAILABILITY OF STEEL, STEEL PRODUCTS AND OTHER COMMODITIES MAY RISE, AND THAT ANY INCREASES TO THE COST OF MATERIALS ORDERED BY TWIN LAKES FIRE SERVICE FOR THIS PROJECT AFTER THE DATE OF THIS AGREEMENT OR FOR ANY SURCHARGES OR OTHER COSTS IMPOSED, SHALL RESULT IN A CORRESPONDING DOLLAR-FOR-DOLLAR INCREASE IN TWIN LAKES FIRE SERVICE PROPOSAL PRICE. TWIN LAKES FIRE SERVICE AGREES TO PROVIDE TIMELY INFORMATION TO THE CUSTOMER ABOUT ANY INCREASE IN THE COST OF STEEL AND OTHER COMMODITIES AND CUSTOMER AGREES TO EXECUTE, AT TWIN LAKES FIRE SERVICE REQUEST, A CHANGE ORDER INCLUDING A NONDISCLOSURE AGREEMENT WHEREBY THE CUSTOMER AGREES TO PAY TWIN LAKES FIRE SERVICE FOR ANY INCREASES AS DESCRIBED ABOVE PURSUANT TO THE TERMS AND CONDITIONS AGREED UPON AND STATED IN THIS PROPOSAL.	
19.)	TAXES: THE PRICES QUOTED HEREIN DO NOT INCLUDE TAXES UNLESS SPECIFICALLY QUOTED IN THIS PROPOSAL. 1ST SELLER IS OBLIGATED BY LAW TO PAY SUCH TAX; SUCH TAX WILL BE BILLED ADDITIONALLY.	
20.)	SHIPPING SHIPMENT OF EQUIPMENT SHALL BE MADE FOB SHIPPING POINT UNLESS QUOTED "DELIVERED." DELIVERY TO A CARRIER SHALL CONSTITUTE DELIVERY TO THE CUSTOMER.	
21.)	PERMITS: UNLESS SPECIFICALLY STATED IN THE PROPOSAL, PRICING DOES NOT INCLUDE ANY PERMITS OR OTHER FEES, WHICH MAY BE REQUIRED BY THE VARIOUS MUNICIPALITIES AND/OR (LOCAL) AUTHORITIES HAVING JURISDICTION. SHOULD PERMITS OR OTHER FEES BE REQUIRED TO BE OBTAINED BY TWIN LAKES FIRE SERVICE, ALL ASSOCIATED COSTS, INCLUDING OVERHEAD AND PROFIT WILL BE REIMBURSED BY THE CUSTOMER.	



7413 Duvan Drive
Unit 400
Tinley Park, IL, 60477
United States of America

ISSUED TO

Sequoia General Contracting Corp.
Chris Obrecht
Phone: 630-499-1000
1585 Beverly Court, Unit 108
Aurora, IL, 60502
United States of America

PROJECT QUOTE

Quote Nbr.	PQ000787
Order Date	3/11/2026
Valid Until	4/10/2026
Sales Person	Nicholas Gowan
Project ID	
Proj Desc.	
Reference	
Payment Terms	30 Days

PROJECT TASK	TASK DESCRIPTION	AMOUNT
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22.) INDEMNIFICATION:

NOTWITHSTANDING ANYTHING CONTAINED IN THE AGREEMENT THE CONTRARY, CONTRACTOR HEREBY WAIVES AND RELEASES SUBCONTRACTOR AND SHALL CAUSE OWNER TO WAIVE AND RELEASE SUBCONTRACTOR FROM ALL MATTERS, CONDITIONS AND/OR DAMAGES RELATED THE FIRE SPRINKLER SYSTEMS LOCATED IN THE PREMISES, OTHER THAN THE SUBCONTRACTOR'S WORK WHICH IS WARRANTED IN ACCORDANCE WITH THE AGREEMENT. CONTRACTOR HEREBY AGREES (AND SHALL CAUSE OWNER TO AGREE) TO PROTECT, DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS SUBCONTRACTOR AND ITS BENEFICIARIES AGAINST AND FROM ANY AND ALL CLAIMS, DEMANDS, LIENS, FINES, SUITS, ACTIONS, PROCEEDINGS, ORDERS, DECREES AND JUDGMENTS OF ANY KIND OR NATURE BY OR IN FAVOR OF ANYONE WHOMSOEVER, AND AGAINST AND FROM ANY AND ALL COSTS, DAMAGES AND EXPENSES, INCLUDING ATTORNEYS' FEES AND COSTS OF TRIBUNALS AT ALL LEVELS, RELATED TO THE FIRE SPRINKLER SYSTEMS LOCATED IN THE PREMISES. CONTRACTOR SHALL PROMPTLY PROVIDE (BUT IN ANY EVENT WITHIN TEN (10) DAYS FROM THE DATE OF THIS EXECUTED AGREEMENT) WRITTEN AGREEMENT FROM OWNER SATISFACTORY TO SUBCONTRACTOR RELATED THE PROVISION SET FORTH IN THIS SECTION.

23.) PERFORMANCE AND PAYMENT BONDS:

THE PRICES QUOTED HEREIN DO NOT INCLUDE PROVISIONS FOR A PERFORMANCE OR PAYMENT BOND UNLESS SPECIFICALLY QUOTED IN THIS PROPOSAL. IF SUCH BOND IS REQUIRED, THE COST WILL BE BILLED ADDITIONALLY AND CUSTOMER AGREES TO REIMBURSE SELLER FOR 100% OF THIS COST.



VALLEY FIRE PROTECTION SYSTEMS, LLC
555 S. KIRK ROAD UNIT C
ST. CHARLES, IL 60174
630.761.3168
f 630.293.4338
WWW.VALLEYFIRE.COM

June 3, 2026

Lori Anderson
Sequoia
1585 Beverly Ct., Unit 108,
Aurora, IL 60502

P – 630-957-5297
E: landersen@sequoiagcc.com

**RE: Haines on Main
521 W. Main St,
St. Charles, IL 60174**

Dear Lori,

Valley Fire Protection Systems, L.L.C. ("VFPS") proposes to design/furnish/install fire protection suppression sprinklers as described herein, at the referenced location, for the sum of **Forty Thousand Nine Hundred (\$40,900.00) Dollars**. This design/build proposal is based upon design/build fire protection requirements set forth by the drawing set dated May 12, 2026.

Our quoted price for all buildings includes the following:

Generate and submit shop drawings, material data sheets for permit/approval to owner/design team and local AHJ. **Excludes fees for local plan review, permitting, inspections.**

Extend new system piping from the existing system installed in the existing building basement.

New wet system piping quoted as grooved schedule #10 & threaded schedule #40 black steel.

Design/Furnish/Install new brass upright sprinkler heads throughout exposed areas as required.

Design/Furnish/Install new white concealed pendent sprinkler heads throughout new areas with finished ceilings as required.

Design/Furnish/Install dry type sidewalls at all exterior overhangs with a roof/canopy overhead as required by code for Type V construction.

Includes approval of new installations after completion with local AHJ as required.

Our price includes all the necessary material, tax, union-labor, design drawings, hydraulic calculations, shop fabrication and trucking to complete the installation.

The following items are specifically **not** included in our proposal:

- 1. Permit, plan review or inspection fees and/or PE stamp/technical submittal.**
2. Any electrical wiring/fire alarm.
- 3. Sprinkler protection/piping within unconditioned attic spaces.**
4. Any dry type valves/equipment/antifreeze.
5. Furnishing CPVC pipe/material.
6. Protection of sprinklers from applied finishes, or damage after installation of pipe.
7. Painting of exposed piping.
8. Fire extinguishers, cabinets, hose valves, and accessories
9. Any work other than mentioned above.



VALLEY FIRE PROTECTION SYSTEMS, LLC
555 S. KIRK ROAD UNIT C
ST. CHARLES, IL 60174
630.761.3168
f 630.293.4338
WWW.VALLEYFIRE.COM

The price set forth above was prepared on the basis of labor and material prices in existence as of the date set forth above and shall be in effect for a period of thirty (30) days after such date. To the extent that any such prices are increased after such thirty (30) day period, the price set forth above shall be adjusted accordingly to account for such price increases.

As provided in the General Terms and Conditions, if a change in the labor rate or cost of material(s) charged for this type of work occurs during the performance of this project, VFPS shall notify Owner in writing of such change and the new labor rate and/or new cost of material(s) shall be applicable to all work performed subsequent to the effective date specified in such notice.

General Conditions of Proposal

Systems design, materials and installation methods shall meet the requirements established in pamphlet NFPA-13, current edition.

VFPS guarantees the work hereunder to be free of defects in workmanship for a period of one (1) year from the date the system is placed in service, subject to the terms and limitation set forth in the General Terms and Conditions attached hereto.

This proposal is based upon VFPS performing services during normal business hours (i.e. 7:00 a.m. to 3:30 p.m. Monday through Friday).

In addition to potential adjustments to the price as set forth above, VFPS also reserves the right to revise this proposal if labor or material costs increase (above those current labor and material costs on which this proposal is based) or if this proposal is not accepted within thirty (30) days after the date hereof.

VFPS will not be liable for injury or damage to any person(s) or property caused by the operation of the fire protection system, unless such injury or damage occurs through the sole negligence of VFPS in the performance of its specific responsibilities hereunder.

This proposal (including the attached General Terms and Conditions) when signed below as indicated shall constitute the full and binding agreement of the parties with respect to the subject matter hereof. To the extent Owner and VFPS enter into a subsequent agreement, such agreement shall be construed together with this proposal (including the attached General Terms and Conditions); provided, however, if there is any conflict between the terms of such subsequent agreement and the terms of this proposal (including the attached General Terms and Conditions), the terms of this proposal (including the attached General Terms and Conditions) shall in all instances control and prevail.

Please execute the enclosed copy of this letter on the line indicated below and return to my attention. I look forward to working with you!

Sincerely,

VALLEY FIRE PROTECTION SYSTEMS, L.L.C.

Thomas Scropo

By: Thomas Scropo – Sales Representative

Acceptance of Proposal

Signature

Print Name

Title

Company

Date

WAVE ELECTRIC INC
 7N605 STEVENS RD
 ST. CHARLES, IL 60175
 +16306696078
 PAVELK@WAVEELECTRIC.US
 WWW.WAVEELECTRIC.US



Estimate

ADDRESS
Sequoia General Contracting Corp 1585 Beverly Court Unit 108 Aurora, IL 60502

SHIP TO
- HAINES ON MAIN 521 W Main St. ST. CHARLES, IL 60175

ESTIMATE #	DATE	
3250	03/13/2026	

BY:
 PAVEL KOVTUNOVICH

ACTIVITY	QTY
03/13/2026 - Existing electrical service as is furnishing and installation of a new 200A, 42-circuit distribution panel, to be integrated into the existing electrical infrastructure. This installation assumes the current distribution panel maintains sufficient capacity and physical space to accommodate a new 3-pole, 200A circuit breaker to serve as the primary feed. The interconnection will be established via a 2.5-inch conduit routed through the basement; the project estimate is predicated on the availability of a clear and unobstructed pathway for this raceway. All work shall be performed in accordance with applicable electrical codes to ensure a seamless integration with the existing system. --	1
YP1 – Parking Lighting System Installation: Install new parking lot lighting in accordance with the provided site plan and specified pole base details. This scope includes the excavation of required trenching, the installation of concrete pole bases, and the final mounting and wiring of the light poles. This estimate is predicated on the assumption of unobstructed soil along the designated trench path; should the presence of existing concrete, rock, or unforeseen subterranean obstructions require saw-cutting, core drilling, or specialized boring, such work will be treated as an additional expense beyond this initial scope. -----	4
20A Quade outlets	2
20A OUTLET WHITE DUPLEX STYLE	12
20A GFCI WHITE	10
INSTALLATION OF GFCI OUTSIDE WITH WP COVER OUTD DOOR	6
Furnish and install GFCI-protected receptacles for the pergola, including all necessary	3

ACTIVITY	QTY
trenching and branch circuit wiring to the source. This proposal is based on the assumption of unobstructed soil along the trench path; should the presence of existing concrete or unforeseen subterranean obstructions require saw-cutting, core drilling, or specialized boring, such work will be treated as an additional expense beyond this initial scope.	
Pergola Fan wiring	1
Pergola Switches	2
Storage - Excavation and backfilling of a dedicated trench to provide electrical power to the storage area. This proposal is predicated on the assumption of unobstructed soil along the designated path; should the presence of existing concrete, rock, or unforeseen subterranean obstructions require saw-cutting, core drilling, or specialized trenching methods, such work will be considered outside this scope and billed as an additional expense.	1
Sliding doors power (door wiring by others)	1
Fireplace power	1
EUH 1 WIRING 120V 30A	2
IWH 1 WIRING 208V 3P 40A	1
ERV 1 and 2 WIRING 208V 15A	2
AHU-1 WIRING 208V 30A	1
SEP 1 PUMP 208V 3P 40A	1
POWER FOR FACP PANEL	1
CU1 AC WIRING 208V 3P 40A	1
DWH1 208V 3P 20A	1
A- Fixture wiring	31
B- Fixture wiring	2
* C - Fixture wiring and installation (no gas fixture)	11
D - Fixture wiring	12
E - Fixture wiring Led strip	4
F - Fixture wiring Step lights	9
G - Fixture wiring and installation (no gas fixtures)	2
* H - Fixture wiring Gas post, Install by others ???? (budget # for fixture wiring) (\$1,200.00)	4
I - Fixture installation	1
J - Fixture installation	4
K - Fixture installation	2
L - Fixture installation	2
YP3 FIXTURE ?	1
EBU - FIXTURE WIRING	15
XE1 - FIXTURE INSTALLATION	7
XE1 WP - FIXTURE INSTALLATION	2

SWITCH WIRING	13
3-WAY SWITCH	6

ACTIVITY	QTY

Lighting Control supply and install (timer will be used for outdoor lights)	1
--- \$8,500.00	
Fire alarm conduit (wiring of the system and installation by others)	10
---- \$1,200.00	

miscellaneous electrical modifications and remediation of existing wiring at the transition point where the new addition intersects with the existing structure. This scope includes the safe relocation, extension, or termination of active circuits to accommodate the new architectural footprint, ensuring all legacy wiring is properly integrated and functional at the point of connection. Budget #	1
--- \$1,500.00	

TOTAL	\$79,003.00

Accepted By

Accepted Date

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5e
	Title:	Recommendation to Approve a Resolution Awarding the Bid for History Museum Roof Replacement in the amount of \$153,600	
	Presenter:	AJ Reineking, Public Works Manager – Public Services	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: \$ 153,600		Budgeted Amount: \$ 90,000	Not Budgeted: ☐
TIF District: None			
Executive Summary (if not budgeted, please explain): The flat roof section of the History Museum has reached the end of its life and was budgeted for replacement this fiscal year. Note, this is only for the flat roof section, not the tile shingles. Five bids were received to perform roof replacement on the flat area of the museum with Knickerbocker Roofing & Paving Co., Inc of Harvey, IL being the lowest responsive, responsible bidder. The budget for this project was prepared by the City's architect, Arcon Associates, based on the square footage the work and bid prices received on similar projects that they performed in the last year. Bids received exceeded the budgeted amount due to several factors. • Relocation of the mechanical units during work, • Maintenance work associated with the perimeter coping stone, • Logistics of the site require additional labor as they are not conducive for staging, removal and installation, • There are allowances built into the bid for wood decking, blocking, clay tile, and other unforeseen items that may be discovered once the roof is removed. No reserve funds/budget additions will be requested to pay for this project. Amounts over budget will be funded from the balance of projects that came in under budget. Knickerbocker has submitted a list of favorable references for similar projects. They anticipate the project at the museum to take approximately 2 weeks to be completed.			
Attachments (please list): *Architect Recommendation & Bid Tabulation			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Resolution awarding the bid for History Museum Roof Replacement to Knickerbocker Roofing and Paving Co, Inc. in the amount of \$153,600.			

City of St. Charles, Illinois
Resolution No. 2026-

**A Resolution Awarding the Bid for History Museum Roof Replacement to
Knickerbocker Roofing and Paving Co, Inc., in the amount of \$153,600**

**Presented & Passed by the
City Council on October 5, 2026**

WHEREAS, Five bids were received to perform roof replacement on the flat area of the museum with Knickerbocker Roofing & Paving Co., Inc. of Harvey, IL being the lowest responsive responsible bidder;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, to award the bid for the History Museum Roof Replacement to Knickerbocker Roofing and Paving Co., Inc. in the amount of \$153,600.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 5th day of October 2026

PASSED by the City Council of the City of St. Charles, Illinois, this 5th day of October 2026

APPROVED by the Mayor of the City of St. Charles, Illinois, this 5th day of October 2026

Clint Hull, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:



August 28, 2026

A.J. Reineking
Public Works Manger: Public Services Division
City of St. Charles
2 E. Main Street
St. Charles, Illinois 60174

RE: **Letter of Recommendation**
Roof Replacement at the History Museum
City of St. Charles Project No. PS2026-45
ARCON Project No. 25154

Dear Mr. Reineking:

On Tuesday, August 25, 2026, five (5) bids were submitted and electronically opened for the Roof Replacement at the History Museum. This includes the replacement of Roof Areas 1.0, 2.0 and 3.0 at the History Museum. Attached is the Bid Tabulation Sheet.

The low Base Bid in the amount of \$153,600.00 was submitted by Knickerbocker Roofing and Paving Co., Inc. of Harvey, Illinois. On Wednesday, 8/26/2026, we conducted a scope review with Steve Drebs of Knickerbocker Roofing and Paving Co., Inc. Steve has confirmed both their bid and the Scope of the project. Additionally, Knickerbocker Roofing and Paving Co., Inc. has successfully completed numerous other roofing projects for ARCON Associates, Inc., of similar and larger size and scope.

ARCON Associates, Inc. therefore recommends that the City of St. Charles, extend a contract to Knickerbocker Roofing and Paving Co., Inc. for the Roof Replacement at the History Museum, in the amount of \$153,600.00.

We appreciate the opportunity to work with you on this project, and we look forward to a successful completion. Please feel free to contact me if you have any questions regarding this letter.

Sincerely,
ARCON Associates, Inc.

Brian E. McElmeel, RRC, IIBEC
Director of Building Envelope Services

c: V.P. Trinh, ARCON Associates, Inc.
Donna Demarakis, ARCON Associates, Inc.

attachments
BEM

"J:\City of St. Charles\25154 History Museum\1 Docs\Corr\25154L001.docx"

Tabulation Sheet

Agency Name City of St. Charles

Bid Number ITB-PS2026-45-0-2027/MH

Bid Name History Museum Roof Replacement

Bid Due Date 08/25/2026 14:00:00 Central

Bid Opening **Closed**

5 responses found.  online,  offline,  not submitting,  not received

Company		Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
Complete								
1.	Combined Roofing Services	08/25/2026 09:53:56 Central	621 W Washington, West Chicago, IL, 60185	\$162900.0000	0.0000		Cover Page Signature Page Price Proposal Certification of Compliance Service Provider Response Requirements References Bid Bond	      
2.	Elens & Maichin Roofing & Sheet Metal, Inc.	08/25/2026 11:13:50 Central	1621 Manhattan Rd, Joliet, IL, 60433	\$162900.0000	0.0000		Cover Page Signature Page Price Proposal Certification of Compliance Service Provider Response Requirements References Bid Bond	      
3.	Knickerbocker Roofing & Paving Co., Inc.	08/25/2026 13:57:55 Central	16851 Lathrop Ave, Harvey, IL, 60426	\$153600.0000	0.0000		Cover Page Signature Page Price Proposal Certification of Compliance Service Provider Response Requirements References Bid Bond	      
4.	Riddiford Roofing	08/25/2026 12:34:11 Central	2333 Hamilton Road, Arlington Heights, IL, 60005	\$185777.0000	0.0000		Cover Page Signature Page Price Proposal Certification of Compliance Service Provider Response Requirements References Bid Bond	      
5.	Ridgeworth Roofing Co., Inc.	08/25/2026 09:49:55 Central	121 Ontario St. , Frankfort, IL, 60423	\$183000.0000	0.0000		Cover Page Signature Page Price Proposal Certification of Compliance Service Provider Response Requirements References Bid Bond	      

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5f
	Title:	Recommendation to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run.	
	Presenter:	Derek Conley, Deputy City Administrator	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: \$		Budgeted Amount: \$ N/A	Not Budgeted: ☐
TIF District: Pheasant Run TIF			
Executive Summary (if not budgeted, please explain): This item was discussed at the Aug. 3, 2026 and Aug. 17, 2026 Committee meetings. Based on the continued discussion and feedback, the applicant has modified the PUD request for consideration by the Committee. Revised PUD proposal The attached PUD ordinance has been updated to reflect the following: • Drive-Through Facilities: 6 as Permitted Uses ○ 6 Permitted on Lots 1-6, 11-13 - Includes 5 Drive-Throughs shown on the PUD Preliminary Plans, plus 1 additional - Any additional Drive-Throughs on these lots are subject to future Special Use review. ○ Lots 7-10 at the center of the site will be reserved for non-drive through use for a period of 30 months following PUD approval. This is intended to provide time for the developer to pursue non-drive-through uses, such as a grocery store, fitness center, or entertainment uses. • Car Wash: Eliminated as a Permitted Use ○ Prohibited on the Lots 1-10 ○ Can be requested as a Special Use on Lots 11-13, subject to future Special Use review. • Car Dealership- Lot 14: Reserved for Car Dealership use for 5 years. ○ Lot can be used for dealership inventory in the interim. ○ Option to request the City Council lift the use restriction for a specific project after 3 years. ○ If proposed as a Gas Station in the future, limited to no more than 3 truck fueling positions at the rear of the lot, no truck parking, no truck stop facilities of any kind. Incentive Request The incentive request is not under consideration. However, the developer has agreed to a maximum TIF reimbursement of \$3.5 million. If the PUD is approved, a Redevelopment Agreement (RDA) would be prepared and presented separately to the Committee for consideration. Background Information (from previous presentation): The subject property is the remaining 33.7-acres of the former Pheasant Run Resort property, located at the SE corner of E Main Street & Kautz Road. Applications requesting a Special Use for Planned Unit Development (PUD) and PUD Preliminary Plan under the existing BR-Regional Business zoning classification have been submitted by Vequity, as developer, and their property owner entity, SC Landman. A Concept Plan similar to this proposal was reviewed in December 2025. Details of the project: • 14-lot commercial subdivision with a single building on each lot. • Preliminary development plans for subdivision improvements (stormwater detention, private drives, common landscaping, development signage)			

- Preliminary Development plans for 6 lots; including Chase Bank, Dutch Bros Coffee, Valvoline, 2 multi-tenant buildings intended for quick service restaurants
- Full site access off Kautz Rd., two right-in/right-out driveways off E Main St., driveway off Pheasant Run Dr.
- Outlot containing stormwater detention and private east-west drive south of the building lots.
- Pedestrian infrastructure along Main Street, Kautz Road, and internal to the site.
- Deviations from specific zoning and subdivision standards - *as updated in the PUD ordinance*.

Note: Development of the remaining lots will require future City approval of Preliminary Plans.

Plan Commission Review – Plan Commission held a public hearing on 7/21/26. No members of the public spoke at the public hearing or provided written comment. Plan Commission recommended approval by a vote of 6-3, subject to the following conditions which are incorporated into the approval Ordinance:

- No foundation landscaping deviations for the remaining lots (Lots 2, 7-10, 12-13; excluding Lot 14).
- Drive-Through Facility on Lot 14 to require Special Use approval (if not developed as a car dealership).
- City reserves the right to request an updated traffic study if drive-through facilities are proposed in excess of what was accounted for in the traffic study.

Plan Commission also directed the applicant to work with staff to address the following comments:

- Improve pedestrian connectivity from the buildings to The Shops Drive sidewalk.
- Ensure proper grading along Rt 64 in relation to landscaping.
- Add trees along the southern rim of the detention basin.
- Improve pedestrian experience along The Shops Drive by providing consistent tree spacing and shifting the eastern pedestrian seating area closer to the pond.
- Modify elevations of the multi-tenant buildings to add additional façade articulation.
- Provide more space between Buildings 3 and 4 for the plaza area and restaurant seating. Add façade articulation along the building walls on either side of the plaza.

The applicant has provided a revised Overall Landscape Plan that addresses the Plan Commission's comments regarding internal pedestrian connectivity and landscaping along The Shops Drive and in the detention area. Revised building elevations for Lots 3 and 4 have also been submitted, depicting additional front and plaza-side façade articulation.

Incentive Request – Vequity is requesting tax increment financing (TIF) assistance for the project. The site is located within the Pheasant Run TIF District. A formal redevelopment agreement is not yet under consideration. However, the Committee is encouraged to share whether they support continuing negotiations on a potential incentive package for the project.

Based on the existing condition of the property, it has been anticipated that a financial incentive would likely be necessary to attract private redevelopment to the site. The property presents redevelopment challenges more consistent with a brownfield or previously disturbed site than a typical greenfield commercial development. These challenges include environmental conditions, unsuitable soils and subgrade conditions, and significant earthwork needs. Vequity is requesting TIF reimbursement to help offset these extraordinary redevelopment costs and improve the financial feasibility of the project.

Several other important factors to note:

- Pay-as-you-go structure: The developer has agreed to a pay-as-you-go reimbursement model. Under this approach, the City would not front project costs or issue debt to fund the incentive.
- Reimbursement source: Because the project is located within a TIF District, any reimbursement would be paid from incremental property tax revenue generated by the redevelopment itself, not from existing City funds.
- Maximum reimbursement amount: Any approved reimbursement would be capped at the agreed-upon amount. The developer would be required to document actual costs before reimbursement is made.
- Eligible cost verification: Reimbursement would be limited to qualifying TIF-eligible redevelopment costs, including documented environmental remediation, site preparation, utility restoration, and related extraordinary site work.
- TIF generation: At full buildout in 2031, the project is expected to generate approximately \$611,000 in TIF revenue and approximately \$12,326,400 over the remaining life of the TIF district.

- Sales tax benefit: The project is expected to begin generating sales tax revenue upon occupancy, which would accrue to the City's General Fund and provide a more immediate fiscal benefit independent of the TIF reimbursement.

At this stage, staff is primarily seeking Committee feedback on whether there is support for the project from the land-use perspective, however the level of support for the TIF reimbursement is important for the developer in deciding whether to move forward with the project.

Attachments (please list):

Plan Revisions in Response to Plan Commission Review, Plan Commission Resolution, Staff Report, Applications, Ordinance (with full plan sets), Letters Received Since the Aug. 3 meeting, **Letters Received Since the Aug. 17 meeting**

Recommendation/Suggested Action (briefly explain):

Recommendation to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run.



PHEASANT RUN RETAIL

OVERALL LANDSCAPE PLAN

ST. CHARLES, IL

Kathryn Talty
landscape architecture

1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

DATE: 07-28-26



NOTE:
• SIGNAGE UNDER SEPARATE PERMIT
• ALL STOREFRONTS WILL BE CLEAR GLASS
• MURAL DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHELON	SLATE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PREFINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PREFINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.
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Email info@vequity.com
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PROJECT TEAM:
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architects + planners
LEEKIS ASSOCIATES
223 W JACKSON BLVD
SUITE 1000
CHICAGO, IL 60606
312-419-0009
www.LEEKIS.com
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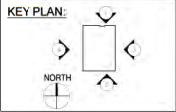
NOTE:
PROJECT #2514-10
LOT 1
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174
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DATE: 03/13/25
ISSUED FOR: 07/27/26
ISSUED FOR: CLIENT REVIEW

GENERIC COLOR
EXTERIOR
ELEVATIONS
A3.02



NOTE:
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• ALL STOREFRONTS WILL BE CLEAR GLASS.
• MURAL DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHOLON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHOLON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PREFINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PREFINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

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DATE: 03/13/25
ISSUED FOR CLIENT REVIEW
07/27/26
ISSUED FOR CLIENT REVIEW

GENERIC COLOR
EXTERIOR
ELEVATIONS
A3.02

City of St. Charles, Illinois
Plan Commission Resolution No. 5-2026

A Resolution Recommending Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC)

Passed by Plan Commission on July 21, 2026

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use and PUD Preliminary Plan; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use for PUD and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC); and,

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds Special Use for PUD to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- 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**

The proposed PUD advances at least the following above-referenced standards (numbered to correspond to the numbering above):

- 1. The PUD will result in a creative mix of commercial uses in the City's East Gateway Subarea and in the Main Street Subarea, with attractive architecture and amenities.**

2. The Project will offer commercial products and services that will benefit the City's residents by providing shopping convenience, and a place to for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

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 areas, 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 ordinance.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD meets the following factors for PUD approval (numbered to correspond the numbering above):

1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.

6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunity presents itself.

iii. The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):

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

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and services that meet community needs.

The Project will also result in roadway improvements on Main Street, including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

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

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

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.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such 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.

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.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites

and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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 proposed Special Use for PUD 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 requested departures are commercially reasonable in nature.

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

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

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

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, except as varied per the application for Special Use for PUD, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC), subject to the following conditions: 1) No foundation landscape deviation for remaining lots except Lot 14; 2) Drive-Through Facility shall require Special Use approval on Lot 14; 3) Staff can request an

updated Traffic Impact Study if additional drive-through facilities are proposed beyond what is accounted for in the Study; and 4) Work with staff to address comments related to: improving pedestrian connectivity from the buildings to The Shops Drive sidewalk; ensure proper grading for landscaping along Route 64; add trees along the southern rim of the detention basin; and improve the pedestrian experience along The Shops Drive by providing consistent tree spacing along the drive and a wider “parkway” with trees and shifting the eastern pedestrian seating area closer to the pond.

Roll Call Vote:

Ayes: Weise, Fitzgerald, Baker, Jones, Ewoldt, Gruber

Nays: Payleitner, Vargulich, Funke

Absent:

Motion carried: 6-3

PASSED, this 21st day of July 2026.

Chairman
St. Charles Plan Commission



Staff Report
Plan Commission Meeting – July 21, 2026

Applicant:	SC Landman LLC
Property Owner:	SC Landman LLC
Location:	4051 E Main St; SE corner of E Main St & Kautz Rd
Purpose:	Approval of a 14-lot commercial development
Applications:	• Special Use for Planned Unit Development • PUD Preliminary Plan
Public Hearing:	Yes, required
Current Zoning:	BR Regional Business
Current Land Use:	Vacant
Comprehensive Plan:	Corridor/Regional Commercial & Parks/Open Space

The Shops at Pheasant Run



Subject Property

Summary of Proposal:	SC Landman LLC is proposing to develop the remaining 33.7-acres of the former Pheasant Run Resort property with a commercial development. Details: • 14-lot commercial subdivision, single building on each lot. • Preliminary development plans for subdivision improvements (stormwater detention, private drives) and 6 lots. • Full site access off Kautz Road, two right-in/right-out driveways off E Main Street, driveway off Pheasant Run Drive. • Outlot containing stormwater detention and east-west access drive off Kautz Road, south of the building lots. • Existing BR- Regional Business zoning classification with a Planned Unit Development to accommodate requested zoning deviations. A Concept Plan similar to this proposal was reviewed in December 2025.
Info / Procedure on Application:	Special Use for Planned Unit Development: • 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) • 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. • 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.

- 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.

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.
- Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Suggested Action:

Conduct the public hearing on the Special Use for PUD and close if all testimony has been taken. Review the PUD Preliminary Plan.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

The applicant has provided responses to the Criteria for PUD for the Commission's consideration.

Staff Contact:

Ellen Johnson, Planner II

I. PROPERTY INFORMATION**A. History / Context**

The subject property is the portion of the former Pheasant Run Resort complex that previously contained the main resort buildings and hotel. The property comprises 33.7-acres located at the southeast corner of E Main Street and Kautz Road.

Pheasant Run Resort closed in February of 2020. In May of 2022, a major fire occurred at the resort complex, followed by a second fire in August 2023. The remaining resort structures were demolished in the summer of 2024.

Since 2020, the Pheasant Run Resort property was sold off in parts and has resulted in the following recent developments:

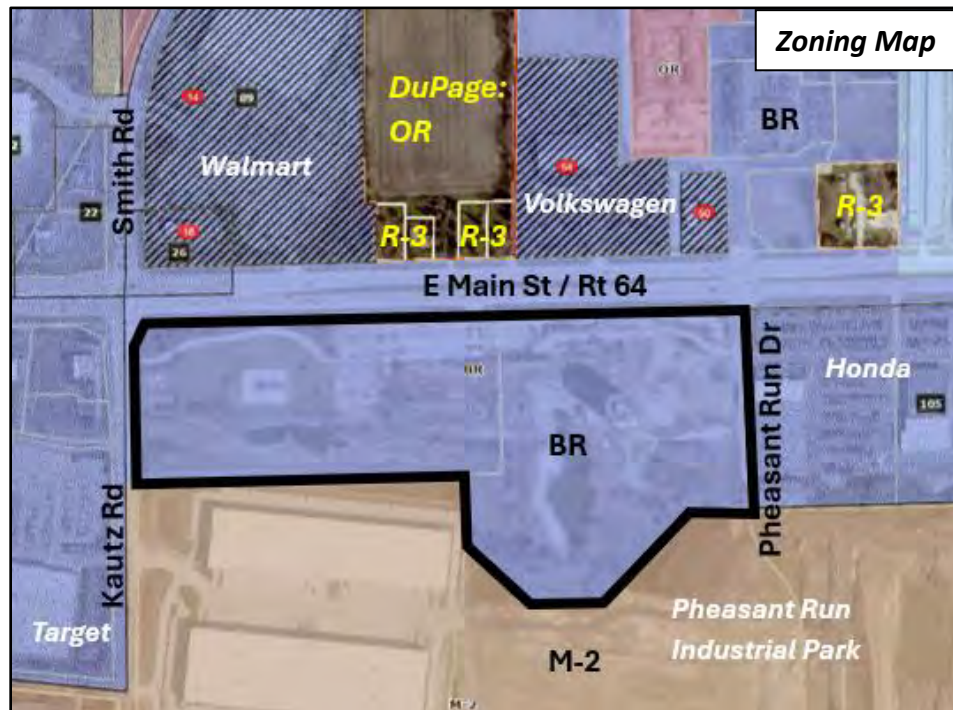
- McGrath Business Center PUD – 21 acres along E Main Street; eastern portion of the Pheasant Run property. Includes two car dealerships on three sites – McGrath Honda, McGrath Kia and McGrath Kia parking/display – which have been constructed.
- Pheasant Run Industrial Park – 85 acres; southern portion of the Pheasant Run property (former golf course). Includes three constructed warehouse buildings, with the fourth and final building under construction.

The subject property is the last remaining piece of the Pheasant Run Resort property to be redeveloped. The property was acquired in April 2025 by SC Landman LLC, care of Vequity LLC. A Concept Plan proposing a 12-15 lot commercial redevelopment was submitted by SC Landman and reviewed for City feedback last fall.

B. Zoning

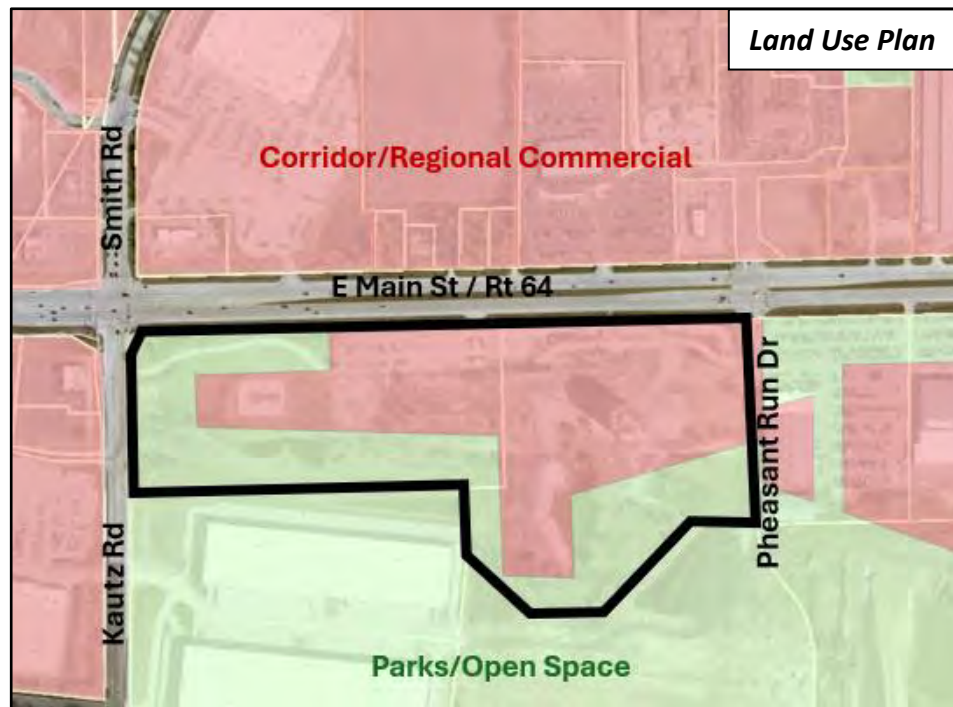
The subject property is zoned BR Regional Business. The same zoning exists to the north, east and west along the Main Street corridor, with some unincorporated residential properties directly to the north. Industrial zoning is to the south.

	Zoning	Land Use
Subject Property	BR Regional Business	Vacant
North	BR Regional Business & BR Regional Business / PUD DuPage County: R-3 Single Family & OR Office Research	McDonald's; Walmart; Volkswagen; Culver's; Wayne Township residential properties & farm field
East	BR Regional Business / PUD	McGrath Honda
South	M-2 Limited Manufacturing	Pheasant Run Industrial Park
West	BR Regional Business / PUD	East Gate Commons shopping center



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the former resort building area as Corridor/Regional Commercial. The portion of the Pheasant Run Golf Course located on the subject property is designated as "Parks/Open Space". These designations reflect the Pheasant Run Resort business, which was still in operation when the Land Use Plan was adopted. Staff believe that absent the golf course use, the entire property would be considered Corridor/Regional Commercial when determining appropriate future land use.



The Corridor/Regional Commercial land use category is described as follows (p.42):

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the 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.”

The following Commercial Area Land Use Policies are relevant to review of the Concept Plan (p.48-50):

“Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

Improve the appearance of the City’s commercial areas by promoting high quality development, rejecting national “templates”, and maintaining a Façade Improvement Program. A goal of the Comprehensive Plan is to improve the appearance and function of the existing commercial areas and attract new commercial development to both

available and under-performing sites. The City's commercial districts are high-profile areas and corridors that attract visitors, have traffic passing through, and therefore play a significant role in defining the image of the community. Each new commercial development should be considered an opportunity to incrementally improve the appearance and character of the community. Consideration should be given to discouraging national "templates" of chain stores and ensuring that new development uses quality-building materials and provides attractive architecture as viewed from all sides. In addition the City should maintain a Façade Improvement Program to assist businesses and property owners with improvements to signage, façade improvements, landscaping, parking areas, and the modernization of aging structures and facilities.

Improve access management along the City's commercial corridors. As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City's arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.

Focus retail development at key nodes/intersections along the City's commercial corridors. Busy streets do not alone equate to demand for unlimited expanses of retail development. The market can only support so much commercial development, and within the City's competitive market position, having expectations for all corridors to be retail may not be realistic. Instead, retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.

The subject property is also located within the East Gateway Subarea Plan. The East Gateway Improvement Plan (p.103) identifies a sidewalk gap along the Main Street and Kautz Road frontages. It also identifies the need for streetscaping enhancements along Main Street to improve the appearance of the corridor. The subject property is not identified as a "Catalyst Site" with specific redevelopment guidance, as Pheasant Run was still in operation at the time the Comprehensive Plan was adopted (2013).

II. PROPOSAL

A. Concept Plan Review

In Fall 2025, property owner SC Landman submitted a Concept Plan proposing a 12-15 lot commercial subdivision with a Planned Unit Development (PUD) contemplated. Two site plans were provided, the primary difference between the two being that one site plan proposed a gas station on the easternmost lot, while the other proposed a car dealership. Plan Commission and Planning & Development Committee of the City Council reviewed the Concept Plan in December. Summary of feedback:

- General support for the project.
- Concerns were expressed regarding the number of drive-through facilities.
- Pedestrian infrastructure will be important – public sidewalks along street frontages, walkways connecting public sidewalk to each lot, paths around the detention area, etc.
- The PUD presents an opportunity for cohesive design of buildings and freestanding signage, as well as elevated landscaping particularly along the street frontages. Public art could also be incorporated. These elements could help meet the “public interest” finding required for PUDs.
- Traffic analysis will be important to assess impacts to existing street network, particularly on Kautz Road.
- The E-W drive through the property needs reworking in the vicinity of the car dealership/gas station.

B. Current Proposal

SC Landman has submitted zoning applications to facilitate a commercial redevelopment similar to last year’s Concept Plan. Details of the proposal are as follows:

- Retain existing BR- Regional Business zoning classification.
- Establish a PUD with identified deviations regarding uses, bulk standards, landscaping, building design, etc.
- Subdivision of property into 14 commercial lots; 13 lots fronting on E Main Street and 1 fronting on Kautz Road.
- Full site access off Kautz Road, two right-in/right-out access points off E Main Street, and one full access off Pheasant Run Drive.
- Outlot containing stormwater detention south of Lots 1-13.
- East-west private drive, “The Shops Drive”, connecting Kautz Road and Pheasant Run Drive, south of Lots 1-13 and near the north end of Lot 14.
- Signage plan with standards for freestanding signs for each building and shared signage for the development.
- Landscape plan for street frontage landscaping, landscaping around signage, landscaping within the detention area, and along the private drive.
- Pedestrian infrastructure including sidewalk along E Main Street and Kautz Road and along the private drive.
- Preliminary plans for 6 of the 14 lots, including lot-specific preliminary engineering, landscape plan, photometric plan, and building elevations:
 - Lot 1 – Chase Bank with drive-through
 - Lot 3 – Two-unit building (tenants not identified)
 - Lot 4 – Four-unit building (tenants not identified), with drive-through for eastern tenant
 - Lot 5 – Dutch Bros Coffee with drive-through
 - Lot 6 – Three-unit building (tenants not identified), with drive-through for eastern tenant
 - Lot 11 – Valvoline with drive-through
- A car dealership is contemplated for Lot 14, with the location of the private drive bisecting the lot between the front display parking area and the intended location of the dealership building.

The following zoning applications have been submitted for review and approval:

1. **Special Use for Planned Unit Development** – Requesting approval of a PUD for the project with unique development standards and deviations from certain zoning and subdivision requirements.
2. **PUD Preliminary Plan** – Requesting approval of preliminary plans for the following:

- a. Overall Subdivision – Preliminary plat of subdivision, preliminary engineering plans for subdivision improvements including site grading, private drive, utilities serving the subdivision, and landscaping along street frontages, the private drive, stormwater outlot, and around signage.
- b. For six individual building lots – Lots 1, 3-6, 11 including lot-specific preliminary engineering plans, landscape plans, photometric plans, and building elevations.

Note – The City will need to review and approve PUD Preliminary Plans for each of the building lots for which preliminary plans have not yet been provided (Lot 2, 7-10, 12-14). Preliminary engineering, landscape plan, building elevation, and photometric plan will need to be submitted as part of the PUD Preliminary Plan for each lot. Plan Commission will review and make a recommendation based on compliance with the previously approved PUD, followed by Committee of the Whole recommendation, and finally City Council decision.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.14 Business & Mixed-Use Districts
- Ch. 17.26 Landscaping & Screening
- Title 16- Subdivisions & Land Improvement
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.28 Signs

A. Zoning / Proposed Uses / PUD Request

The property's existing BR Regional Business zoning designation will remain in place. The purpose of the BR District is defined in the Zoning Ordinance as follows:

“To provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.”

A wide range of retail, service, recreational, and office uses are permitted in the BR District (see use list attached). Residential uses are not permitted. All of the uses identified for the six lots for which preliminary plans were submitted are permitted uses in the BR District. Five of the six lots incorporate a drive-through facility. Drive-through facilities would typically require separate Special Use approval in the BR District.

Identified uses:

- Lot 1 – Chase Bank with drive-through facility
- Lot 3 – Two-unit building (tenants not identified); retail/restaurant anticipated
- Lot 4 – Four-unit building (tenants not identified); retail/restaurant anticipated, with drive-through for eastern tenant
- Lot 5 – Dutch Bros Coffee with drive-through facility

- Lot 6 – Three-unit building (tenants not identified); retail/restaurant anticipated, with drive-through for eastern tenant
- Lot 11 – Valvoline (Minor Motor Vehicle Service), with drive-through facility

Planned Unit Development Request:

A Special Use for Planned Unit Development (PUD) has been requested. The applicant has provided a document as part of the Special Use for PUD application, entitled “Supplement to the Special Use & PUD Preliminary Plan Applications” (attached). This document lists a number of requested departures, or “deviations”, from zoning and subdivision standards. These requests are listed throughout the staff report, and will be incorporated into a PUD Ordinance for the project. The PUD Ordinance will establish unique standards for the development, incorporating the deviations from zoning and subdivision standards.

Historically, the City has typically approved multi-lot commercial developments as PUDs. This has allowed for common signage, consistent landscaping, and in some cases, architectural standards in excess of Zoning Ordinance design standards. To approve a PUD, the City must find that the proposal meets the “public interest” finding based on the PUD criteria (Sec. 17.04.400/410). The applicant has provided responses to the PUD criteria as part of their application. In exchange for the requested deviations, the City can impose specific use allowances or limitations, or development standards related to building architecture or landscaping in excess of Code requirements.

Requested PUD Deviations related to Uses:

The applicant is requesting the following use-related deviations as part of the PUD:

- Drive-Through Facility to be a permitted use. No limitation is proposed on the number of drive-through’s. In the BR District, drive-through’s require Special Use approval. As a permitted use in the PUD, Special Use approval would not be required for a drive-through to be incorporated on any lot in the PUD. Drive-through facilities would still need to meet the standards contained in Section 17.24.100 regarding stacking space count and stacking lane design.
- Pet Care Facility to be a permitted use. In the BR District, this use requires Special Use approval. As a permitted use in the PUD, Special Use approval would not be required for a Pet Care Facility to locate on any lot in the PUD. Pet Care Facilities would still need to meet the use standards contained in Ch. 17.20.030 regarding screening of outdoor areas and noise mitigation.
- Permanent parking lot for exhibition and/or storage of vehicles to be permitted on Lot 14 if accessory to the operation of a new-car dealership operating in St. Charles. A lot used solely for motor vehicle storage is not otherwise permitted in the BR District. It is permitted in the BC- Community Business District, but only on lots without public street frontage.
- Indoor Recreation & Amusement may incorporate a restaurant. This use is permitted in the BR District, but the use is defined as allowing for incorporation of “snack bars”. Requested is to allow a restaurant to be incorporated into the use.
- Gas Station and/or Truck Stop to be a permitted use, with operating hours up to 24 hours per day, 7 days/week, with no overnight truck parking allowed. The BR District already permits gas stations. Truck stops would generally fit into the gas station category. However, the request is to clarify that either use would be permitted.

B. Bulk Standards

Each lot in the development will be subject to the bulk standards of the BR District, except for a few standards for which PUD deviations have been requested. The bulk standards proposed for Lots 1-13 are listed below, along with bulk standards solely for Lot 14 (car dealership).

Deviations from BR District standards are noted in bold italics and are discussed further below the table. The proposed bulk standards for Lot 14 are in keeping with the McGrath Business Center PUD, which covers the two car dealerships adjacent to the east (McGrath Honda and McGrath Kia). These bulk standards will apply only if Lot 14 develops as a car dealership. If Lot 14 develops for a different use, the bulk standards of Lots 1-13 would apply.

The six lots for which development plans are proposed meet the proposed bulk standards. Future development of the remaining lots, including Lot 14, will also need to comply.

Category	BR District	Proposed Lots 1-13	Proposed Lot 14 (Car Dealership)
Min. Lot Area	1 acre	<i>0.5 acre</i> <i>No limitation</i>	
Max. Building Coverage	30%		
Max. Building Height	40 ft	40 ft	40 ft
Front Yard (Main St/Kautz Rd)	Building & Parking: 20 ft	Building & Parking: 20 ft	Building: 200 ft <i>Parking: 15 ft; 0 ft for vehicle display pads</i>
Interior Side Yard (from Pheasant Run Dr & interior lot lines)	Building: 15 ft Parking: None	<i>Building: 10 ft</i> Parking: 15 ft from Pheasant Run Drive; 0 ft from interior lot lines	<i>Building: 10 ft from west adjacent to Lot 13, 5 ft from west adjacent to common area; 15 ft from east</i> Parking: none
Exterior Side Yard (Main St/Kautz Rd)	Building & Parking: 20 feet	Building & Parking: 20 ft	N/A
Rear Yard (south)	Building: 30 ft Parking: None	<i>Building: 10 ft</i> Parking: None	<i>Building: 10 ft</i> Parking: none

Requested PUD Deviations related to Bulk Standards:

- Lot Area – 1 acre minimum lot area is required in the BR District. A deviation to allow minimum ½-acre lots is requested. The proposed lots vary in size from 0.8-acre to 10.5 acres (dealership lot). Most lots are around 1 acre in size.
- Building Coverage – 30% coverage is the maximum allowed in the BR District. A deviation is requested for no restriction on building coverage, as long as setback requirements are met. The six development lots fall under 30% building coverage. Removing this requirement is meant to allow flexibility for development of the remaining lots. In practice, most commercial development will not exceed this coverage given the size of the lots, area dedicated to parking, etc.
- Front Yard – Just for Lot 14 (car dealership), a front setback deviation is requested to allow parking up to 15 ft from the front lot line (E Main Street), and vehicle display pads up to the front lot line. This deviation is in keeping with the deviation granted for the Honda and Kia dealerships to the east under the McGrath Business Center PUD.
- Interior Side / Rear Yard Setback – As listed above, deviations have been requested from the required building setbacks from interior and rear lot lines. 10 ft setbacks are requested. The 10 ft setback from interior lot lines are shown on the preliminary plans for Lots 3 and 4. The other depicted lots exceed the BR District requirement of 15 ft. Development of the six lots shown exceed the BR District requirement of 30 ft setback from rear lot lines. However, the deviation is requested to allow flexibility in site layout for the remaining lots.
- Building Height – The height of rooftop screening shall not be counted in measuring building height. Maximum permitted height is 40'. Proposed is to allow rooftop screening in excess of 40'.

- Trash Enclosures – Trash enclosures must be at least 3 feet from interior side and rear lot lines and must meet the building setback for front and exterior side yards. A deviation is requested to allow no setback from interior side and rear lot lines, and 10 ft from Kautz Road (exterior side).

C. Site Access

Layout of the development is based around proposed access points into the site. A full access drive is proposed off Kautz Road, aligned with the East Gate Commons shopping center entrance south of Portillo's and north of Target. A two-way private road runs east-west through the site ("The Shops Drive") from Kautz Road to Pheasant Run Drive, bisecting the property from Lots 1-13 and the stormwater detention facility to the south.

When The Shops Drive reaches Lot 14, it turns north, then west again to bisect Lot 14 to Pheasant Run Drive. A car dealership is contemplated for Lot 14. The private road placement is meant to separate a vehicle display area along E Main Street from the dealership building, and to align with the McGrath Honda dealership drive to the east.

Site access from E Main Street is proposed via two new right-in/right-out drives off E Main Street. Access from Main is also provided via the existing signalized intersection at E Main Street and Pheasant Run Drive.

Cross-access between Lots 1-13 along the north end is also proposed. Access easements are depicted on the Preliminary Plat of Subdivision over cross-access drives and the private road.

The proposed access points on E Main Street require Illinois Department of Transportation approval. IDOT review is ongoing. The turn lane modifications depicted on the engineering plans along E Main Street and Kautz Road are in response to IDOT requirements.

Traffic Study:

A Traffic Impact Study has been prepared by KLOA on behalf of the developer. The TIS concludes the following:

- The surrounding roadway system has sufficient capacity to accommodate traffic to be generated by the development. Turn signal modifications are recommended at E Main Street & Pheasant Run Drive to accommodate left-turning traffic.
- The access system serving the development will provide adequate site access to accommodate development traffic.
- The site plan design provides efficient internal circulation and access between buildings.

The TIS has been reviewed by IDOT and the City's traffic engineering consultant. The City's consultant determined that the proposed development will not create negative traffic impacts.

Pedestrian Connectivity:

Sidewalk 5' in width is proposed along the E Main Street and Kautz Road frontage of Lots 1-13. The sidewalk is proposed on private property instead of within right-of-way. A public sidewalk easement allowing for public access is depicted on the Preliminary Plat of Subdivision.

A northbound crosswalk across E Main Street is shown on the plans, as well as a westbound crosswalk across Kautz Road. Both will require signal modifications at Main & Kautz in coordination with IDOT.

At Lot 14, sidewalk is not proposed along the E Main Street frontage, but instead is proposed along the private road bisecting Lot 14, within a public sidewalk easement.

For the six lots for which development plans have been submitted, sidewalk segments are shown connecting each building to the E Main Street sidewalk.

Sidewalk is also proposed along The Shops Drive connecting to sidewalk on Kautz Road and Pheasant Run Drive.

Requested PUD Deviations related to Access:

- A deviation has been requested from the Subdivision Code in relation to the location of the public sidewalk proposed on Lot 14. Instead of continuing the sidewalk along E Main Street for the Lot 14 frontage, proposed is to shift the sidewalk south, along the private road through Lot 14, connecting to the Main Street sidewalk proposed to the west via a north-south sidewalk segment on Lot 13. The request is so that public sidewalk does not interfere with display of vehicles in relation to a car dealership on Lot 14. If Lot 14 develops for a use other than a car dealership, the sidewalk will need to be provided along the E Main Street frontage.

Staff Comments:

- A complete sidewalk is needed from the corner of Pheasant Run Drive to the private drive through Lot 14. The plans note existing sidewalk along this stretch will remain, however there are gaps in this sidewalk that must be filled. Depending on the condition of the existing sidewalk, the entire stretch may need to be replaced.

D. Parking

The amount of parking required for the various permitted uses is per Section 17.24.140. The required parking count is met for each of the three lots for which uses are proposed (Lot 1- Chase Bank; Lot 5- Dutch Bros Coffee; Lot 11- Valvoline). For the multi-tenant buildings, no tenants have been identified. Adequate parking count will need to be verified by staff prior to build-out of each tenant space. Based on the amount of parking proposed and potential uses, it appears there will be adequate parking to meet code.

Parking on Lot 2 is proposed to be constructed in conjunction with Lot 3 (two-unit building).

Parking for each of the remaining lots will need to be provided in conjunction with development plans for each lot.

Requested PUD Deviations related to Parking:

- A parking reduction has been requested of up to 10% the number of required parking spaces.

E. Landscaping

The development is subject to the standards of Ch. 17.26 “Landscaping & Screening”. A landscape plan has been submitted for the development proposing “common landscaping” including:

- Parkway trees along the E Main Street & Kautz Road ROW adjacent to Lots 1-13.
- Landscaping along the E Main Street & Kautz Road frontage of Lots 1-13, including trees and landscape beds to screen parking lots.

- Landscaping along The Shops Drive, including tree groupings along the drive and planting beds clustered around two “pedestrian seating areas”.
- Landscaping around development monument signs at the corner of Main & Kautz and Main & Pheasant Run Drive, and at the Kautz Road entrance. Knee walls are incorporated into the planting beds around the Main Street monument signs.
- Two pedestrian seating areas, on the south side of The Shops Drive, each to include a steel shade structure and decorative paving.
- Three sculpture locations, one at the Kautz Road entrance, one on the south side of the detention pond south of Lot 6, and one at the NE corner of the detention pond south of Lot 12.
- Outlot plantings for the outlot south of The Shops Drive, which include low-profile prairie seed mix for the portion of the outlot not including the detention basin. The basin will be planted with native plugs.

In addition, landscape plans have been submitted for the six lots for which development plans have been provided. These plans demonstrate compliance with most zoning ordinance landscape requirements, including: street frontage landscaping, parking lot landscaping, freestanding signage landscaping, and overall 15% landscape area per lot. Deviations from certain landscaping requirements are requested as part of the PUD (discussed below).

Landscape plans for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot. The plans will need to comply with the PUD Ordinance and relevant zoning standards. The street frontage landscaping already shown along Lots 1-13 will need to be depicted as shown on the landscape plan for the overall subdivision.

Requested PUD Deviations related to Landscaping:

- Building Foundation Landscaping – Ch. 17.26 requires 5’ deep landscape beds along at least 50% of all walls of a building and 50% of street-facing walls. Requested is the following:
 - For Lots 1, 5, 6 – foundation landscaping shall be provided to the extent shown on the plans. Planting beds range from 3’-5’ deep, along approximately 50% of building walls. For Lot 11 (Valvoline), no foundation landscaping is provided.
 - For Lot 3-4 – foundation landscaping is depicted along the north, west, and south elevations on Lot 3 and along the north and south elevations of Lot 4. However, a deviation is requested to only require foundation landscaping along the north and east sides of these buildings to provide flexibility in designing tenant build-outs.
 - For all remaining lots – no foundation landscaping is required. This includes Lot 11 (Valvoline), which includes no foundation landscaping.
- Street Frontage Landscaping:
 - For Lot 1 (Chase) – Provide three trees along the Kautz Road frontage (five trees are required) and provide two trees along the E Main Street frontage (three are required). This is requested to maximize visibility to the building and signage.
- Parkway Trees:
 - For Lot 1 (Chase) – Reduce the parkway tree requirement to not provide 1 tree every 40’. This is requested to provide gaps between parkway trees to promote visibility of the building and signage.
- Special Requests for Lot 14 only (car dealership)
 - Requested are deviations from street frontage landscaping, parking lot landscaping, and building foundation landscaping requirements, to provide landscaping to the extent required/provided in the adjacent McGrath Business

Center PUD for the McGrath Honda & Kia dealerships. These lots incorporate planting bed strips along the Main Street parking lot frontages and along the primary entrance drives. No landscaping is provided along building walls or within the interior of the parking lots.

Staff Comments:

- Staff suggests requiring building foundation landscaping that meets the requirements of Ch. 17.26 for the remaining building lots (except Lot 14) rather than granting the request for a deviation to waive foundation landscaping for these lots.

F. Building Design

Buildings in the BR District are subject to the Design Review Standards & Guidelines of Section 17.06.030. Building elevations for six lots have been submitted. All buildings meet the relevant design standards. Brick is the primary façade material of each building. Locations for potential murals are indicated on the rear of each of the three multi-tenant buildings.

Building elevations for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot.

Requested PUD Deviations related to Building Design:

- A list of exterior building materials is proposed for the PUD which is in line with the allowable exterior materials applicable to the BR District. Additionally, proposed is to require the primary façade material of each building to be masonry.
- For Lot 14 (car dealership) – A similar list of building materials consistent with the BR District is proposed, except that EIFS is requested as a permitted exterior material without limitation. In commercial districts, EIFS is limited to 10% of the building wall.

G. Drive-Through Facilities

As previously stated, five of the lots for which development plans have been provided incorporate drive-through facilities:

- Lot 1 – Chase Bank with drive-through facility
- Lot 4 – Four-unit building with drive-through for eastern tenant
- Lot 5 – Dutch Bros Coffee with drive-through facility
- Lot 6 – Three-unit building with drive-through for eastern tenant
- Lot 11 – Valvoline with drive-through facility

Drive-through facilities are subject to the standards contained in Section 17.24.100, which are as follows:

1. The minimum dimension of stacking spaces shall be nine (9) feet in width and twenty (20) feet in length.
2. Stacking spaces shall be placed in a single line up to the point of service.
3. Stacking spaces shall be located so that, when in use, they do not obstruct ingress/egress to the site, they do not obstruct access to required parking or loading spaces, and do not otherwise interfere with vehicle circulation on the site.
4. Vehicle stacking and equipment associated with the Drive-Through or Car Wash shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the Drive-Through or Car Wash to the side or rear of the building, away from the public street.

5. The number of required stacking spaces shall be in accordance with Table 17.24-3 (Required Off-Street Parking). [Bank- 5 stacking spaces; Restaurant- 15 stacking spaces; Café- 5 stacking spaces; Oil Change- required spaces not identified]

The proposed drive-through facilities meet the standards listed above. The amount of stacking provided in the drive-through lanes for the multi-tenant buildings would meet the restaurant stacking requirement should a restaurant wish to locate in those units.

If any additional drive-through facilities are proposed on the remaining lots, they will be reviewed against the relevant standards as part of the PUD Preliminary Plan review for each lot.

H. Signage

A signage plan has been provided which proposes a unified signage design for the development. The proposed freestanding signs meet the standards applicable to the BR District per Ch. 17.28 “Signs” in regards to setbacks, height, and sign face area.

The following freestanding signage is proposed:

- One freestanding sign per lot; monument design with stone base.
- Two shopping center signs, one at Main Street & Kautz Road, and one at Main Street & Pheasant Run Drive; monument design with stone base.
- A stone knee wall is proposed in front of each shopping center sign, with “The Shops at Pheasant Run” lettering incorporated.

For the six lots for which development plans have been provided, wall signage locations are indicated on the building elevations.

Requested PUD Deviations related to Signage:

- Wall Signs – For single-tenant buildings, up to 4 wall signs; 1 on each building elevation. For multi-tenant buildings, up to 2 wall signs for interior tenants (front and rear) and up to 3 wall signs for end units (front, side, rear). Ch. 17.28 allows one wall sign per street facing side of the building; a typical lot would be permitted two wall signs.
- Number of Freestanding Signs – Allow more than one freestanding sign on lots which contain a shopping center sign. Ch. 17.28 limits lots to one freestanding sign.
- For Lot 14 (car dealership) –
 - Allow two monument signs, one of which may have an electronic reader board that exceeds the 50% sign face maximum of Ch. 17.28.
 - Allow 3 wall signs on the north elevation, with additional informational or logo signs permitted to be placed on other elevations.
 - These provisions are consistent with the signage approved for the adjacent car dealerships under the McGrath Commercial Center PUD.

I. Site Lighting

A photometric plan has been submitted for the development. The plan depicts pole lighting along The Shops Drive and the northern cross-access drive, as well as site lighting for each of the six lots for which development plans have been provided. Site lighting is subject to the standards contained in Section 17.22.040, including limitations on lighting levels along property lines and fixture design. A separate photometric plan has been submitted for Lot 1 (Chase). Both plans meet the applicable standards.

Photometric plans for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot.

Requested PUD Deviations related to Site Lighting:

- Compliance with lighting level limitations to be measured at the outer-most perimeter lines of the PUD, and not at interior lot lines of each lot.

J. Plat of Subdivision

A Preliminary Plat of Subdivision has been submitted proposing resubdivision of Lots 2 and 3 of Pheasant Run Resort Subdivision. The Plat establishes the following:

- Lots 1 – 14 – Buildable lots ranging in size from 0.8 acre to 10.5 acres.
- Outlot A – Open space reserved along the south end of the subdivision for stormwater detention.
- Easements:
 - Access easements for The Shops Drive and cross-access between properties.
 - Sidewalk easement along the Main Street & Kautz Road frontages and along the private drive through Lot 14.
 - Public Utility & Drainage Easements around the perimeter of each lot.
 - Public Utility Easements over proposed utility mains.
 - Sign Easement on Lot 1 and Lot 14 for the shopping center signs.
 - Stormwater Detention Easement over Outlot A.

An owners' association will be responsible for maintenance of stormwater management facilities and other common improvements including private drives, shopping center signage, and common landscaping. A draft Covenants, Conditions & Restrictions (CCR) document has been provided for the owners' association. This document will be finalized during review of the Final Plat of Subdivision and associated final engineering plans.

Modifications to lot layout, including creating new lots, combining lots, or modifying lot lines may be necessary based on the needs of users as they are identified for the development. Such modifications would require City approval of a Minor Subdivision- Final Plat.

Requested PUD Deviations related to Subdivision:

- Lots need not be rectangular in shape.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

The City's engineering consultant has reviewed the preliminary engineering plans on behalf of Community Development- Development Engineering. There are no outstanding review comments. The plans comply with all engineering requirements including the Kane County Stormwater Ordinance. In addition, the applicant has provided the necessary information for the City to begin the process to establish a dormant Special Service Area for the development.

Public Works engineering has also reviewed the plans and there are no outstanding comments.

Final Engineering plans will need to be submitted for review and approval alongside submittal of a Final Plat of Subdivision.

B. Fire Dept. Review

The Fire Department has reviewed the plans. Access for emergency vehicles is adequate and there are no outstanding comments.

V. GUIDANCE FOR PLAN COMMISSION ACTION**1. Public Hearing – Close or Continue**

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

After Plan Commission closes the public hearing-**2. Make a Recommendation to Planning & Development Committee**

Application for Special Use for PUD – For PUDs, there is a single finding: Is the PUD in the public interest? Responses to the PUD Criteria are to be considered in reaching this finding. The applicant has provided responses to the Criteria for PUDs (attached).

PUD Preliminary Plan – Recommendation to be based on compliance with the proposed PUD standards and other city code requirements.

Option A: Recommend approval of the applications for Special Use for PUD and PUD Preliminary Plan.

- Include a condition requiring resolution of outstanding staff comments prior to City Council action. The staff comments are outlined in this report.
- As a PUD, Plan Commission has the ability to require plan changes above and beyond code requirements. Plan Commission may require changes to the requested PUD deviations or preliminary plans if such changes are deemed necessary to meet the PUD criteria.

OR

Option B: Recommend denial of the applications for Special Use for PUD and PUD Preliminary Plan.

- To recommend denial, Plan Commission must substantiate how the public interest finding is not being met based on the PUD criteria.

VI. ATTACHMENTS

- BR District Permitted Use List
- Applications for Special Use for PUD & PUD Preliminary Plan; received 4/16/26
- Plat of Subdivision
- Preliminary Plans
- Traffic Study

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-1 PERMITTED AND SPECIAL USES								
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT						SPECIFIC USE STANDARDS	
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR			CBD-2
					CBD1	CBD2		
RESIDENTIAL USES								
Artist Live/Work Space				P			P	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	P			P			P	
Dwelling Unit, Auxiliary							P	Section 17.20.030
Dwelling, Multi-Family				P			P	
Dwelling, Townhouse							P	
Dwelling, Two-Family							P	
Dwelling, Single-Family	P						P	
Group Home, Large							P	Section 17.20.030
Group Home, Small							P	Section 17.20.030
Independent Living Facility							P	
CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES								
Art Gallery/Studio	P	P	P	P	P	P	P	
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement (Including Health/Fitness Club)		P	P	P	P	S	S	
Health/Fitness Club	P							
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P			P	
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES								
College/University		P	P	S				
Emergency Medical Center			P					
Fairground			S					
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			P					
Library				P			P	
Office, Government		P		P			P	
Post Office		P	P	P			P	
Public Service Facility		P	P	S				
School, Specialized Instructional	P	P	P	P			P	
School, Primary or Secondary							P	
RETAIL AND SERVICE USES								
Alcohol and Tobacco Sales Establishment	P*	P	P	P	P	P*	P*	*Section 17.20.30
Bank	P	P	P	P	P*	P*	P	Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P	Section 17.20.030
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-1

PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Drive-Through Facility	S	S	S	S			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Pet Care Facility	S	S	S					
Coffee or Tea Room	A	P	P	P	P	A	A	
Recreational Cannabis Dispensing Organization		S	S					Section 17.20.030
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
INDUSTRIAL/STORAGE USES								
Microbrewery	A	A	A	A	A			
Mini-Warehouse		P	P					
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
OTHER USES								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower*		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G
Wind Turbine, Tower Mounted		S	S					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 permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

(Ord. 2021-Z-16 § 2; Ord. 2020-Z-16 § 2; Ord. 2019-Z-19 § 2; Ord. 2018-Z-22 § 2; Ord. 2018-Z-20 § 2; Ord. 2016-Z-5 § 2; Ord. 2014-Z-5 § 2; Ord. 2013-Z-20 § 3; Ord. 2011-Z-11 § 2; Ord. 2008-Z-24 § 4, 5; Ord. 2008-Z-3 § 2; Ord. 2003-Z-13 § 4, 6, 7; Ord. 2001-Z-42 § 1; Ord. 2001-Z-40 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1999-Z-20 § 1; Ord. 1998-Z-19 §1; Ord. 1996-Z-12 § 11-13; Ord. 1995-Z-5 § 1; Ord. 1993-Z-19 § 4; Ord. 1993-Z-4 § 1 (B, D); Ord. 1990-Z-7 § 1; Ord. 1989-Z-6 § 1; Ord. 1986-Z-11 § XI; Ord. 1986-Z-4; Ord. 1985-Z-2 § 1; Ord. 1984-Z-6 § 2; Ord. 1984-Z-4 § 1; Ord. 1984-Z-3 § 1; Ord. 1983-Z-9 § 1; Ord. 1982-Z-3 § 1; Ord. 1982-M-16 § 1; Ord. 1981-Z-7 § 2; Ord. 1981-Z-3 § 1; Ord. 1980-Z-13 § 1; Ord. 1980-Z-3 § 1; Ord. 1978-Z-3; Ord. 1976-Z-15 § 2; Ord. 1975-Z-8 § 1; Ord. 1973-Z-1 § 1; Ord. 1972-Z-56 § 1, 2; Ord. 1972-Z-46 (A, B, C (part)); Ord. 1968-31 (part); Ord.



SPECIAL USE APPLICATION

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

For City Use

Project Name: The Shops at Pheasant Run
Project Number: 2025 -PR- 009
Cityview Project Number: PLSU202600018

Received Date

RECEIVED

APR 16 2026

City of St. Charles
Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 4051 E Main St., St. Charles, IL	
	Parcel Number (s): 01-30-300-051 an 01-30-300-052	
	Proposed Name: The Shops at Pheasant Run	
2. Applicant Information:	Name: SC Landman LLC	Phone: [REDACTED]
	Address 226 N Morgan St., Suite 300, Chicago, IL 60607	Email: [REDACTED]
3. Record Owner Information:	Name: SC Landman LLC	Phone: [REDACTED]
	Address: 226 N Morgan St., Suite 300, Chicago, IL 60607	Email: [REDACTED]

4. Identify the Type of Application:

- ☒ **Special Use for Planned Unit Development - PUD Name:** The Shops at Pheasant Run
- ☒ New PUD
- ☐ Amendment to existing PUD- Ordinance #:
- ☐ 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 #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BR Regional Business District

What is the property currently used for? Vacant site of former Pheasant Run Resort

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

Multiple lot commercial/retail subdivision

6. For Special Use Amendments only:

Why is the proposed change necessary?

Not applicable

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

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.

7. **Required Attachments:**

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- ☒ **APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750

- ☒ **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 subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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.

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- ☒ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

- ☒ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

- ☒ **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. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

- ☒ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <https://kanedupageswcd.org/kd/natural-resource-inventory>

- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☒ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>
- ☒ **TRAFFIC STUDY:** If applicable. 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:** 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.

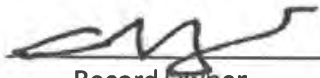
Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

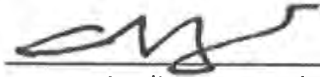
Site Plan or plans shall show the following information:

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

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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 4/6/26____
Date

_____
____ Applicant or Authorized Agent 4/6/26____
Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form 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 the 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.

PUD Name: The Shops at Pheasant Run (the "PUD" or "Project")

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

The proposed PUD advances at least the following above-referenced standards (numbered to correspond the the numbering above):

1. The PUD will result in a creative mix of commercial uses in the City's East Gateway Subarea and in the Main Street Subarea, with attractive architecture and amenities.
2. The Project will offer commercial products and services that will benefit the City's residents by providing shopping convenience, and a place to for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

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 proposed PUD meets the following factors for PUD approval (numbered to correspond the the numbering above):

1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.
6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunity presents itself.

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.

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and service that meet community needs.
The Project will also result in roadway improvements on Main Street, including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

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

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

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.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such 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

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.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- 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.**

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- 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 proposed Special Use for PUD 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 requested departures are commercially reasonable in nature.

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

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

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

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 1

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1 Acre		1.00 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		9%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		21.5 ft
Front Yard	B,P: Min. 20 ft		B: 109 ft P: 34 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 17 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		B: 75 ft P: 40 ft
Minimum Rear Yard	B: 30 ft P: None		B: 80 ft P: N/A
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. x
% Overall Landscaped Area	20%		SEE PG. x
Building Foundation Landscaping	50%		SEE PG. x
Public Street Frontage Landscaping	75%		SEE PG. x
Parking Lot Landscaping	50%		SEE PG. x
# of Parking Spaces	16		32
Drive-through Stacking Spaces (if applicable)	5 (per lane)		5 (per lane)

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 3

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed	
	District: BR	Ordinance #:		
Minimum Lot Area	1 Acre		0.81 Ac.	Departure / Deviation Req'd
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		14%	
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40 ft		23 ft	Departure / Deviation Req'd
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 38 ft	
Interior Side Yard	B: Min. 15 ft P: None		B: 10 ft P: N/A	
Exterior Side Yard	B,P: Min. 20 ft		N/A	
Minimum Rear Yard	B: 30 ft P: None		B: 52 ft P: N/A	Departure / Deviation Req'd
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 7	
% Overall Landscaped Area	20%		SEE PG. 7	
Building Foundation Landscaping	50%		SEE PG. 7	
Public Street Frontage Landscaping	75%		SEE PG. 7	Departure / Deviation Req'd
Parking Lot Landscaping	50%		SEE PG. 7	
# of Parking Spaces	50		30	
Drive-through Stacking Spaces (if applicable)	N/A		N/A	

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 4

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1.00 Ac.		1.54 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		12%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		23 ft
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 38 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 10 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		N/A
Minimum Rear Yard	B: 30 ft P: None		B: 255 ft P: N/A
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 8
% Overall Landscaped Area	20%		SEE PG. 8
Building Foundation Landscaping	50%		SEE PG. 8
Public Street Frontage Landscaping	75%		SEE PG. 8
Parking Lot Landscaping	50%		SEE PG. 8
# of Parking Spaces	80		77
Drive-through Stacking Spaces (if applicable)	15		15

Departure /
Deviation Req'd

Departure /
Deviation Req'd

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 5

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1 Acre		1.07 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		3%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		24 ft
Front Yard	B,P: Min. 20 ft		B: 91 ft P: 39 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 33 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		N/A
Minimum Rear Yard	B: 30 ft P: None		B: 245 ft P: N/A
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 9
% Overall Landscaped Area	20%		SEE PG. 9
Building Foundation Landscaping	50%		SEE PG. 9
Public Street Frontage Landscaping	75%		SEE PG. 9
Parking Lot Landscaping	50%		SEE PG. 9
# of Parking Spaces	13		21
Drive-through Stacking Spaces (if applicable)	15		19

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 6

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1 Acre		1.56 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		14%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		24 ft
Front Yard	B,P: Min. 20 ft		B: 109 ft P: 39 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 21 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		N/A
Minimum Rear Yard	B: 30 ft P: None		B: 155 ft P: N/A
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 10
% Overall Landscaped Area	20%		SEE PG. 10
Building Foundation Landscaping	50%		SEE PG. 10
Public Street Frontage Landscaping	75%		SEE PG. 10
Parking Lot Landscaping	50%		SEE PG. 10
# of Parking Spaces	92		73
Drive-through Stacking Spaces (if applicable)	15		15

Departure /
Deviation Req'

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 11

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1.00 Ac.		0.97 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		4%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		19.7 ft
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 39 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 28 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		N/A
Minimum Rear Yard	B: 30 ft P: None		B: 217 ft P: N/A
Landscape Buffer Yard ²	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 11
% Overall Landscaped Area	20%		SEE PG. 11
Building Foundation Landscaping	50%		SEE PG. 11
Public Street Frontage Landscaping	75%		SEE PG. 11
Parking Lot Landscaping	50%		SEE PG. 11
# of Parking Spaces	7		12
Drive-through Stacking Spaces (if applicable)	N/A		N/A

Departure /
Deviation Req'

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use

Project Name: The Shops at Pheasant Run
Project Number: 2025 -PR- 009
Cityview Project Number: PLPUD 202600003

Received Date

- File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: <u>4051 E MAIN STREET, ST CHARLES, IL</u>	
	Parcel Number (s): <u>01-30-300-051 & 01-30-300-052</u>	
	Proposed PUD Name: <u>THE SHOPS AT PHEASANT RUN</u>	
2. Applicant Information:	Name: <u>SC Landman LLC</u>	Phone: <u>[REDACTED]</u>
	Address <u>226 N Morgan Street Suite 300, Chicago, IL 60607</u>	Email: <u>[REDACTED]</u>
3. Record Owner Information:	Name: <u>SC Landman LLC</u>	Phone: <u>[REDACTED]</u>
	Address: <u>226 N Morgan Street Suite 300, Chicago, IL 60607</u>	Email: <u>[REDACTED]</u>

4. Identify the Type of Application:

- ☐ **New proposed Planned Unit Development (PUD) – Special Use Application to be filed concurrently**
☐ **Existing Planned Unit Development (PUD)**
☐ PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

- ☐ **Proposed lot has already been platted and a new subdivision is not required.**
☐ **New subdivision of property is required:**
☐ Final Plat of Subdivision Application filed concurrently
☐ Final Plat of Subdivision Application to be filed later

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Submit 1 copy of each required item, unless otherwise noted.

- ☒ **APPLICATION FEE:** \$500
- ☒ **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 subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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.

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property. *N/A*
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- ☒ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/kd/natural-resource-inventory>
- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☒ **PRELIMINARY STORMWATER MANAGEMENT REPORT:** Provide stormwater management information as listed in item #7 of the Preliminary Engineering Checklist (attached).
- ☒ **BUILDING UTILITY DATA SUMMARY:** Use the attached worksheet to provide preliminary estimates regarding utility needs for the development.
- ☒ **PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- ☒ **CONSTRUCTION SCHEDULE:** Indicate the following:
- Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
 - Approximate dates for beginning and completion of each phase.
- ☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code. **N/A**
- ☒ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code. **N/A**
- ☒ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.
- ☐ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <https://kdot.kanecountyil.gov/Pages/Impact-Fees.aspx>

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: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

- ☐ **COMMENT RESPONSE LETTER:** Provide a written response to all outstanding City review comments from the Concept Plan review (if applicable).
- ☐ **PRELIMINARY PLAT OF SUBDIVISION:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).
- ☐ **PRELIMINARY ENGINEERING PLANS:** Plans shall include the information listed on the Preliminary Engineering Checklist (attached).
- ☐ **PHOTOMETRIC PLAN:** Site lighting plan demonstrating compliance with Section 17.22.040 "Site Lighting". Depict proposed lighting levels within the site and up to all property lines. Identify locations and fixture specifications of all site lighting, including pole and building-mounted lighting.
- ☐ **ARCHITECTURAL PLANS:** Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.
- ☐ **LANDSCAPE PLAN:** Landscape Plan demonstrating compliance with Ch. 17.26 "Landscaping & Screening" and which includes the following information:
- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
 - Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
 - Accurate property boundary lines
 - Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
 - Site area proposed to be landscaped in square feet and as a percentage of the total site area
 - Percent of landscaped area provided as per code requirement
 - Dimensions of landscape islands
 - Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
 - Location and identification of all planting beds and plant materials
 - Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
 - Landscaping of ground signs and screening of dumpsters and other equipment
- ☐ **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans"). This information may be included as part of the Landscape Plan set.
- ☐ **ELECTRIC UTILITY PLAN & ELECTRIC SERVICE APPLICATION:** Provide electric utility information as listed in item #5 of the Preliminary Engineering Checklist. Also fill out and submit the Electric Service Application form (attached). Please note: The St. Charles Municipal Electric Utility is a "zero standard" utility, which means that the developer pays 100% of the costs related to electrical infrastructure.
- ☐ **TRUCK TURNING EXHIBIT(S):** Provide a WB-50 template showing turning movements through the site to verify adequate access for Fire vehicles. Provide a Vactor truck template if the project will require City Vactor truck access for sanitary sewer maintenance.

☐

SKETCH PLAN FOR LATER PHASES OF PUD: For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

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

Date



Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Christopher HeKis, being first duly sworn on oath depose and say that I am
Manager of SC Landman, an Illinois Limited Liability

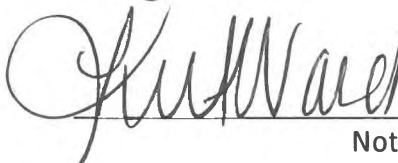
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Vequity Holdings LLC</u>	<u>Ivan Nockov</u>
<u>Glasscott Holdings LLC</u>	_____
<u>Montana Street Investments LLC</u>	_____
<u>HeKis Family GST ^{Exempt Inv TR} Trust</u>	_____
<u>Andrew Cohen</u>	_____
<u>Kevin Gwerin</u>	_____
<u>Zach Smrt</u>	_____

By: , Manager

Subscribed and Sworn before me this 6 day of

January, 20 26.


Notary Public



Statement of Public Benefit

The proposed project would redevelop the former Pheasant Run resort, an integral commercial property in St. Charles. The project would create a regional asset offering shopping, dining, and recreation amenities, and the development will include a variety of and promote the harmonious mix of land uses. Buildings will be designed for consistency with surrounding similar uses and will be constructed of high-quality materials to make the development an aesthetically attractive anchor at the entrance to the Route 64 commercial corridor. Moreover, the site will feature superior landscaping and buffering in the form of stone knee walls and decorative rock outcroppings. In addition, the Developer will work with City planning staff to propose public art installations as part of the site's redevelopment.

**SUPPLEMENT TO THE SPECIAL USE
and
PUD PRELIMINARY PUD PLAN APPLICATIONS
for the proposed
SHOPS AT PHEASANT RUN PUD DEVELOPMENT
(Revised 7-17-26)**

1. Background

1.1 SC Landman LLC, an Illinois limited liability company (“**Applicant**” or “**Developer**”), an affiliate of Vequity, LLC (“**Vequity**”) has recently purchased Lots 2 and 3 in Pheasant Run Resort Subdivision, which, in the aggregate, contains 33.738 acres +/- (the “**Redevelopment Site**”). The Redevelopment Site is immediately west of McGrath Honda and McGrath Kia at 1051 E. Main Street, St. Charles, IL and is the site of most of the former, recently demolished Pheasant Run Resort buildings. The Project Site, even before the aforesaid demolition, has been underutilized and unsightly for many years.

1.2 Applicant proposes to resubdivide and then redevelop the Redevelopment Site into fourteen (14) lots as shown in the (i) Preliminary Site Improvement Plans prepared by Spaceco, Inc. (“**Spaceco**”) last revised on June 9, 2026 under its job no. 9350.14, (ii) Preliminary Site Improvement Plans prepared by Spaceco dated January 15, 2025, and last revised on June 9, 2026 (the “**Preliminary Resubdivision Plat**”), and (iii) the Site Plan Exhibit -V56 also prepared by Spaceco, dated April 13, 2026 (the “**Preliminary PUD Plan**”), in each case referencing the redevelopment project called “The Shops at Pheasant Run” (the “**Project**”).

1.3 Through this Application, Applicant requests that the City of St. Charles, Illinois (“**City**”) enact such ordinances and / or resolutions (collectively, “**City Legislation**”) as may be required to approve and allow for the lawful construction and development of the Project (collectively, the “**Project Entitlements**”), including without limitation, (i) a special use for Preliminary PUD, and (ii) a Preliminary Resubdivision Plat as to the entire Redevelopment Site.

2. Purpose of this Supplement

This Supplement is intended to (i) explain the public benefit of the Project, (ii) demonstrate compliance with the standards applicable to the granting of special uses and planned unit developments under the City’s Municipal Code, and (iii) set forth the proposed uses and departures for the proposed Project.

3. Statement of Public Benefit and Compliance with Comprehensive Planning Objectives

3.1 The entire Redevelopment Site is owned by the Applicant. As such, the entire Redevelopment Site is under the single ownership and unified control of the Applicant.

3.2 The Redevelopment Site is currently classified by the City within the BR-Regional

Business District. The Project contemplates the unified development of the Redevelopment Site as a commercial planned unit development (the “**Shops PUD**”) involving a 14-lot subdivision to become improved with a variety of commercial uses already permitted in the BR-Regional Business District, including, without limitation, a possible automobile dealership and uses ancillary thereto, and other BR-District permitted commercial uses, with shared access and detention. Planning for the unified development of the Redevelopment Site is advantageous to the City as well as the Applicant.

3.3 The Redevelopment Site is situated in the City’s East Gateway Subarea and in the Main Street Subarea, and should be considered as a catalyst site. The Shops PUD, if approved and implemented, will serve the following goals and objectives of said Subareas in the following ways, each of which serves a public benefit:

- (a) Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.
- (b) Presenting a unified image and identity for St. Charles, but recognizing the individual character of the City’s East Gateway Subarea and the Main Street Subarea.
- (c) Providing optimal access to uses and destinations throughout the full length the City.
- (d) Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.
- (e) Converting a long-vacant /dilapidated site (former Pheasant Run Resort buildings) into an attractive commercial development to distinguish this Subarea and key corridors from neighboring communities.
- (f) Improving community and corridor character through the use of gateways, streetscaping improvements, landscaping, artwork and other pedestrian friendly elements.
- (g) Providing a mix of uses that help diversify the City’s economy and provide places to live, work, and shop.
- (h) Improving the appearance of the Main Street and Kautz Road Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.
- (i) Using landscaping appropriately to enhance the Main Street corridor, but being sensitive to not screen from view the business establishments that will be locating on the Project Site.
- (j) Improving the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.
- (k) Creating market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.
- (l) Taking advantage of proximity to DuPage Airport as an activity generator.
- (m) Enhancing the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.
- (n) Providing a site (on all or some of proposed Lot 14), for the possible establishment of another new vehicle dealership or uses ancillary to the existing McGrath Honda and McGrath Kia dealerships to the east, which will be synergistic with the other nearby dealerships, and which should significantly contribute to additional City sales tax revenue.

4. Compliance with the Standards for Special Uses

The Shops PUD will also satisfy the purposes for which the use of Planned Unit Developments are to be allowed under Chapter 17.04.330-C of the City's Municipal Code. More specifically, the special use herein requested for the Project:

- (a) will serve the public convenience at the proposed location;
- (b) will provide adequate utilities, access roads, drainage and/or necessary facilities;
- (c) 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;
- (d) will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, but will, instead, promote same.
- (e) will not be detrimental to or endanger the public health, safety, comfort or general welfare; and
- (f) will conform to all applicable provisions of the St. Charles Municipal Code and meet or exceed all applicable provisions of this Title 17, except as may be varied / departed from pursuant to this Special Use for Planned Unit Development.

5. Compliance with the Standards for Planned Unit Developments

The Shops PUD will also satisfy the purposes for which the use of Planned Unit Developments are to be allowed under Chapter 17.04.400 of the City's Municipal Code. More specifically, the proposed PUD:

- (a) advances one or more of the purposes of the Planned Unit Development procedure stated Section 17.04.400.A;
- (b) conforms to the requirements of the underlying zoning district in which the PUD is to be located and to the applicable Design Review Standards contained in Chapter 17.06, except for the departures requested herein, which departures, if not granted, would inhibit creative design that serves community goals, and strict conformity to the requirements would be impractical. The PUD resulting from the incorporation of the requested departures will provide benefits that outweigh those that would have been realized by strictly conforming to the applicable requirements;
- (c) conforms with the standards applicable to Special Uses (Section 17.04.330.C.2);
- (d) will be beneficial to the physical development, diversity, tax base and economic well-being of the City; and
- (e) conforms to the purposes and intent of the Comprehensive Plan. (See Section 3.3 above.)

6. Requested Permitted and Special Uses and Administrative Provisions

Applicant requests that the ordinance enacted by the City approving the requested Shops PUD

include the following Permitted and Special Uses:

- (a) For “Permitted Uses”, all of those permitted uses enumerated for the BR-Regional Business District in Table 17.14-1 of Title 17 of the City’s Municipal Code, and to the extent not currently listed therein, plus (i) Pet Care Facilities, and (ii) within the category of “Indoor Recreation and Amusement (including health / fitness club uses)”, the uses of indoor golf /puttery, with or without associated dining and alcohol service”, game rooms, video gaming (but only when associated with an indoor recreation or amusement use, a truck stop, or an establishment selling alcoholic beverages, and not as a stand-alone use), and the like shall thereby be permitted (with the caveat that both liquor sales / service and video gaming would be conditioned on the procurement of all state and local licenses.).
- (b) As an additional “Permitted use”, a gas station and / or truck stop, (i) the required fuel pump and canopy setbacks being the same as the building setback, (ii) with or without a sit-down or take-out only restaurant, (iii) with or without a drive-through restaurant, (iv) with or without the packaged sale of alcoholic beverages (beer / wine / liquor) in the gas station premises, and / or (v) with or without the service for on-site consumption of alcoholic beverages (beer / wine / liquor) in the sit-down restaurant, and / or (vi) with or without video gaming, and (vii) operating for up to 24 hours per day, 7 days per week. If the use is a truck stop, there shall be no overnight truck parking, but on-site truck parking while the driver is otherwise making use of the improvements on the lot shall be allowed.
- (c) As for Lot 14 only, allow its use as a private parking lot operate for the exhibition or storage of vehicles offered for sale where such activity is ancillary / accessory to the operation of a car dealership selling new cars that is operating within the corporate limits of the City, without requiring any building or on-site bathroom facilities.
- (d) Change “Drive-Through” uses, as currently allowed in the BR-Regional Business District only as a Special Uses, to be a Permitted Use on any lot in the Shops PUD provided compliance is made with the requirements applicable to Drive-Through Facilities in the Municipal Code, and as to a car wash with a drive-through tunnel, said tunnel may be oriented in either a north-south, or an east-west direction.
- (e) For “Special Uses”, all of those special uses enumerated for the BR District in Table 17.14-1 of Title 17 of the City’s Municipal Code except for Drive-Through facilities (that are herein requested to be converted to “permitted uses” under the preceding subsection 6(c)).

7. Requested Deviations / Departures and Other Approvals

7.1 Applicant requests that the ordinance enacted by the City approving the requested Shops PUD also include the following deviations / departures to the extent not otherwise allowed as a matter of right, and to the extent not more liberally allowed as to Lot 14 as set forth on **Exhibit A-1** attached hereto:

- (a) All horizontal improvements and site infrastructure (private roads, detention, and utility extensions to and within the boundaries of the Project site to or near the interior lot line of each of the 14 proposed Lots) shall be completed in the initial phase of the Project.
- (b) The Developer shall be allowed to elect any of the forms of subdivision security as enumerated in Section 16.04.100 of the City's Municipal Code.
- (c) All internal streets within the Project shall be privately owned and maintained by the association created for such purposes as part of the proposed subdivision.
- (d) The proposed internal streets within the Project shall serve as the only required vehicular cross access within the Lots created by the Shops PUD, and such right of use and cross-access shall be further defined in the Declaration for the proposed Project. There shall be no prohibition against additional internal vehicular cross access points between adjoining Lots, except there shall be no public access across Lot 14 other than over Access Easement E and the Drive constructed thereon.
- (e) There shall be no prohibition against constructing more than one building per Lot.
- (f) The minimum lot area shall be one-half (0.5) acres.
- (g) There will be no maximum lot area
- (h) There will be no restrictions as to maximum building coverage or maximum gross floor area so long as the setback requirements of the PUD Ordinance are met.
- (i) Lots need not be rectangular in shape
- (j) Set-Backs and yard requirements shall be as follows:

- (1) 20' building setback from Main Street (Rt, 64)
- (2) 20' building setback from Kautz Road
- (3) 10' building setback from Pheasant Run Drive
- (4) 10' building setback from interior side and rear lot lines;
- (5) No trash enclosures in any front yard, but (i) 0' setback for trash enclosures along internal side lots lines not in a front yard, (ii) 10' from Pheasant Run Drive and Kautz Road, and (iii) 0' from any private road on the Redevelopment Site
- (6) 20' parking setback from Main Street
- (7) 20' parking setback from Kautz Road, 15' parking setback from Pheasant Run Drive, but 0' parking setback (thus eliminating landscape yards) from interior and rear lot lines .,

(k) As to Landscaping:

- (1) Street frontage landscaping shall not be required along any of the internal private roads. The perimeter landscaping for the Project (excluding Lot 14) as depicted on the Approved Preliminary PUD Site Plans is approved.
- (2) Except with respect to a dealership building established on Lot 14 (as to which Exhibit A-1 shall apply), building foundation plantings shall only be provided on Lot 1; along the north and east faces only of buildings on lots 3 and 4; and on lots 5, and 6. Except for the north and east faces only of buildings on Lots 3 and 4, , this requirement shall be deemed satisfied as shown on the Approved Preliminary PUD Site Plans. Foundation plantings shall not be required on the remainder of the Project.

- (3) No Landscape Buffer Yard, as defined in the municipal code shall be required from interior lot lines anywhere within the Project.
- (4) As a deviation from Section 12.20.030, a bank is proposing to develop Lot 1, and in that regard the bank is proposing to relocate the interior tree from the northwest corner of the building next to the trash enclosure. The deviation request is to remove one additional tree from Kautz Rd. ROW (proposing three trees in lieu of five) and remove one tree from the Main St. ROW (proposing two trees instead of three) in an effort to maximize the view corridors to building and building signage. Code requires five trees along Kautz Rd and three trees along Main St. This is noted in the requirements table on the landscape plan. In addition, the bank proposes to interrupt the continuous 40' spacing at the adjacent property lines to maximize view corridors to the building and building signage for vehicles approaching the intersection along the west and north sides of the parcel. The bank reintroduces the 40' spacing for the proposed trees along both ROWs for the proposed parkway plantings. Additional street trees will be added to the plan for the neighboring properties south and east of the bank lot at 40' on center for reference purposes only.
- (l) Intentionally omitted..
- (m) Beyond the City's usual and customary plan review, permit, and connection fees (which connection fees are subject to the Utilities Credit set forth below), there shall be no impact fees (whether for impacts on the roadway, sanitary sewer, water, or other system improvements within the City) imposed upon the Developer with respect to the Project.
- (n) Only roadway modifications to Main Street required by the Illinois Department of Transportation and to Kautz Road as required by the City, as reflected in the approved final engineering plans, shall be required to be made by the Developer.
- (o) There shall be no off-site improvements imposed upon the Developer by the City as to the City's potable water, sanitary sewer, storm sewer, or electrical systems with respect to the Project except to the extent, if any, shown on the approved preliminary PUD plans.
- (p) The Developer shall be entitled to tie into the City's existing electricity and transformer system per the PUD Preliminary Plans. Developer shall be eligible for any credit pertaining to the replacement of an existing transformer under Section 13.080062 of the City Code. credit for the difference in original service size compared to the new service required.
- (q) The Developer shall be entitled to tie into the City's existing sanitary sewer and potable water mains without the requirement of paying any so-called or other fees other than usual and customary connection fees (which connection fees are subject to the Utilities Credit set forth below).
- (r) Intentionally omitted.
- (s) The City is the sole owner of a sanitary lift station situated within an easement on proposed Lot 14, together with sanitary mains leading into and out of same on other parts of proposed Lot 14 (collectively, the "Lot 14 Lift Station Improvements"). Developer shall be entitled to connect to and make use of the Lot 14 Lift Station Improvements as set forth on the City approved Final Engineering Plans.
- (t) As to building design / architecture:
 - a. The maximum building height for all commercial buildings shall be 40 feet in height (except as modified with respect to any new vehicle dealership building

constructed on Lot 14, where the height may be as set forth on **Exhibit A-1**). The height of rooftop screening shall not be counted in measuring the height of any building.

- b. The use of the following exterior building materials is hereby permitted: masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront. Trade dress requirements shall be allowed as long as masonry is the primary material that makes up the majority of the exterior material.
- c. Compliance with the City's photometric requirements as to any improvements erected on a particular Lot shall be measured only at the outer-most perimeter lines of the Shops PUD, and not at the interior lot lines of such Lot.
- (u) As to allowed signage for the development within the Shops PUD (and except as modified with respect to Lot 14 on **Exhibit A** attached hereto) signage shall be permitted in accordance with the signage plan approved as part of the Approved Preliminary PUD Plans, but to the extent such plans have not been submitted for all Lots, each Lot without such plans shall be allowed the following:
 - i. For a single-tenant building, one (1) wall sign on each of the 4 wall elevations;
 - ii. For a multi-tenant building, (A) for tenants of interior tenant spaces, one (1) wall sign on the front and rear wall elevations of that unit, and (B) for tenants in the two end-units of the building, one (1) wall sign on the front, rear, and side wall elevations of that particular end unit.
 - iii. If Lot 14 is not developed for a motor vehicle dealership, then for any building(s) on Lot 14 :
 - 1. A single, free-standing single or multiple-tenant monument sign (as the case may be) may be installed in the front yard of the northern-most building on Lot 14; and
 - 2. For each single-tenant and multi-tenant building on Lot 14, the same wall signage as is allowed in the immediately preceding subsections (i) and (ii)
 - iv. As to Lot 14, see **Exhibit A-1** as to special wall signage for dealership.

(v) As to on-site parking for all Lots (excluding Lot 14), allow (i) a reduction of up to ten (10) percent below the number of parking spaces otherwise required by the City's Municipal Code, and (ii) at the discretion of the Developer, an increase in parking spaces above the amount otherwise required by the Code.

(w) For the avoidance of doubt, ALL WATER MAINS, SANITARY SEWER MAINS, AND THE LIFT STATION AND ASSOCIATED INCOMING AND OUTGOING PIPING ARE PUBLIC IMPROVEMENTS OWNED BY THE CITY AND MAINTAINED BY THE CITY. ALL INTERNAL STREETS, INTERNAL SIDEWALKS AND ASSOCIATED LIGHTING, AND THE DETENTION FACILITIES, ARE

COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION EXCEPT FOR ACCESS RD. E, WHICH IS OWNED BY THE OWNER OF LOT 14 BUT IS IMPRESSED WITH AN EASEMENT IN FAVOR OF ALL LOTS IN THE ASSOCIATION AND WILL BE MAINTAINED BY THE ASSOCIATION. ALL SIDEWALK ALONG THE NORTH SIDE OF THE DEVELOPMENT ADJACENT TO ROUTE 64 (MAIN STREET) shall BE MAINTAINED BY THE CITY ONCE CONSTRUCTED and accepted.

7.2 For the overall PUD and Shops PUD Project, Applicant also requests that those departures / deviations which, while not specifically called out textually in this Application, but are nevertheless clearly discernible from the Preliminary PUD Plans and drawings approved as part of the City ordinance approving the Shops PUD, shall be included as approved deviations / departures.

7.3 Developer requests that the following shall be deemed to satisfy the provisions of Section 17.04.420 of the Municipal Code, to wit: (i) the Final PUD Plat or final Subdivision Plat is recorded within two (2) years of the approval of the Shops Preliminary PUD Ordinance, and (ii) construction of a building is commenced pursuant to permit on any of the Lots in the Subdivision within one (1) year following the recording of the Final Plat.

8. Requested Special Administrative Provisions

8.1 Applicant requests that, upon the City's adoption of an ordinance approving the Preliminary PUD herein requested, the City shall, at the request of the Developer, and upon compliance by the Developer with the City's otherwise applicable permit issuance requirements, issue such permits as may be requested to enable the Developer to perform and construct with respect to the entire Redevelopment Site (i) mass grading, and (ii) the construction / installation of detention facilities, underground utilities, internal private streets, and subdivision signage.

8.2 Future changes to any one or more of the Approved Preliminary PUD Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments", but with the following modifications to said Section 17.04.430 for purposes of Shops at Pheasant Run PUD only, to wit:

(a) **"Major Changes"** shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential "mixed use" nature of the Shops PUD Project is proposed to be changed). Without limiting the foregoing, "Major Changes" expressly include any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.

(b) **"Minor Changes"** shall mean changes that are not defined above as "Major

Changes” or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

- (i) A reduction in the open space or common open space by 15% or more.
- (j) Any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).
- (k) Any change to a drive aisle location greater than twenty-five feet; or
- (l) The Shops PUD may be further subdivided to create separate resubdivided lots for any one or more buildings, and two or more Lots may be consolidated. Such resubdivision or lot consolidation shall require approval of a Minor Subdivision- Final Plat under Title 16 “Subdivisions and Land Improvement” of the St. Charles Municipal Code.

(c) **“Authorized Administrative Changes”** for the Shops at Pheasant Run PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

- (i) The connection of two or more buildings shown on the PUD Preliminary Plan on the same Lot, or the separation of any two buildings shown on the PUD Preliminary Plan on the same Lot.
- (ii) A reduction by less than 15% in the acreage of open space or common open space
- (iii) A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by otherwise required by Ch. 17.24 of the St. Charles Municipal Code.
- (iv) An increase from of up to 30% in the percentage credit for shared parking under Section 17.24.050 of the St. Charles Municipal Code.

Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.

Any changes to building footprint location that (A) lengthens any exterior wall by ten feet or less on any side (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).

- (v) Any change to a drive aisle location that is twenty-five (25) feet or less.
- (vi) Any change to a drive aisle location that adds parking stalls.
- (vii) The installation of all signs within the development, within the requirements established herein.
- (viii) The Developer may increase or decrease the number of retail buildings and / or the associated square footage with respect to those buildings shown on the PUD Preliminary Plan, it being agreed to and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer. For example, an increase in the size of a previously approved building as part of a final PUD on either of Lots 3 or 4 which does not result in a violation of any required setback shall fall within the category of authorized administrative change.

8.3 The Project Site (excluding Lot 14) shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. Lot 14 shall be considered its own PUD zoning Lot.

8.4 The Applicant shall create a property owners' association ("**Owners' Association**") and create a Declaration of Covenants, Conditions & Restrictions ("**Declaration**") that clearly identify all responsibilities of the Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Project Site, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Project Site. Notwithstanding the forgoing, Lot 14 may be excluded from the Declaration.

8.5 Applicant requests that the PUD ordinance allow for the issuance of (i) a mass grading permit and (ii) an underground rough-in utility permit will be allowed once the Preliminary PUD is approved and upon payment of the required fees and posting of required security.

8.6 A twenty (20) feet wide access easement (depicted and described on the submittal materials as "Perimeter Lift Station Drive"), is already held by the City along south boundary of the entire Shops PUD. It is agreed that this easement may either be (i) surfaced with compacted gravel or (ii) at the election of the developer of Lot 14 as to that portion situated on Lot 14, paved. Additionally, that portion of Perimeter Lift Station Drive situated on Lot 14, (A) shall be constructed by the owner of Lot 14 at the time Lot 14 is developed, (B) maintained solely by the owner of Lot 14, (C) may be parked upon by the occupants of Lot 14, and (D) the east and west ends that portion of Perimeter Lift Station Drive situated on Lot 14 may be gated with Knox Box-type so as to exclude all others from access to the Perimeter Lift Station Easement on Lot 14 other than the occupant(s) of Lot 14 and the City for maintenance and emergency access purposes.

CONCLUSION

Applicant respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, the City Legislation herein requested for the Shops PUD .



CHRISTOPHER ILEKIS
PRINCIPAL
VEQUITY

EXHIBIT A
DEVIATIONS / DEPARTURES FOR LOT 14 ONLY

As to Lot 14 only, the following understandings, deviations, and / or departures are requested:

1. The City is the sole owner of a sanitary lift station comprised of pumps and tanks (the “Lift Station Operating Equipment”) situated within an easement near the center of proposed Lot 14, together with sanitary mains leading into and out of the Lift Station Operating Equipment (the “Lift Station Effluent Mains”) on other parts of proposed Lot 14, and along the southern-most 10 to 20 feet of proposed Lot 14, all situated within easements now existing or to be hereafter created on proposed Lot 14 (the “City Lift Station Facilities Operating Easements”).
2. The City holds a certain access easement over proposed Lot 14 leading to the Lift Station Operating Equipment created by document R2020-131136 and improved with a paved cul-de-sac surface from Pheasant Run Drive going westerly to the Lift Station Operating Equipment (the “Cul-de-sac Access Easement”).
3. The City shall reasonably cooperate in the release of the existing Cul-de-sac Access Easement in connection with the development by way of final PUD approval for Lot 14 where such release is reasonably required for the intended development of Lot 14 or any portion thereof, provided that the City is concurrently provided with a substitute access easement leading from Pheasant Run Drive to the Lift Station Operating Equipment (“Substitute East-West Lift Station Access Easement”) which meets the commercially reasonable requirements of the City’s Municipal Code, and such Substitute East-West Lift Station Access Easement is established and improved at the sole expense of the party requesting same.
4. No parking shall be permitted over the existing Cul-de-sac Access Easement prior to its release, and thereafter no parking shall be permitted over the Substitute East-West Lift Station Access Easement.
5. It is anticipated that the City may also require the establishment of an additional access easement along the southerly approximate 20 feet of the Project, including on proposed Lot 14 and Outlot A (collectively the “Perimeter Lift Station Access Easement”). There shall be no parking restrictions as to that portion of this easement that may be situated on Lot 14.
6. Upon the development of proposed Lot 14 or any portion, the existing thereof, the existing Cul-de-sac Access Easement, any Substitute East-West Lift Station Access Easement, and any Perimeter Lift Station Access Easement on Lot 14 may be gated to exclude third-party access other than City, provided that in such event the City’s emergency responders shall be provided with access through all such gates using so-called Knox Box technology.
7. If all or any part of Lot 14 is developed with an automobile dealership, then in addition to the other general deviations / departures approved for the Redevelopment Site, those deviations / departures set forth on **Exhibit A-1** attached hereto (the “Dealership Departures”) shall also be applicable to the development of Lot 14 or the applicable portion thereof.
8. Lot 14 may also be used entirely as private parking lot for the parking of employee vehicles, and / or the storage of new and used car inventory pertaining the nearby McGrath Honda

and / or McGrath Kia dealerships (or any successor dealerships operating thereon),or for the inventory parking of any other dealership operating within the corporate limits of the City.

EXHIBIT A-1
PUD DEVIATIONS FOR LOT 14 ONLY

Table 17.06 Design Review Standards and Guidelines - BR District	
Architecture and Building Materials	For new vehicle dealerships, masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront, vertical metal siding and/ EIFS (without limitation) and other exterior materials commonly required for the exterior construction and imaging of their branded dealership franchises, and such manufacturer's required trade dress, are all permitted without limitation.
Building height	A new vehicle dealership building may not exceed forty (40) feet in height (excluding any equipment screening devices)
Table 17.14-2 Business and Mixed Use District Bulk Requirements -BR District	
Minimum Building front-yard setback	200 ft. south of the north line of Lot 14, or 25 ft. south of the south line of Access Easement E (transecting Lot 14), whichever is greater. No trash enclosure
Minimum front yard parking / paving setback (as measured from Main Street/ Route 64)	15 ft. for parking and paving 0 ft. for vehicle display pads for a Motor Vehicle Sales and Leasing Establishment (Approximate number and positioning of pads to be similar to what was approved for McGrath Honda / Kia)
Minimum Rear Yard Setback (south lot line)	10 ft. for buildings; 0 ft. for parking and paving; 0 ft for trash enclosure
Minimum East Side Yard Setback (as measured from Pheasant Run Drive's westerly easement limits or west curb line)	15 ft. for buildings; 10 ft for trash enclosure; 0 ft. for parking and paving
Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with the east line of Lot 13	10 ft. for buildings 0 ft. for parking and paving; 0 ft. for trash enclosures;

Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with any common area of the Subdivision situated to the west of Lot 14	5 ft. for buildings, 0 ft. for trash enclosures; and 0 ft. for parking and paving
Table 17.26 Landscaping and Screening	
Minimum Overall Landscaped Area	15% (over entire PUD)
Public Street frontage landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Striping and landscape islands	Only parking areas intended for use by customers need to be striped and enhanced with parking lot landscape islands. Inventory parking areas shall not be required to be striped.
Building Foundation Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Table 17.28 Signs - BR District	
Freestanding Signs	If developed with an automobile dealership, then two (2) free-standing monument signs along the North Avenue / Rt. 64 (East Main Street) right of way, neither of which shall exceed fifteen (15) feet, and one of which may have digital message component, with the positioning and general nature of such signs to be consistent with what was approved under City ordinance 2021-Z-3. Examples of these signs are attached as <u>Exhibit A-2</u>
Wall Signs	If developed with an automobile dealership, then 3 signs on the north elevation. Additional informational or logo signs may be placed on other elevations
Sidewalks	If developed with an automobile dealership, then for the safety of pedestrians and the protection of vehicular inventory, no sidewalks shall be required along the frontage of Lot 14 with Main Street, but instead shall be provided on the west side of Pheasant Run Drive from Main Street to Access Easement E and then westerly along Access Easement E to Access Easement D. If not developed with an automobile dealership, then public sidewalk shall be installed along the entire frontage (full width) of Lot 14 adjacent to East Main Street.

EXHIBIT A-2
REPRESENTATIVE / ILLUSTRATIVE DEALERSHIP SIGNAGE

by reading a summary using AI Assistant.



City of St. Charles, Illinois
Ordinance No. 2026-Z-

**An Ordinance Granting Approval of a Special Use for Planned Unit
Development and PUD Preliminary Plan for
The Shops at Pheasant Run**

WHEREAS, on or about April 16, 2026, SC Landman LLC, an Illinois limited liability company (“Landman”) filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan (the “Development Application”), both for the real estate legally described on Exhibit “A”, attached hereto and incorporated herein (the “Subject Property”), for the purpose of developing a shopping center called, “The Shops at Pheasant Run”. Subsequently, McKids at Large LLC Series 1 – Lot 14 of the Shops at Pheasant Run, an Illinois limited liability company (“McKids”) acquired from Landman a portion of the Subject Property and filed with the City its “Consent to Previously Filed Development Application”. Landman and McKids are hereafter individually and collectively referred to as the “Applicant”; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about July 2, 2026 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about July 21, 2026 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petitions for Special Use for Planned Unit Development and PUD Preliminary Plan on or about July 21, 2026; and,

WHEREAS, the City Council Committee of the Whole recommended approval of said petitions on or about September 21, 2026; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and City Council Committee of the Whole and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended,

and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That the Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning Uses: Permitted and Special Uses shall follow the BR Regional Business District in accordance with Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as follows:

i. Additional Permitted Uses on all Lots:

1. Pet Care Facility meeting the applicable Use Standards as defined in Title 17.
2. Indoor Recreation and Amusement (including health / fitness club) to include the use of indoor golf/mini golf, with or without associated dining and alcohol service; game rooms; video gaming (but only as an accessory use and not as a stand-alone use), and the like. Liquor sales/service and/or video gaming shall be conditioned on the procurement of all state and local licenses.

ii. Lot 14:

1. For a period of five (5) years following approval of this Ordinance, Lot 14 shall not be developed or utilized for any use other than (a) Motor Vehicles Sales and Leasing Establishment (car dealership) or (b) Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles; provided, however, that if, after thirty-six (36) months from the date of enactment of this Ordinance no such use has been established on all or any portion of Lot 14, then the City agrees that it will, at the request of the owner of Lot 14, reasonably consider lifting such 5-year restriction in favor of another then-proposed permitted or special use as to such undeveloped portion of Lot 14, and in any such process, City Council approval shall be required, but no amendment to this ordinance and no public hearing shall be required.
2. Vehicle movement areas accessory to the operation of a Motor Vehicles Sales and Leasing Establishment shall not be considered a "drive-through" requiring a special use.

iii. Drive-Through Facilities:

1. Lots 1-13: Subject to the Block-Out Period in the immediately following subsection 2, six (6) Drive-Through Facilities shall be classified as Permitted Uses. Any additional Drive-Through Facilities above a total of six (6) shall be classified as a Special Use and require a Special Use Application review and approval

prior to establishment.

2. Lots 7-10: For the thirty (30) month period commencing with the date of enactment of this Ordinance, no Drive-Through Facilities shall be allowed on any of Lots 7 through 10 as either a Special Use or Permitted Use.

ii. Car Wash Use:

1. Lots 1-10: Car Wash shall be prohibited and shall not be classified as a Special Use or Permitted Use.
2. Lots 11-13: Car Wash with drive-through facilities shall be classified as Special Use and require a Special Use Application review and approval prior to establishment.
3. For any car wash with a drive-through tunnel, said tunnel may be oriented in either a north-south, or an east-west direction.

iii. Gas Station Use:

1. Gas Station shall be defined as follows: A retail establishment whose principal use (by volume of gallons sold) is the sale of gasoline and related petroleum products to passenger vehicles and other light-duty motor vehicles, together with the incidental sale of convenience goods and customary minor automotive services and other customary accessory uses. A Gas Station may also offer the retail sale of alcoholic beverages (subject to the prior procurement of state and City liquor licensing) and / or diesel fuel.
2. If a Gas Station provides dedicated diesel fueling island(s) that exclusively serve commercial diesel trucks, they shall be subject to the following: (a) there shall be no more than 3 pumping positions; (b) any such dedicated diesel fuel islands must be located in the rear yard, and; (c) no dedicated and delineated commercial truck parking areas shall be provided on the site other than the space occupied by a commercial vehicle while actively fueling.
3. Commercial-truck facilities customarily provided at a “truck stop” are prohibited including but not limited to: (a) designated and delineated short-term or overnight parking spaces sized for combination commercial motor vehicles, separate from fueling positions; and (b) any driver- or vehicle-oriented accessory services intended primarily for commercial vehicle operators, such as showers, restaurants, laundry facilities, weigh scales, or truck maintenance or repair.

- b. Zoning Standards applicable to all Lots: Development of the Subject Property shall be subject to the requirements of the BR Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except as specifically varied in the “PUD Deviations”, attached hereto and incorporated herein as Exhibit “C”, which deviations shall be allowable as to all Lots, including any portion of Lot 14 not used as a (a) Motor Vehicles Sales and Leasing

Establishment (car dealership) or (b) Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles. Any deviations from Title 17 not specifically addressed in this Ordinance but nevertheless clearly discernible on the PUD Preliminary Plan are hereby included as approved deviations.

- c. Zoning Standards applicable to Lot 14 only, if all or any part of Lot 14 is developed for use as (a) Motor Vehicles Sales and Leasing Establishment (car dealership) or (b) a Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles, then such portion of Lot 14 as so developed and used. Development of Lot 14 shall be subject to the requirements of the BR Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except as specifically varied in the “PUD Deviations for Lot 14 Only”, attached hereto and incorporated herein as Exhibit “D”. The Zoning Standards set forth in Exhibit “C” shall apply only as to any portion of Lot 14 that is not developed and used (a) as Motor Vehicles Sales and Leasing Establishment (car dealership) or (b) as Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles.
- d. Subdivision: Subdivision of the Subject Property shall be subject to the requirements of Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as amended, except as follows:
 - i. Lots need not be rectangular in shape.
 - ii. All internal streets within the Subject Property shall be privately owned and shall be maintained by an owners’ association.
 - iii. The Subject Property may be resubdivided to modify lot lines, create additional lots, and/or consolidate lots. Such resubdivision shall require City approval of a Minor Subdivision- Final Plat under Title 16 “Subdivisions and Land Improvement” of the St. Charles Municipal Code.
- e. Administrative Procedures: Development of the Subject Property shall follow the requirements and procedures provided in Section 17.04.400-430 of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except for as follows:
 - i. The following shall be deemed to satisfy the provisions of Section 17.04.420 “PUD Timing and Revocation”: (i) The Final Plat is recorded within two (2) years of the approval of this Ordinance, and (ii) construction of a building is commenced pursuant to building permit on any of the Lots in the Subdivision within one (1) year following the recording of the Final Plat.
 - ii. Future changes to any one or more of the Approved PUD Preliminary Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, “Changes in Planned Unit Developments”, as amended, except as specifically varied in the “Special Administrative Provisions for PUD Changes”, attached hereto and incorporated herein as Exhibit “E”.

- f. Sidewalks:
 - i. Sidewalk shall be provided along East Main Street and Kautz Road lot frontages, except along Lot 14, as depicted on the PUD Preliminary Plan. Sidewalk may be constructed on private property within dedicated public sidewalk easements as depicted on the PUD Preliminary Plan.
 - ii. Sidewalk along East Main Street and Kautz Road shall be constructed by the Applicant and maintained by the City once constructed and inspected.
 - iii. If any portion of Lot 14 with East Main Street frontage develops for a use other than (a) a Motor Vehicles Sales and Leasing Establishment (car dealership) or (b) a Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles, then sidewalk shall be provided along the East Main Street frontage within right-of-way or on private property within a public sidewalk easement.
- g. Traffic Study: The Applicant has provided a Traffic Impact Study prepared by KLOA, Inc., dated 4/14/2026. The City may request updates to the Traffic Impact Study if the number of drive-through facilities exceed the number contemplated by the aforesaid traffic impact study and, if as a result thereof, the City believes that such additional drive-through facilities may have higher anticipated vehicle trip generation than the uses identified in the Traffic Impact Study.
- h. Cross-Access: The proposed internal streets and drives depicted on the PUD Preliminary Plan shall serve as the only required publicly available vehicular cross-access within the Subject Property. Right of use and cross-access shall be further defined in the Declaration for The Shops at Pheasant Run. There shall be no prohibition against additional publicly available internal vehicular cross-access points between adjoining Lots, except there shall be no required publicly available access across Lot 14 other than (i) for City access to the sanitary lift station on Lot 14 over designated and recorded lift station access easements as contained on the final plat of subdivision (as from time to time amended) and (ii) publicly available access over "Access Easement E" as depicted on the PUD Preliminary Plan.
- i. Owners Association: The Applicant shall create a property owners' association and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Subject Property, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for The Shops at Pheasant Run. Notwithstanding the forgoing, Lot 14 may be excluded from the Declaration.

- j. Special Service Area: The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- a. Utilities:
 - i. The Applicant shall be entitled to tie into the City's existing electricity and transformer system per the PUD Preliminary Plans. The Applicant shall be eligible for any credit pertaining to the replacement of an existing transformer under Section 13.080062 of the City Code.
 - ii. The Applicant shall be entitled to tie into the City's existing sanitary sewer and potable water mains without the requirement of paying any fees other than typical connection fees.
 - iii. There shall be no off-site improvements imposed upon the Applicant by the City as to the City's potable water, sanitary sewer, storm sewer, or electrical systems with respect to the Subject Project except to the extent, if any, shown on the PUD Preliminary Plan.
 - iv. The City is the sole owner of a sanitary lift station situated within an easement on Lot 14, together with sanitary mains leading into and out of same on other parts of proposed Lot 14 (collectively, the "Lot 14 Lift Station Improvements"). Developer shall be entitled to connect to and make use of the Lot 14 Lift Station Improvements as set forth on the PUD Preliminary Plan.
- b. City Access Easements:
 - i. A Public Sanitary Sewer Easement (the "South Boundary Easement") exists along the south boundary of the Subject Property and within Lot 14 for City-only access to the City-owned lift station located on Lot 14. The access drive within this easement may be surfaced with compacted gravel as deemed acceptable by the City. The portion of the access drive on Lot 14 may be paved. The east and west ends of the South Boundary Easement on Lot 14 may be gated with a Knox Box subject to City administrative approval, which approval shall not be unreasonably withheld, conditioned, or delayed.
 - ii. A Lift Station Access Easement exists over Lot 14, connecting the mechanical portion of the Lift Station Improvements to Pheasant Run Drive, as created by the document recorded in DuPage County as R2020-131136 (the "Cul-de-sac Lift Station Access Easement"). The Cul-de-sac Lift Station Access Easement may be relocated subject to the City's prior approval (which approval shall not be unreasonably withheld, conditioned, or delayed) of a Plat of Easement vacating the Cul-de-sac Lift Station Access Easement and establishing a replacement for same (but without cul-de-sac end), prior to development of Lot 14, with the following conditions:
 - 1. An alternative easement shall be provided allowing for City vehicle access to the lift station from Pheasant Run Drive.
 - 2. The access drive within the easement shall be constructed by the owner of

Lot 14 at the time Lot 14 is developed.

3. The access drive shall be maintained solely by the owner of Lot 14.
4. The access drive may not be parked upon by vehicles.
5. The east and west ends of the access drive may be gated with a Knox Box subject to City administrative approval, which approval shall not be unreasonably withheld, conditioned, or delayed.

c. Permits:

- i. The City agrees that it will issue to the Developer, at its request, after the City's approval of the PUD Preliminary Plan and prior to Final Plat of Subdivision / Final Engineering approval, a Site Development Permit enabling the Developer to mass grade the site, establish detention, and install related underground storm sewer infrastructure, under the following conditions:
 - i. Complete applications for Final Plat of Subdivision/Final Engineering have been submitted and initially reviewed by the City, with any comments/corrections documented as conditions for proceeding with any work.
 - ii. Any work performed by the Developer in association with the Site Development Permit shall be performed at the Developer's own risk.
 - iii. A financial security in accordance with Title 16 shall be provided prior to issuance of a Site Development Permit and shall be based upon an Engineer's Opinion of Probable Costs deemed satisfactory by the City.
 - iv. Installation of other utilities can be authorized under the Site Development Permit subject to the conditions above and other conditions as determined by the City.
- ii. Subject to submittal, review and approval of building permit applications for development of the individual building lots, if requested by the Developer, the City will issue partial/conditional or foundation-only building permits if a full building permit cannot otherwise be issued at the time of permit approval, due to architectural drawings not being finalized for the building or site conditions preventing vertical construction.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan for The Shops at Pheasant Run Subdivision and Lot 1, 3, 4, 5, 6, and 11, incorporated herein as Exhibit "F", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Plat of The Shops at Pheasant Run Subdivision; Spaceco; revisions dated 6/9/2026
- Preliminary Site Improvement Plans for Overall Subdivision – Shops at Pheasant Run; Spaceco; revisions dated 6/9/2026
- Landscape Plan for Overall Subdivision & Lots 3-6, 11; Kathryn Tall Landscape Architecture; revisions dated 6/9/2026
- Landscape Plan for Lot 1; Terra Landscape Architecture; revisions dated 6/9/2026
- Electric Site Plan / Photometrics for Overall Subdivision & Lots 1, 3-6, 11;

Kornacki & Associates, Inc.; revisions dated 6/9/2026

- Architectural Elevations- Chase, Lot 1; The Architects Partnership, Ltd.; dated 5/22/2026
- Architectural Elevations- Lot 3; Ileki Associates; dated 3/13/2026
- Architectural Elevations- Lot 4; Ileki Associates; dated 3/13/2026
- Architectural Elevations- Lot 6; Ileki Associates; dated 3/13/2026
- Architectural Elevations- Dutch Bros, Lot 5; Chipman Design Architecture Inc.; dated 3/18/2026
- Architectural Elevations- Valvoline, Lot 11; Arch America; dated 5/27/2026
- Sign Package; Signs3, Inc.; dated 6/20/2025

5. That development of additional Lots within the Subject Property shall require approval of a PUD Preliminary Plan in accordance with Title 17 of the St. Charles Municipal Code, Chapter 17.04 "Administration", as amended.

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of October 2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of October 2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of October 2026.

Clint Hull, Mayor

Attest:

Jessica Bridges, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

SUBJECT PROPERTY

LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020 DOCUMENT R2020-131136.

PIN# 01-30-300-051 & 01-30-300-052

EXHIBIT “B”

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- 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.**

The proposed PUD advances at least the following above-referenced standards (numbered to correspond the numbering above):

1. The PUD will result in a creative mix of commercial uses in the City’s East Gateway Subarea and in the East Main Street Subarea, with attractive architecture and amenities.
2. The Project will offer commercial products and services that will benefit the City's residents by providing shopping convenience, and a place for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

- 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 proposed PUD meets the following factors for PUD approval (numbered to correspond the numbering above):

1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.
6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunity presents itself.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

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

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and service that meet community needs. The Project will also result in roadway improvements on Main Street, including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

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

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

- 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.**

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such 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.

- 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.**

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- 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.**

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation 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 proposed Special Use for PUD 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 requested departures are commercially reasonable in nature.

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

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

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

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

EXHIBIT “C”**PUD DEVIATIONS**

Ch. 17.14 Business & Mixed Use Districts	
17.14.030 Bulk Regulations – Minimum Lot Area	0.5 acre
17.14.030 Bulk Regulations – Maximum Building Coverage	No limitation
17.14.030 Bulk Regulations – Maximum Building Height	Rooftop screening can exceed 40 ft maximum building height
17.14.030 Bulk Regulations – Interior Side Yard (buildings)	10 ft
17.14.030 Bulk Regulations – Rear Yard (buildings)	10 ft
Ch. 17.22 General Provisions	
17.22.030 Permitted Encroachments – Refuse Enclosure	0 ft from interior side and rear lot lines; 10 ft from property lines adjacent to Kautz Road
17.22.40 Site Lighting	Compliance with light intensity and property lines requirement shall be measured only at the outermost perimeter lines of the Subject Property, and not at the interior lot lines of any Lot.
Ch. 17.06 Design Review Standards & Guidelines – BL, BC, BR, and OR Districts	
17.06.030.E Building materials	The following shall be Approved Materials: masonry, precast, glass, fiber cement siding/trim, synthetic panelized siding, aluminum storefront/fascia/soffits/gutters, “trade dress” requirements as long as masonry is used on the majority of the building exterior
Ch. 17.24 Off-Street Parking, Loading & Access	
Required Off-Street Parking 17.24.0140	A reduction of up to 10% below the number of required parking spaces is permitted for any Lot. Parking spaces in excess of the required number of spaces can be provided.
Ch. 17.26 Landscaping & Screening	
17.26.090 Public Street Frontage Landscaping	Landscaping along East Main Street and Kautz Road shall be provided as depicted on the PUD Preliminary Plan.
17.26.080 Building Foundation Landscaping	Building foundation landscaping for Lot 1, 3, 4, 5, 6, and 11 shall be provided as depicted on the PUD Preliminary Plan
Ch. 17.28 Signs	

17.28.050 Permitted Signs for BL, BC, and BR Districts – Wall Signs	For single-tenant buildings: Up to 1 wall sign per building elevation (4 wall signs maximum). For multi-tenant buildings: Up to 2 wall signs for interior tenants (front and rear); Up to 3 wall signs for end unit tenants (front, side, rear).
17.28.050 Permitted Signs for BL, BC, and BR Districts – Freestanding Signs	Two freestanding signs are permitted on lots which contain a shopping center sign, as depicted on the PUD Preliminary Plan. All other Lots shall be entitled to one free-standing sign. Stone walls with development name lettering as depicted on the PUD Preliminary Plan are considered landscape design elements and not additional freestanding signage.
Canopies	For any canopy over a drive-through facility or gas station fuel island, the required canopy and fuel pump setbacks being the same as the building setback

EXHIBIT “D”

**PUD DEVIATIONS FOR LOT 14 ONLY AS TO SUCH PORTION OR ALL OF LOT 14
THAT IS DEVELOPED AS A MOTOR VEHICLES SALES AND LEASING
ESTABLISHMENT (CAR DEALERSHIP) OR (B) A PERMANENT MOTOR VEHICLE
STORAGE FOR EXHIBITION AND/OR STORAGE OF VEHICLES ACCESSORY TO
THE OPERATION OF A NEW-CAR DEALERSHIP OPERATING WITHIN THE
CORPORATE LIMITS OF ST. CHARLES**

Ch. 17.06 Design Review Standards & Guidelines – BL, BC, BR, and OR Districts	
Architecture and Building Materials	For new vehicle dealerships, masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront, vertical metal siding and/ EIFS (without limitation) and other exterior materials commonly required for the exterior construction and imaging of their branded dealership franchises, and such manufacturer’s required trade dress, are all permitted without limitation.
Building height	A new vehicle dealership building may not exceed forty (40) feet in height (excluding any equipment screening devices)
Ch. 17.14 Business & Mixed Use Districts	
Minimum Building front-yard setback	200 ft. south of the north line of Lot 14, or 25 ft. south of the south line of Access Easement E (transecting Lot 14), whichever is greater. No trash enclosure setback required.
Minimum front yard parking/ paving setback (as measured from Main Street/ Route 64)	15 ft. for parking and paving 0 ft. for vehicle display pads for a Motor Vehicle Sales and Leasing Establishment (Approximate number and positioning of pads to be similar to what was approved for McGrath Honda / Kia)
Minimum Rear Yard Setback (south lot line)	10 ft. for buildings; 0 ft. for parking and paving; 0 ft for trash enclosure
Minimum East Side Yard Setback (as measured from Pheasant Run Drive’s westerly easement limits or west curb line)	15 ft. for buildings; 10 ft for trash enclosure; 0 ft. for parking and paving
Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with the east line of Lot 13	10 ft. for buildings 0 ft. for parking and paving; 0 ft. for trash enclosures;

Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with any common area of the Subdivision situated to the west of Lot 14	5 ft. for buildings, 0 ft. for trash enclosures; and 0 ft. for parking and paving
Ch. 17.26 Landscaping & Screening	
Minimum Overall Landscaped Area	15% (over entire PUD)
Public Street frontage landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Striping and landscape islands	Only parking areas intended for use by customers need to be striped and enhanced with parking lot landscape islands. Inventory parking areas shall not be required to be striped.
Building Foundation Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Ch. 17.28 Signs	
Freestanding Signs	2 free-standing monument signs along the East Main Street / Route 64 right of way, neither of which shall exceed fifteen (15) feet in height, and one of which may have digital message component, with the positioning and general nature of such signs to be consistent with what was approved under City ordinance 2021-Z-3. Examples of these signs are attached as Exhibit D.2.
Wall Signs	3 signs on the north elevation. Additional informational or logo signs may be placed on other elevations
Sidewalks	No sidewalks shall be required along the frontage of Lot 14 of East Main Street, but instead shall be provided on the west side of Pheasant Run Drive from Main Street to Access Easement E and then westerly along Access Easement E to Access Easement D. If not developed with an automobile dealership, then public sidewalk shall be installed along the entire frontage (full width) of Lot 14 adjacent to East Main Street.

EXHIBIT “D.2”

REPRESENTATIVE / ILLUSTRATIVE DEALERSHIP SIGNAGE

by reading a summary using AI Assistant.



EXHIBIT “E”

SPECIAL ADMINISTRATIVE PROVISIONS FOR PUD CHANGES

(a) **“Major Changes”** shall mean changes to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed and hereafter defined as a Minor Change or an Authorized Administrative Change. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential “mixed use” nature of the Shops PUD Project is proposed to be changed).

(b) **“Minor Changes”** shall mean changes that are not defined above as “Major Changes” or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

- i. A reduction in the open space or common open space by 15% or more.
- ii. Any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).
- iii. Any change to a drive aisle location greater than twenty-five feet.

(c) **“Authorized Administrative Changes”** for the Shops at Pheasant Run PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

- i. The connection of two or more buildings shown on the PUD Preliminary Plan on the same Lot, or the separation of any two buildings shown on the PUD Preliminary Plan on the same Lot.
- ii. A reduction by less than 15% in the acreage of open space or common open space.
- iii. A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by Ch. 17.24 of the St. Charles Municipal Code.
- iv. An increase of up to 30% in the percentage credit for shared parking under Section 17.24.050 of the St. Charles Municipal Code.
- v. Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.
- vi. Any changes to building footprint location that (A) lengthens any exterior wall by ten feet or less on any side (excluding, however, expansions to building footprints

made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).

- vii. Any change to a drive aisle location that is twenty-five (25) feet or less.
- viii. Any change to a drive aisle location that adds parking stalls.
- ix. The installation of all signs within the development, within the requirements established herein.
- x. The Developer may increase or decrease the number of retail buildings and / or the associated square footage with respect to those buildings shown on the PUD Preliminary Plan, it being agreed to and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer. For example, an increase in the size of a previously approved building as part of a final PUD on either of Lots 3 or 4 which does not result in a violation of any required setback shall fall within the category of authorized administrative change.

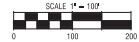
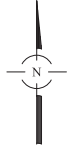
EXHIBIT “F”
PUD PRELIMINARY
PLAN (71 pages)

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

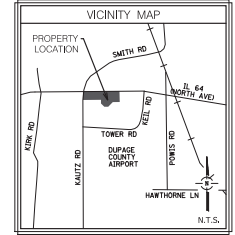
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF
SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.L.N.:
01-30-300-051
01-30-300-052

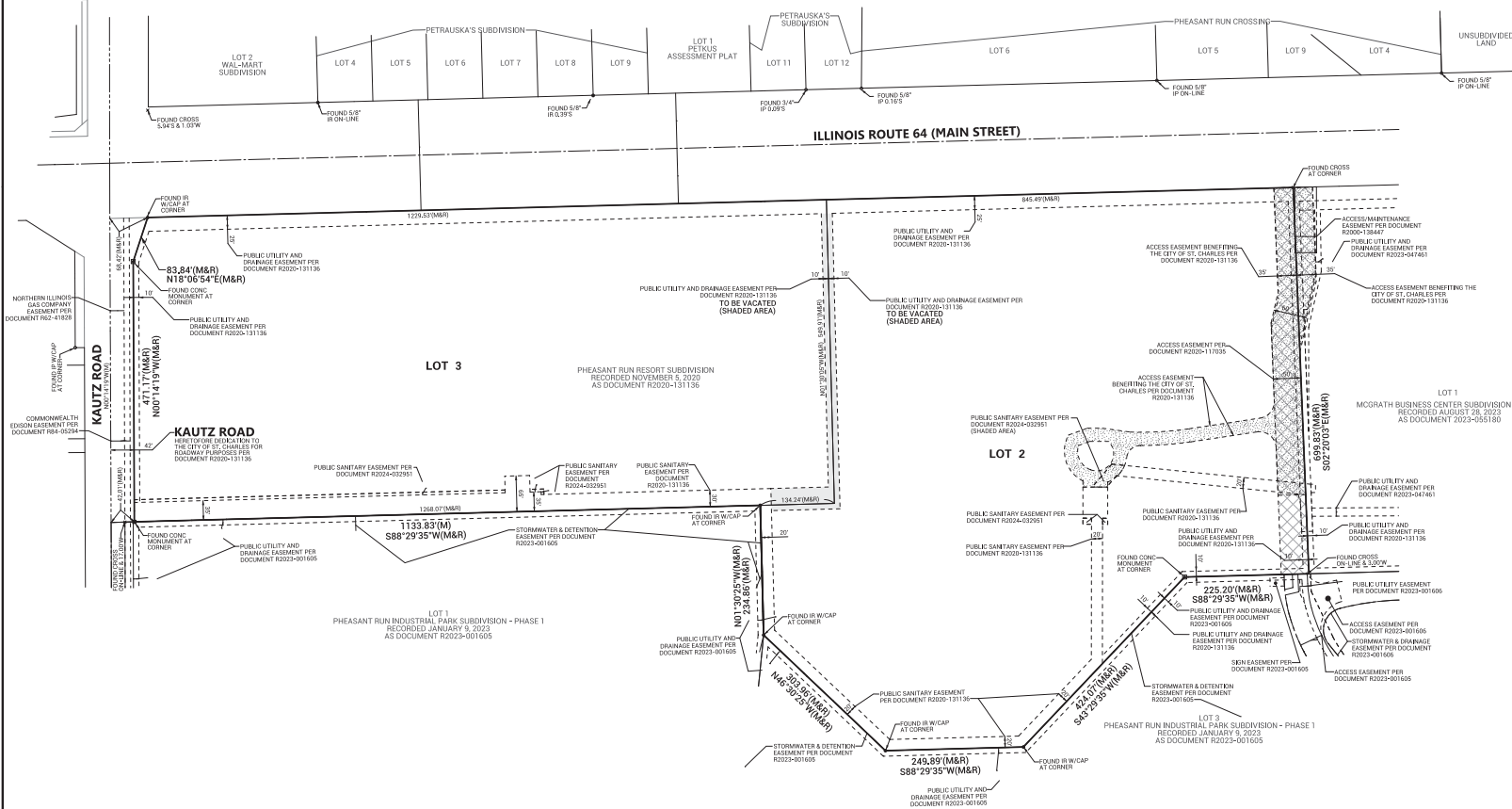


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



EXISTING AREA TABLE		
	SQ. FT.	ACRES
LOT 2	776,597	17.828
LOT 3	693,021	15.910
TOTAL	1,469,618	33.738

	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136
	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136
	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136



LEGAL DESCRIPTION

LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 2020, DOCUMENT R2020-131136

PREPARED FOR:
VEDUTY
225 N. MORGAN STREET, SUITE 300
CHICAGO, IL 60607

EXISTING BOUNDARY AND EASEMENT INFORMATION

PRELIMINARY PLAT OF SUBDIVISION

THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9352.MHE-01
DATE:
01/05/2026
JOB NO.
9352.14
SHEET

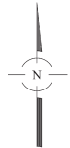
1 OF 3

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

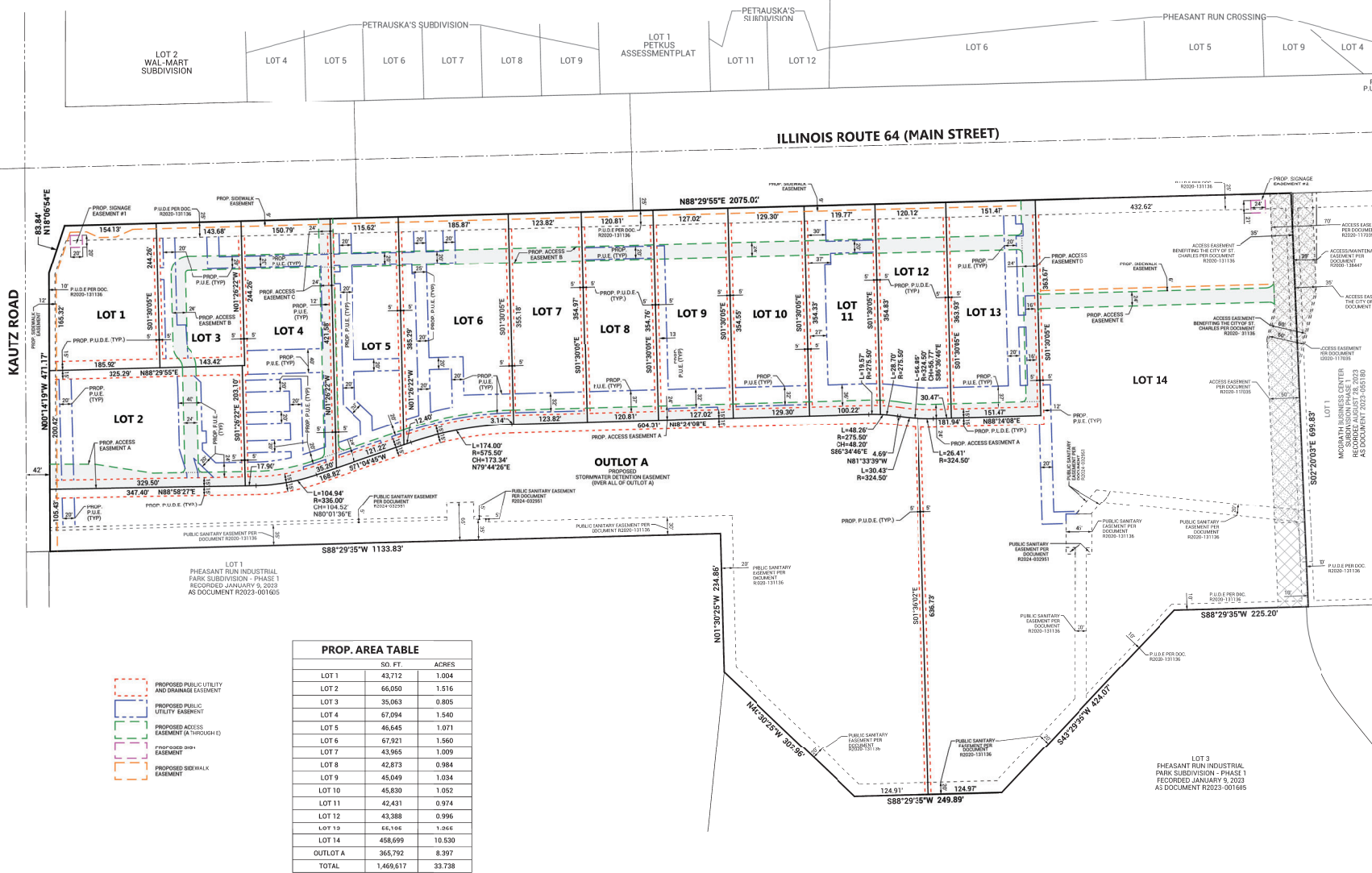
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF
SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

ACCESS EASEMENT BENEFITING THE
CITY OF ST. CHARLES PER
DOCUMENT R2020-131136
ACCESS EASEMENT PER
DOCUMENT R2020-117035
(NORTH-SOUTH EASEMENT AREA)



SCALE 1" = 50'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
P.U.E. = PUBLIC UTILITY EASEMENT
P.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT



PROP. AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	43,712	1.004
LOT 2	66,050	1.516
LOT 3	35,063	0.805
LOT 4	67,094	1.540
LOT 5	46,645	1.071
LOT 6	67,921	1.560
LOT 7	43,965	1.009
LOT 8	42,873	0.984
LOT 9	45,049	1.034
LOT 10	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	66,104	1.536
LOT 14	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,469,617	33.738

- PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT (A THROUGH E)
- PROPOSED SIDEWALK EASEMENT
- PROPOSED SIDEWALK EASEMENT

PROP. LOT AND EASEMENT INFORMATION

PRELIMINARY PLAT OF SUBDIVISION
THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9350-14PHE-01
DATE:
01/15/2026
JOB NO.
9350-14
SHEET

PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

SCALE 1" = 80'

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '80' in the middle, and '160' at the right end.



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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

PROP. AREA TABLE		
	SQ. FT.	ACRES
LOT 1	42,712	1.004
LOT 2	66,050	1.516
LOT 3	35,963	0.805
LOT 4	67,094	1.540
LOT 5	46,545	1.071
LOT 6	91,241	2.099
LOT 7	43,965	1.009
LOT 8	42,873	0.984
LOT 9	55,049	1.034
LOT 11	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	55,105	1.265
LOT 11	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,466,617	33.738

PROPOSED LOT AND EASEMENT INFORMATION WITH EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

SAINT CHARLES, ILLINOIS
PROJECT NO:9350.14

CLIENT
VEQUITY
226 N. MORGAN ST. STE 300
CHICAGO, IL. 60607

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY DUPAGE
CITY, TOWNSHIP ST. CHARLES, GENEVA / WEST CHICAGO
SEC. & 1/4 SEC. NO. S30, T40N, R9E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:

DESCRIPTION: SEE SHEET OVERT FOR BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

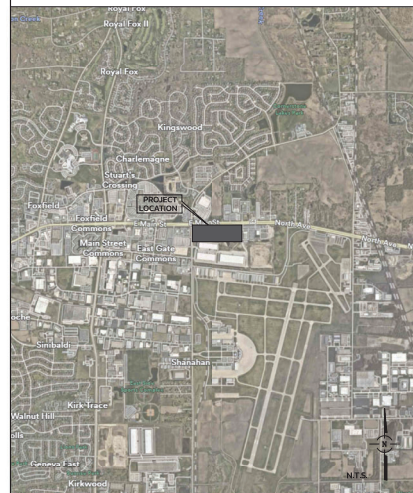
ORIGINAL PLAN DATE: 7/15/25 (DRAFT TO CLIENT)

#	SHEET #	REMARKS	DATE
1.	ALL	REVISIONS PER CLIENT	10/1/25
2.	ALL	PRELIMINARY PUD SUBMITTAL	01/15/26
3.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	2/12/26
4.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	4/3/16
5.	6-7	REVISED BUILDING SQUARE FOOTAGE	4/21/26
6.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	6/9/26

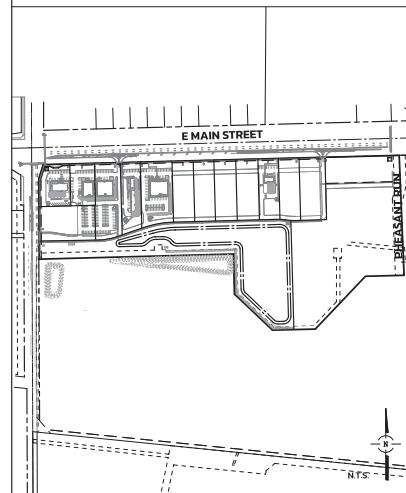
INDEX

[illegible]

LOCATION MAP



KEY MAP



Brett M. Duffy

ENGINEER
BRETT M. DUFFY, P.E.

ILLINOIS REGISTRATION NO: 062-053199
EXPIRATION DATE: 11/30/2025

PROFESSIONAL DESIGN FIRM NO: 184-001157
EXPIRATION DATE: 04/30/2027

THIS PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT

6/9/26
DATE

ILLINOIS PROFESSIONAL ENGINEERS
BRETT M. DUFFY
NO. 062-053199
ALL INVOICES

**OVERALL SUBDIVISION -
SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS**

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9350.14_P-TITLE

DATE:
7/15/25

JOB NO.
9350.14

SHEET
P-C1
1 OF 14

N:\Projects\9350\9350_14\PRELIM\9350_14_P-GN.dgn GN [Sheet] User=bencanvern

[illegible]

CONTACT INFORMATION

PRELIMINARY TYPICAL SECTIONS AND GENERAL NOTES

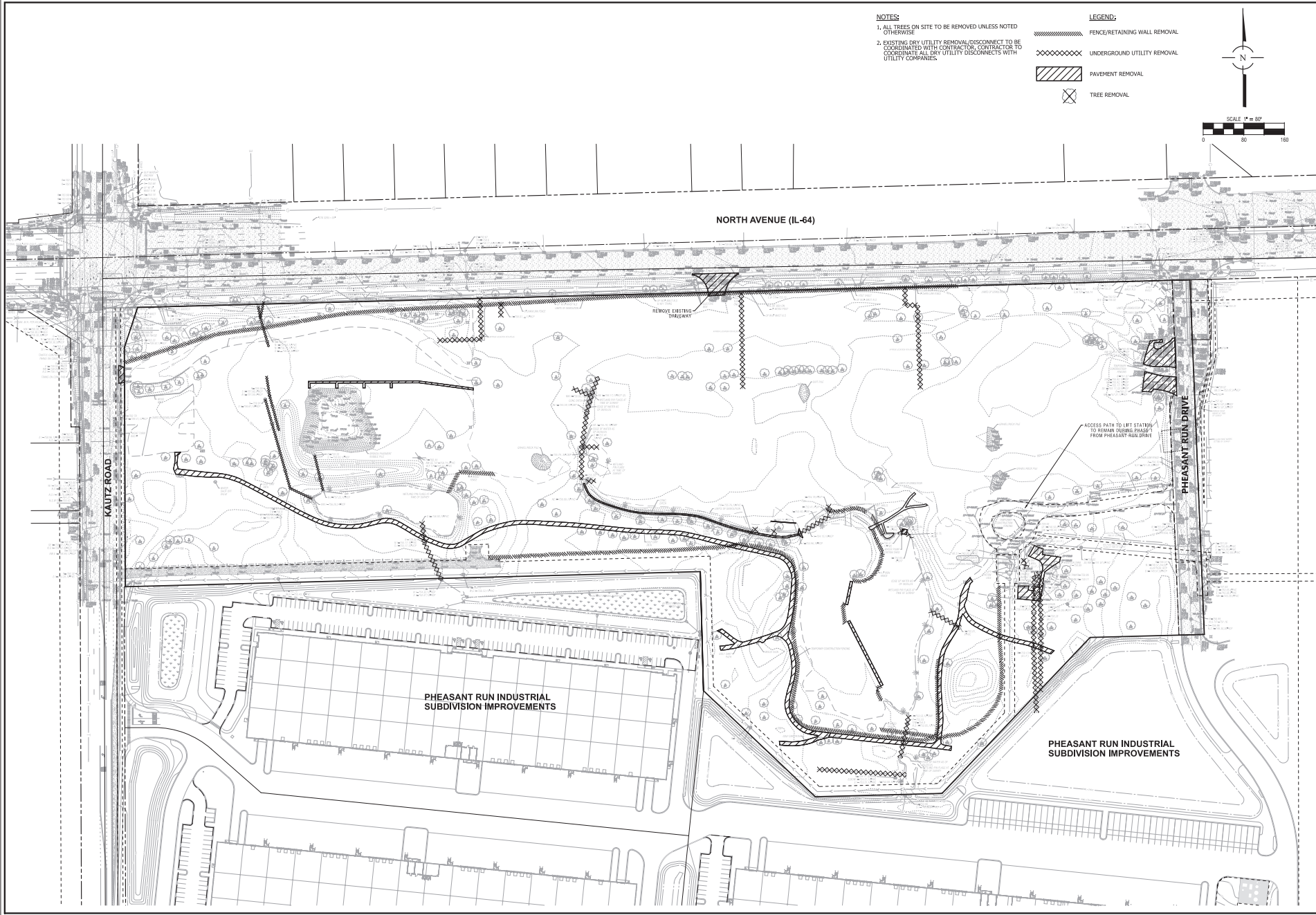
**OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN**

SAINT CHARLES, ILLINOIS


spacecoin.com

P-GN
2 OF 14

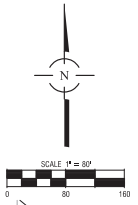
Source: <https://www.census.gov/hhes/education/data/tables.html>



NOTES:

1. ALL TREES ON SITE TO BE REMOVED UNLESS NOTED OTHERWISE
2. EXISTING DRY UTILITY REMOVAL/DISCONNECT TO BE COORDINATED WITH CONTRACTOR. CONTRACTOR TO COORDINATE ALL DRY UTILITY DISCONNECTS WITH UTILITY COMPANIES.

- LEGEND:**
- FENCE/RETAINING WALL REMOVAL
 - UNDERGROUND UTILITY REMOVAL
 - PAVEMENT REMOVAL
 - TREE REMOVAL

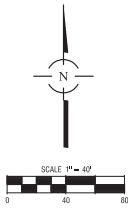
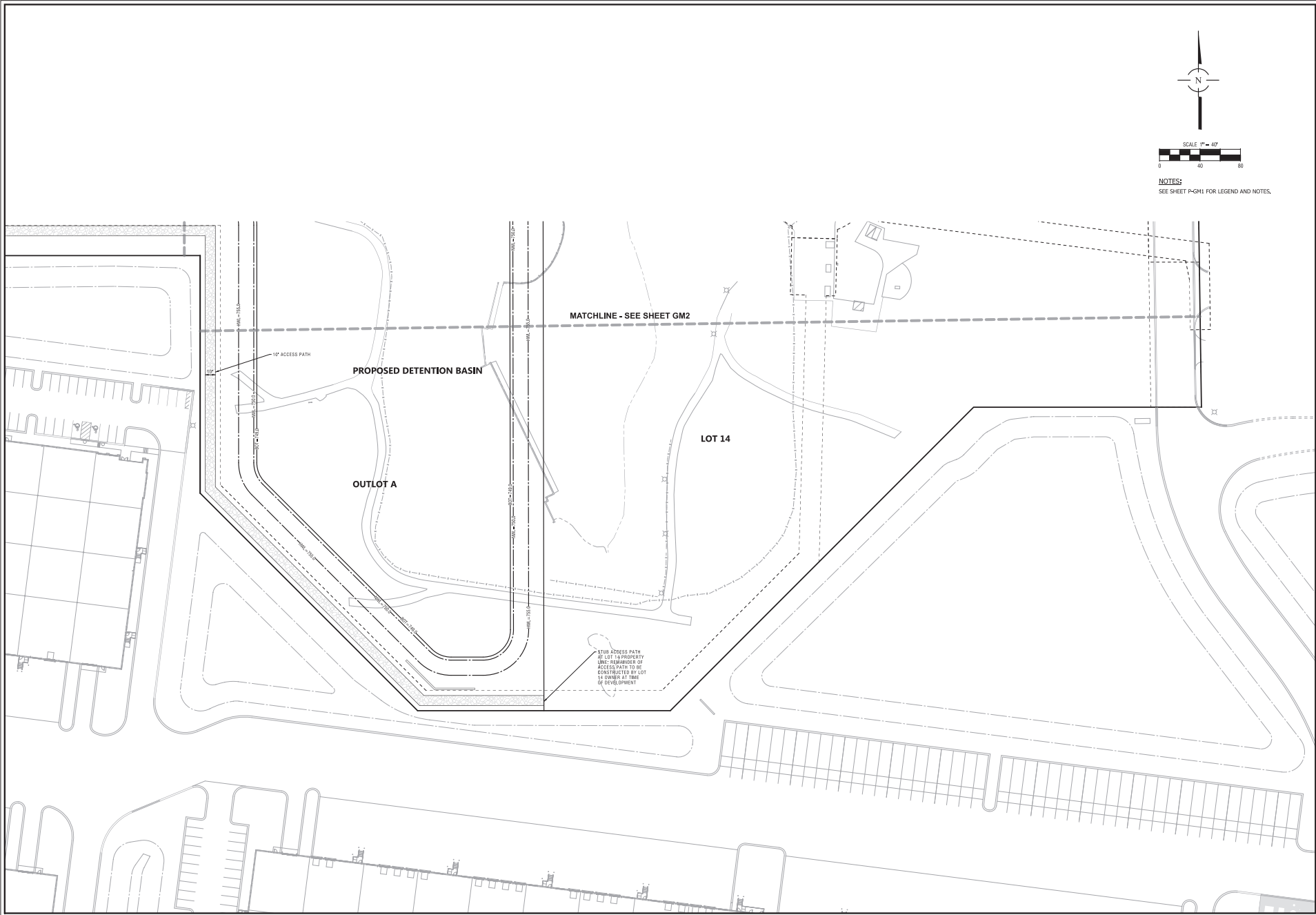


DEMOLITION PLAN
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SANT CHARLES, ILLINOIS

Spaceco
 Civil Engineering & Surveying
 Rosemont, IL - Morris, IL - Indianapolis, IN
 spacecoinc.com

FILENAME:	9350-IL-P-DEM0
DATE:	7/15/25
JOB NO.	9350-IL
SHEET	P-DEM0
	4 OF 14

NO.	DATE	REMARKS
4	4/17/25	ISSUED FOR REVIEW AND COMMENT
3	2/27/25	ISSUED FOR REVIEW AND COMMENT
2	1/15/25	ISSUED FOR REVIEW AND COMMENT
1	1/15/25	ISSUED FOR REVIEW AND COMMENT



NOTES:
SEE SHEET P-GM1 FOR LEGEND AND NOTES.

4/17/25

2/27/25

5/1/25

INVESTIGATOR

DESIGNER

REVIEWER

NO.

DATE

REMARKS

4/17/25

2/27/25

5/1/25

INVESTIGATOR

DESIGNER

REVIEWER

NO.

DATE

REMARKS

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

spacecoinc.com

FILENAME:
9350-14-P-GM

DATE:
7/15/25

JOB NO.
9350-14

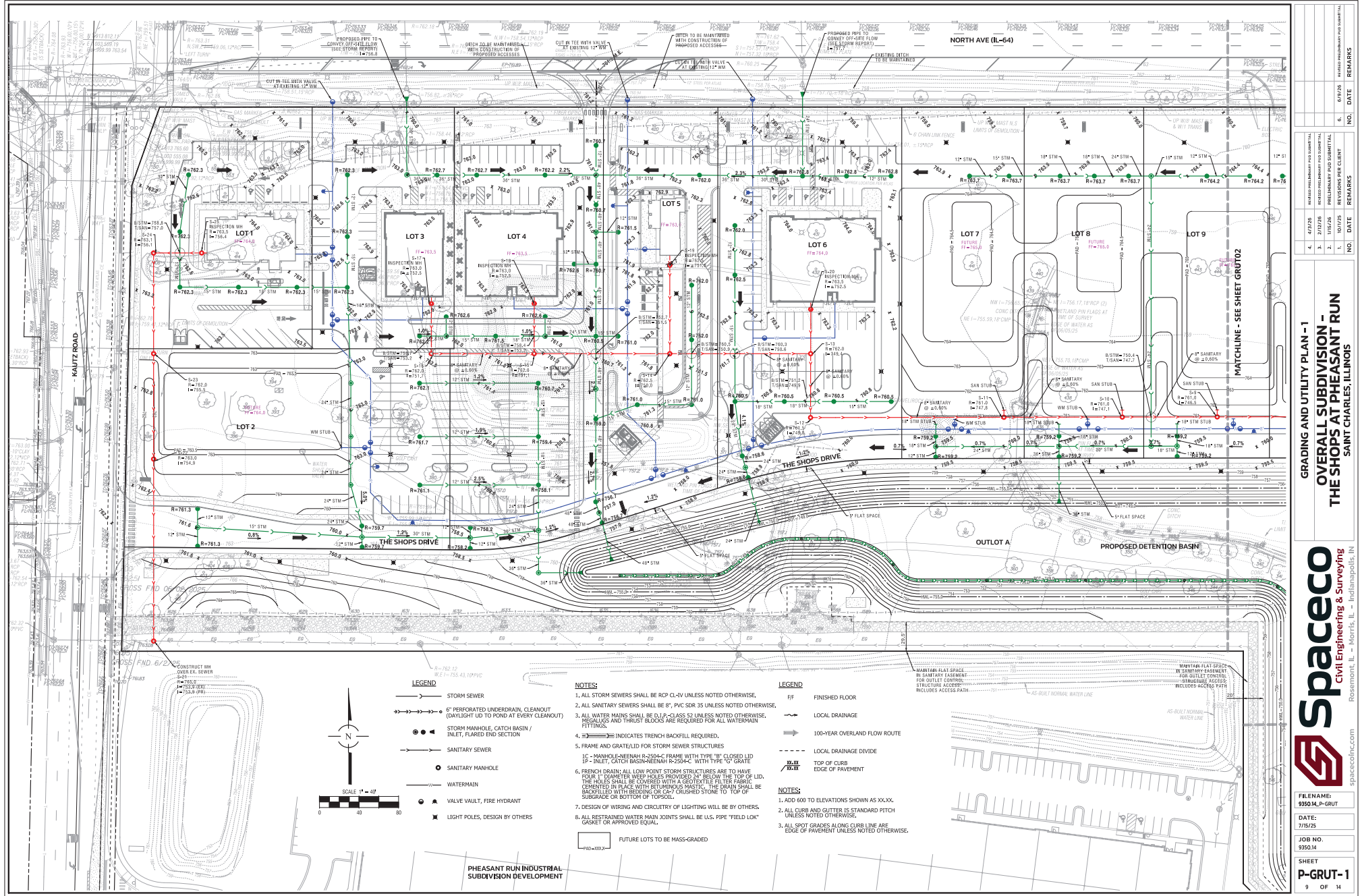
SHEET
P-GM3
8 OF 14

GEOMETRIC PLAN - 3

OVERALL SUBDIVISION -

THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

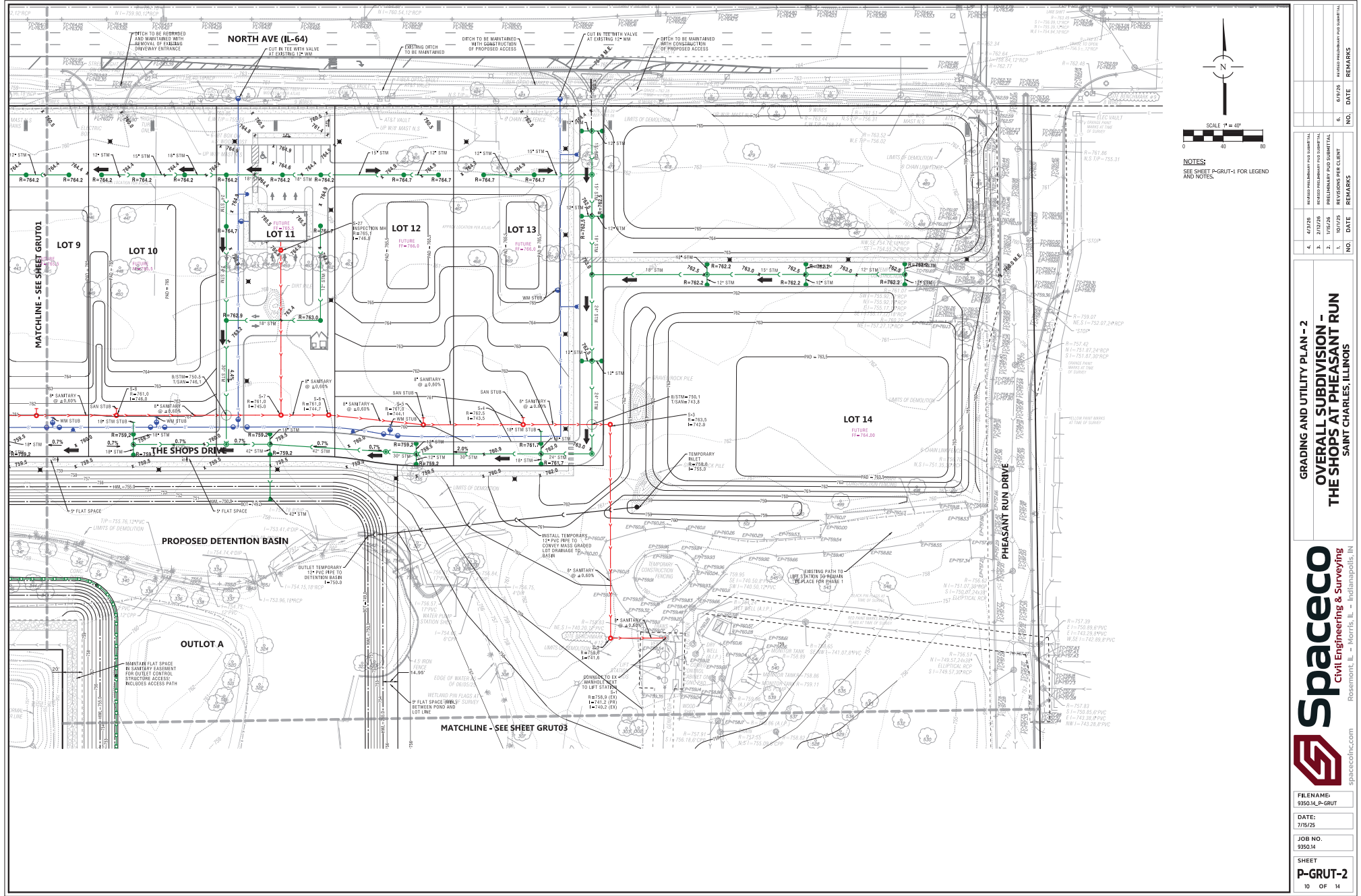


GRADING AND UTILITY PLAN - 1
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



FILENAME:
9350.M-P-GRUT
DATE:
7/15/25
JOB NO.
9350.14
SHEET
P-GRUT-1
9 OF 14

NO.	DATE	REMARKS
4	4/23/25	ISSUED FOR REVIEW AND COMMENT
5	7/15/25	ISSUED FOR REVIEW AND COMMENT
6	8/15/25	ISSUED FOR REVIEW AND COMMENT



GRADING AND UTILITY PLAN - 2
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



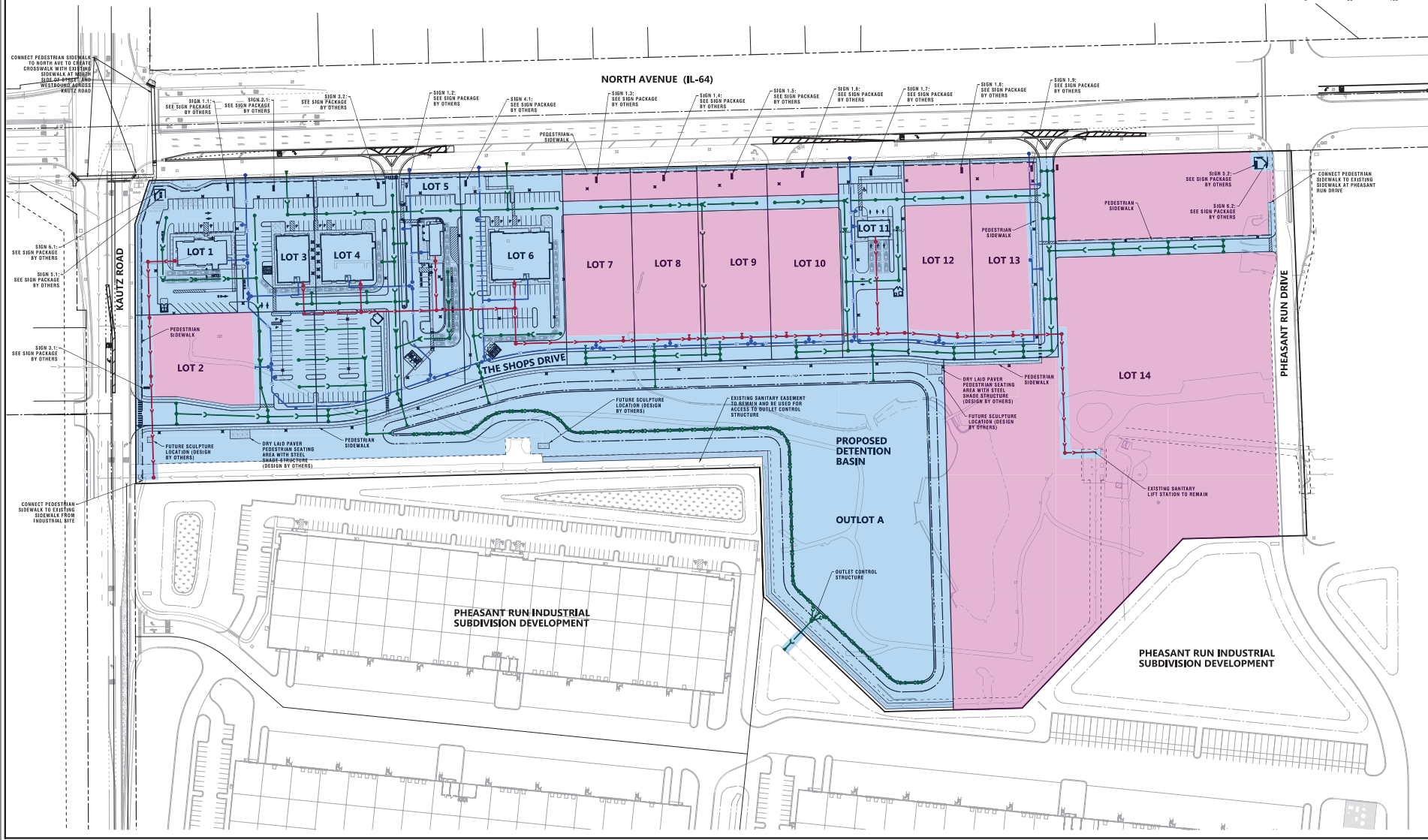
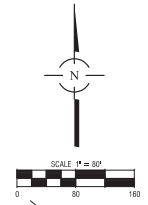
FILENAME:	9350-1A-P-GRUT
DATE:	7/15/25
JOB NO.:	9350-1A
SHEET:	P-GRUT-2
10 OF 14	

LEGEND



NOTES:

1. Detention for the Overall Subdivision shall be fully completed during Phase 1.
2. The Southern private street connecting Kautz Road to Pheasant Drive shall be completed with a minimum of binder course during Phase 1.
3. All lots that are not developed during Phase 1 shall be seeded to establish stable grass.

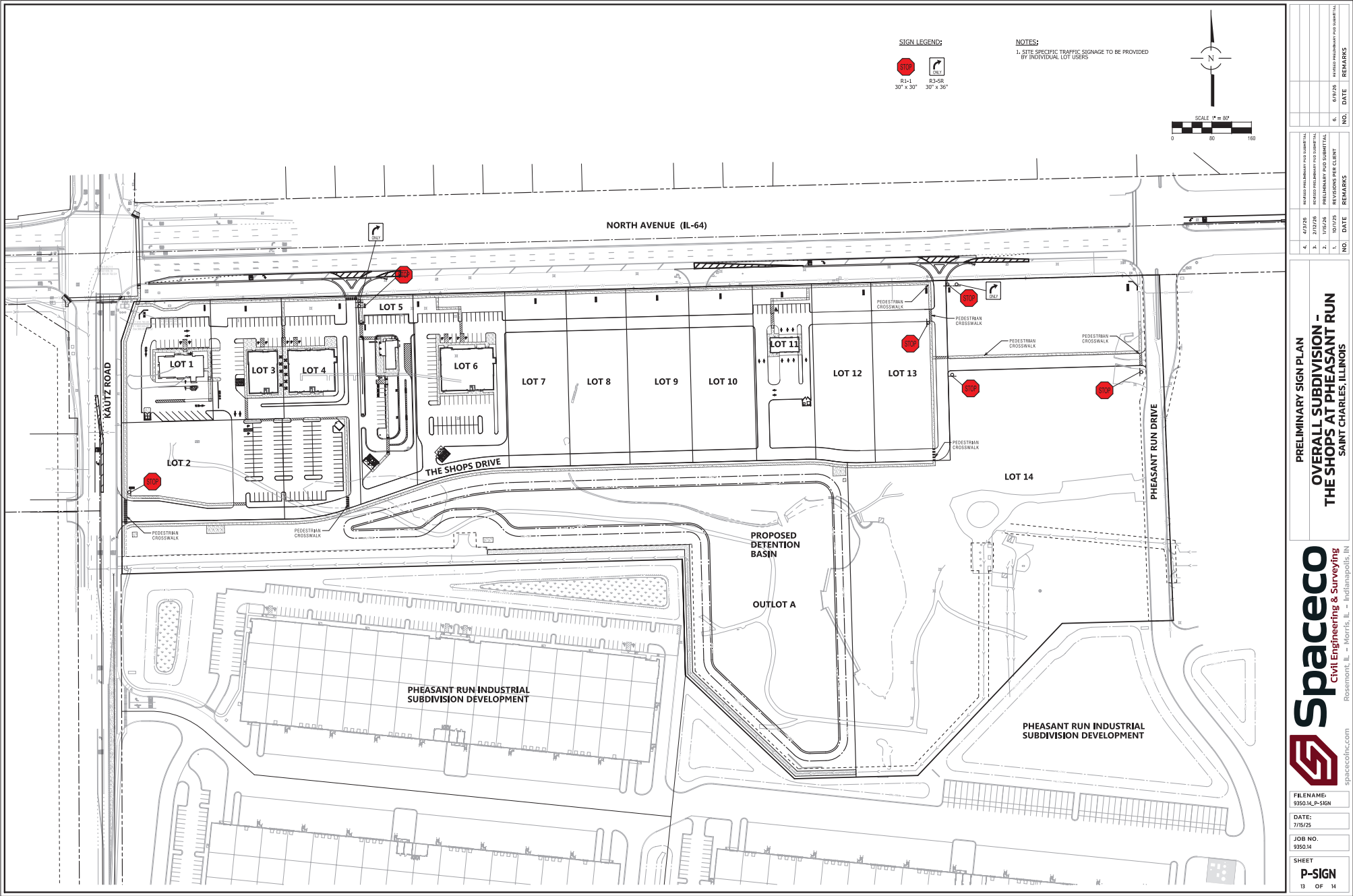


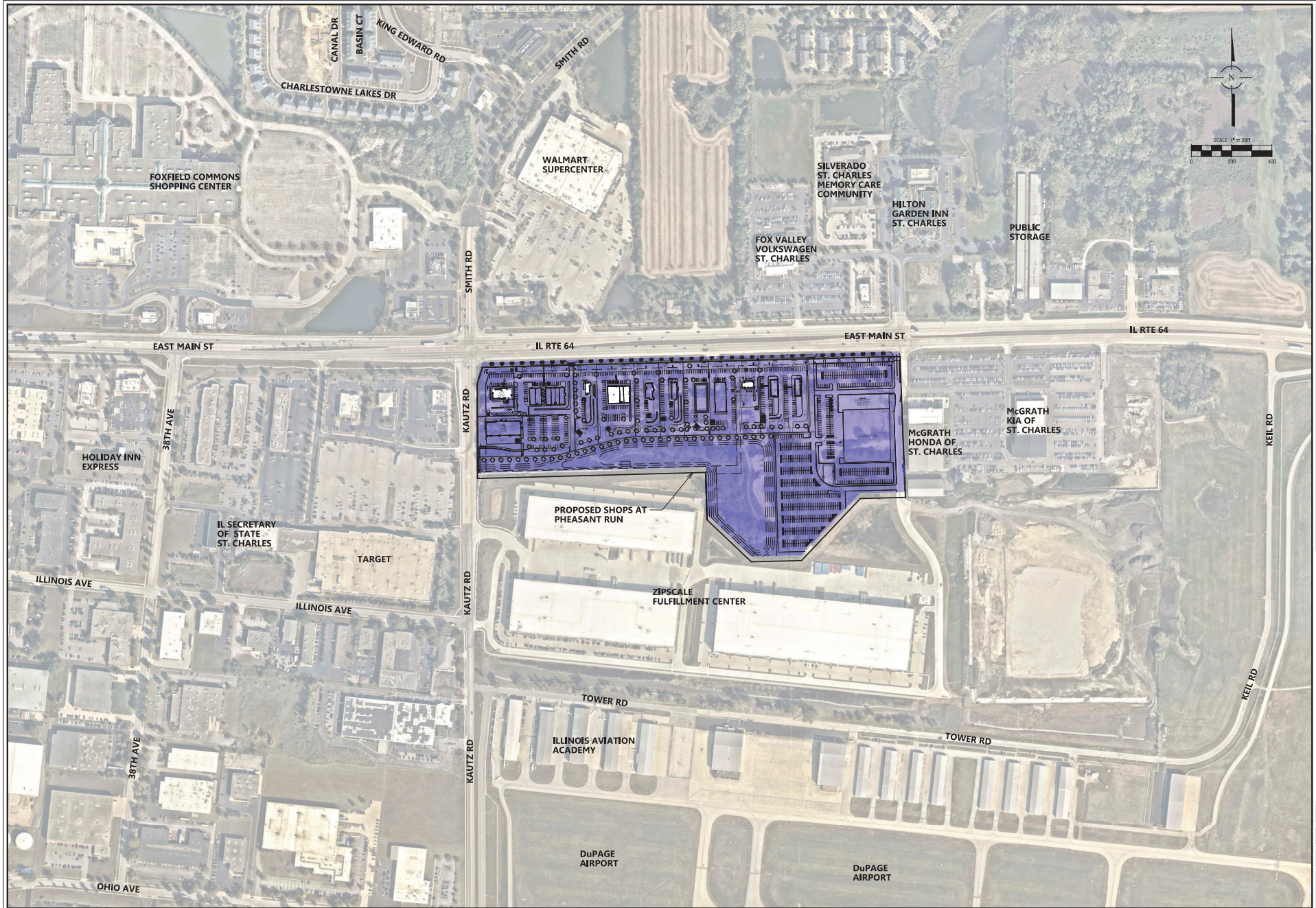
PRELIMINARY PHASING PLAN
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



FILENAME:	9350-1A-P-PHAS
DATE:	7/15/25
JOB NO.:	9350-1A
SHEET:	P-PHAS
	12 OF 14

NO.	DATE	REMARKS
4.	4/27/25	ISSUED FOR REVIEW AND COMMENT
3.	2/27/25	ISSUED FOR REVIEW AND COMMENT
2.	1/27/25	ISSUED FOR REVIEW AND COMMENT
1.	1/27/25	ISSUED FOR REVIEW AND COMMENT





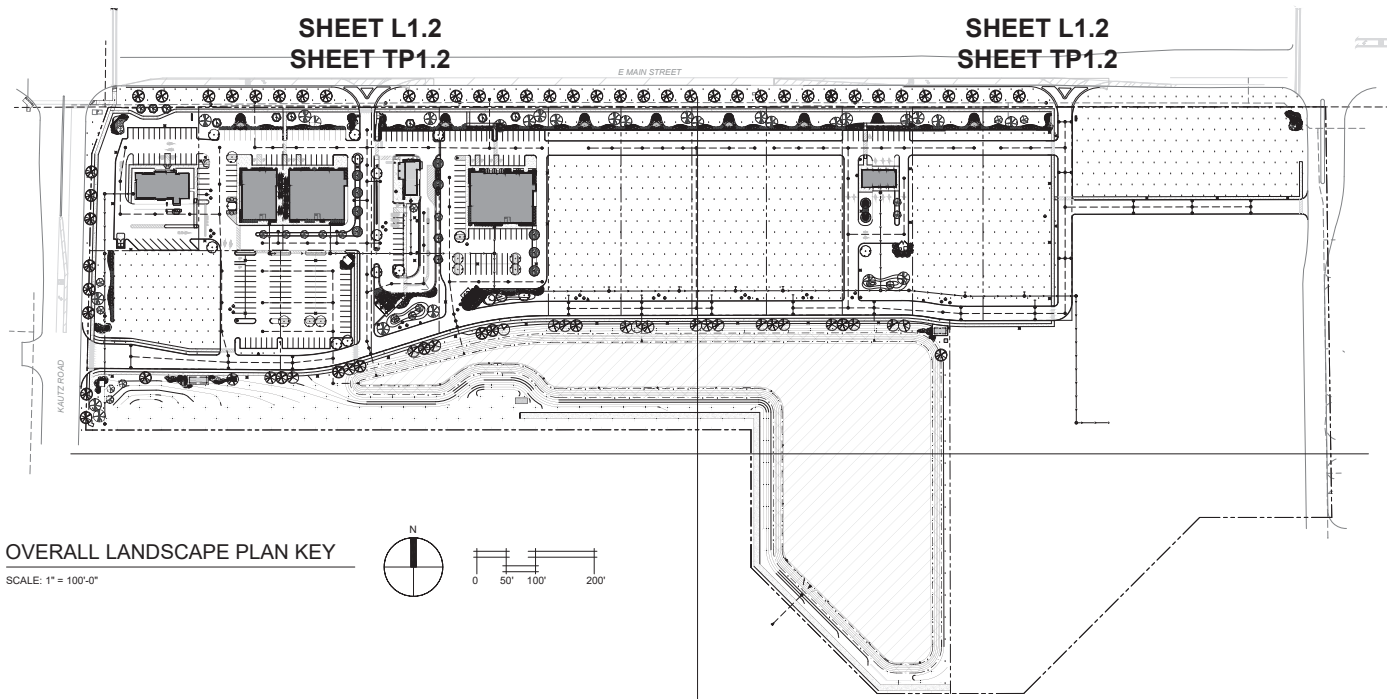
AERIAL SITE VIEW

**OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS**

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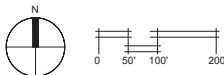
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DATE:	7/15/25
JOB NO.	9350.14
SHEET	AERIAL

4/17/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS
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8/19/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS

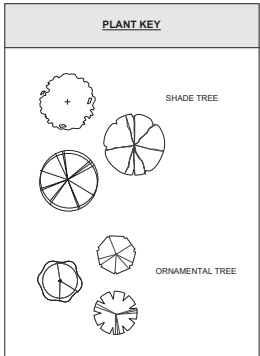
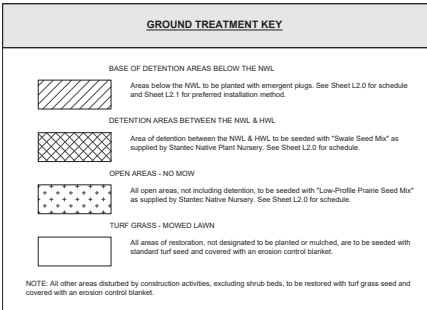


OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 100'-0"



VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY		
	Required	Proposed
General Landscaping Requirement		
Green Space (SF)	1,468,617	20%
		SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Public Street Frontage Landscaping - West and North Property Lines		
Shade, Evergreen or Ornamental Trees	1:50 LF	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Landscaped coverage Shrubs and Perennials	75%	
Parking Lot Screening		
Shrub planting (30" HT.)	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Interior Parking Lot		
Shade Trees	1:10 Spaces	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Sign Landscaping		
3" minimum planting around base		
Building Foundation Landscaping		
Landscape coverage	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Shade, Evergreen or Ornamental Trees		
Shrubs and Perennials		



GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERRECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESNT MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT. AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

revision	description	no.	initial	date
1	ISSUED FOR PRELIMINARY PLAT APPROVAL		D.W.	02-12-24
2	PER CITY COMMENTS		D.W.	04-14-24
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS		D.W.	04-24-24

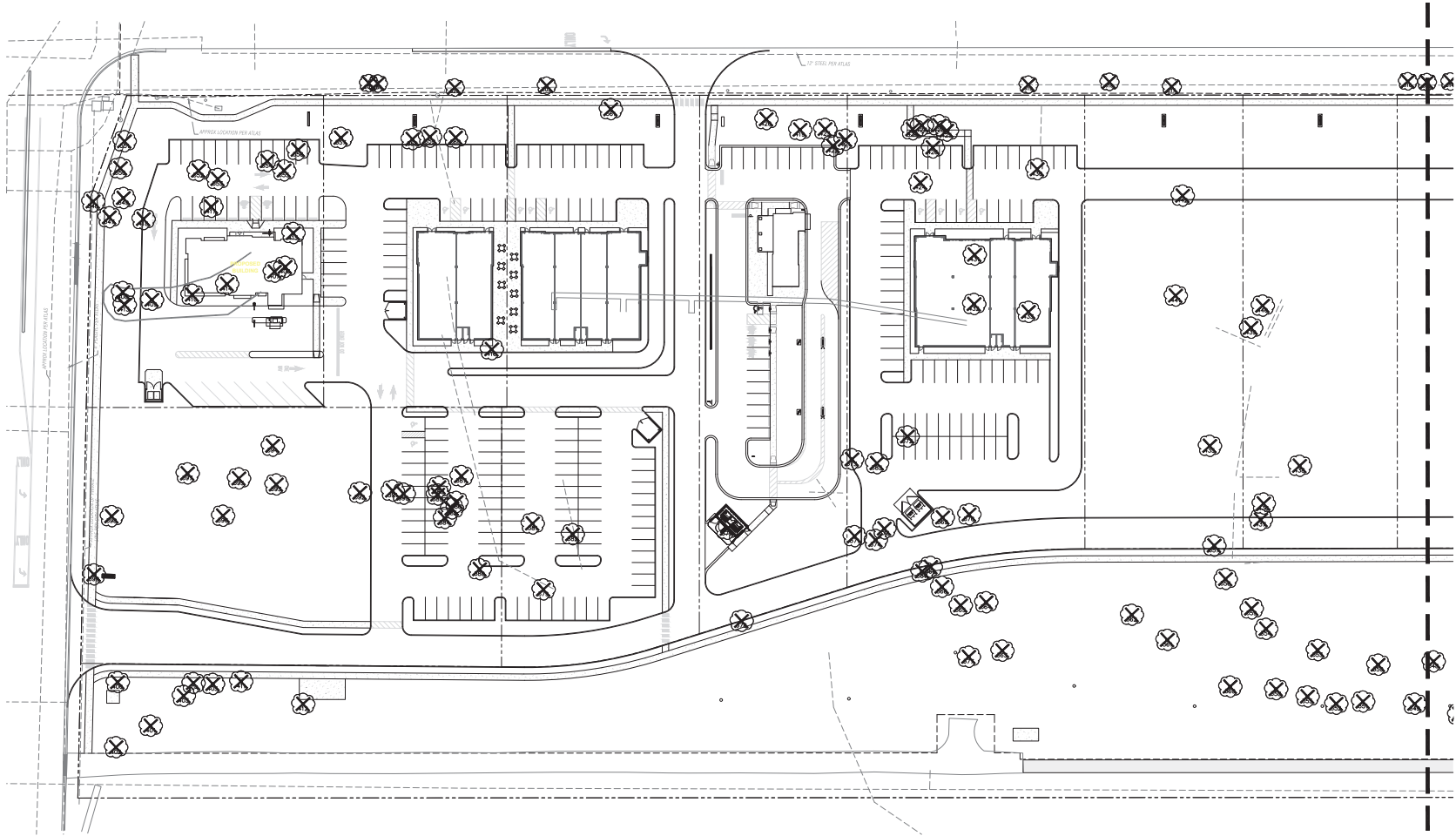
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
CONSTRUCTION NOTES

date	10-03-25	drawn	checked	next
job no.	25290			

sheet no.
L1.0

PRELIMINARY



TREE PRESERVATION PLAN - WEST

SCALE: 1" = 40'-0"



SEE SHEET TP1.2

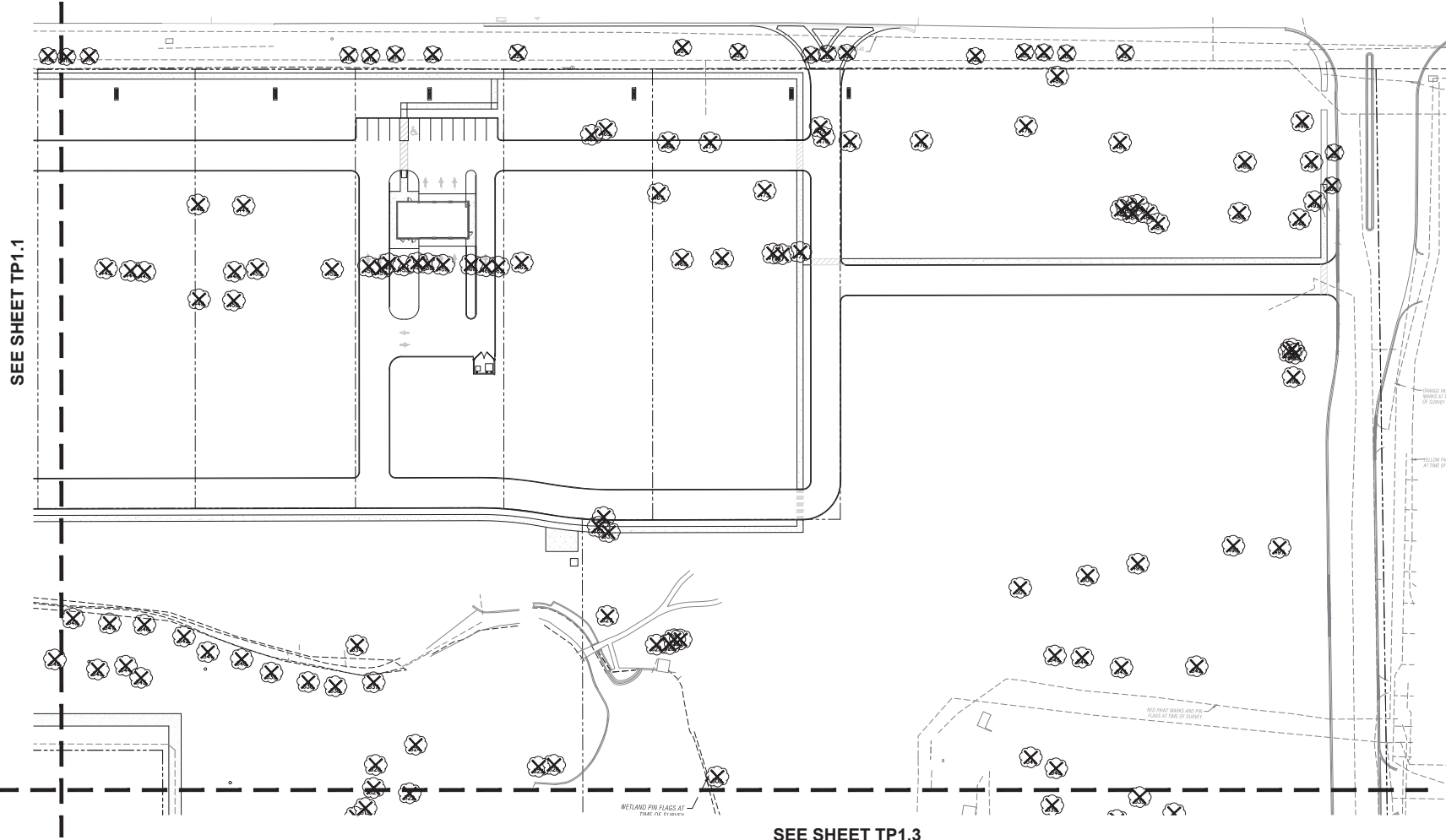
PRELIMINARY

date	drawn	checked	DATE
10.03.20			
job no.	sheet no.		
25290	TP1.1		

TREE PRESERVATION PLAN WEST

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	REV. CITY COMMENTS	D.W.	04-26-20



TREE PRESERVATION PLAN - EAST

SCALE: 1" = 40'-0"



SEE SHEET TP1.3

PRELIMINARY

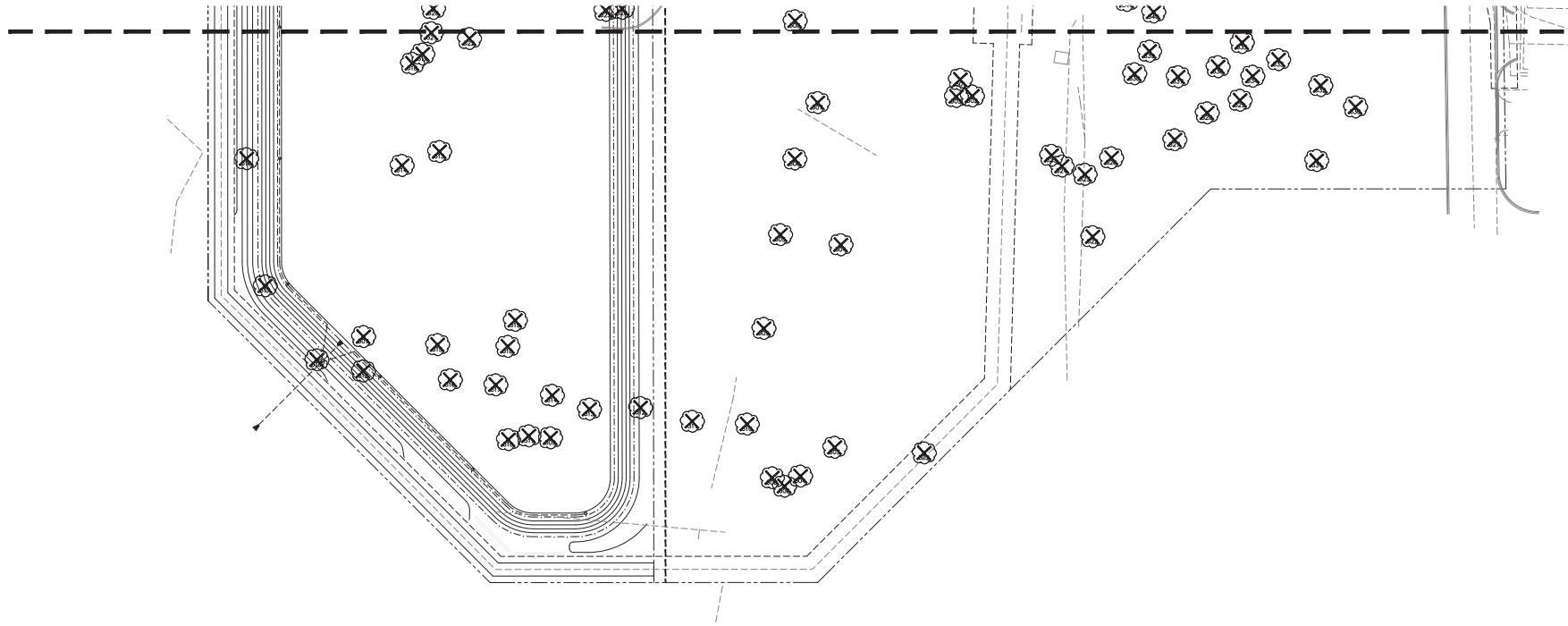
no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	PER CITY COMMENTS	D.W.	04-20-20
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

TREE PRESERVATION PLAN
EAST

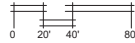
date:	10.03.20
drawn:	
checked:	
job no.:	25290
sheet no.:	TP1.2

SEE SHEET TP1.2



TREE PRESERVATION PLAN - SOUTH

SCALE: 1" = 40'-0"



PRELIMINARY

date: 10.03.20
job no. 25290
sheet no. TP1.3

TREE PRESERVATION PLAN
SOUTH

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

no.	revision	description	initial	date
1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20	
2	PER CITY COMMENTS	D.W.	04-09-20	
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-20	
4				
5				

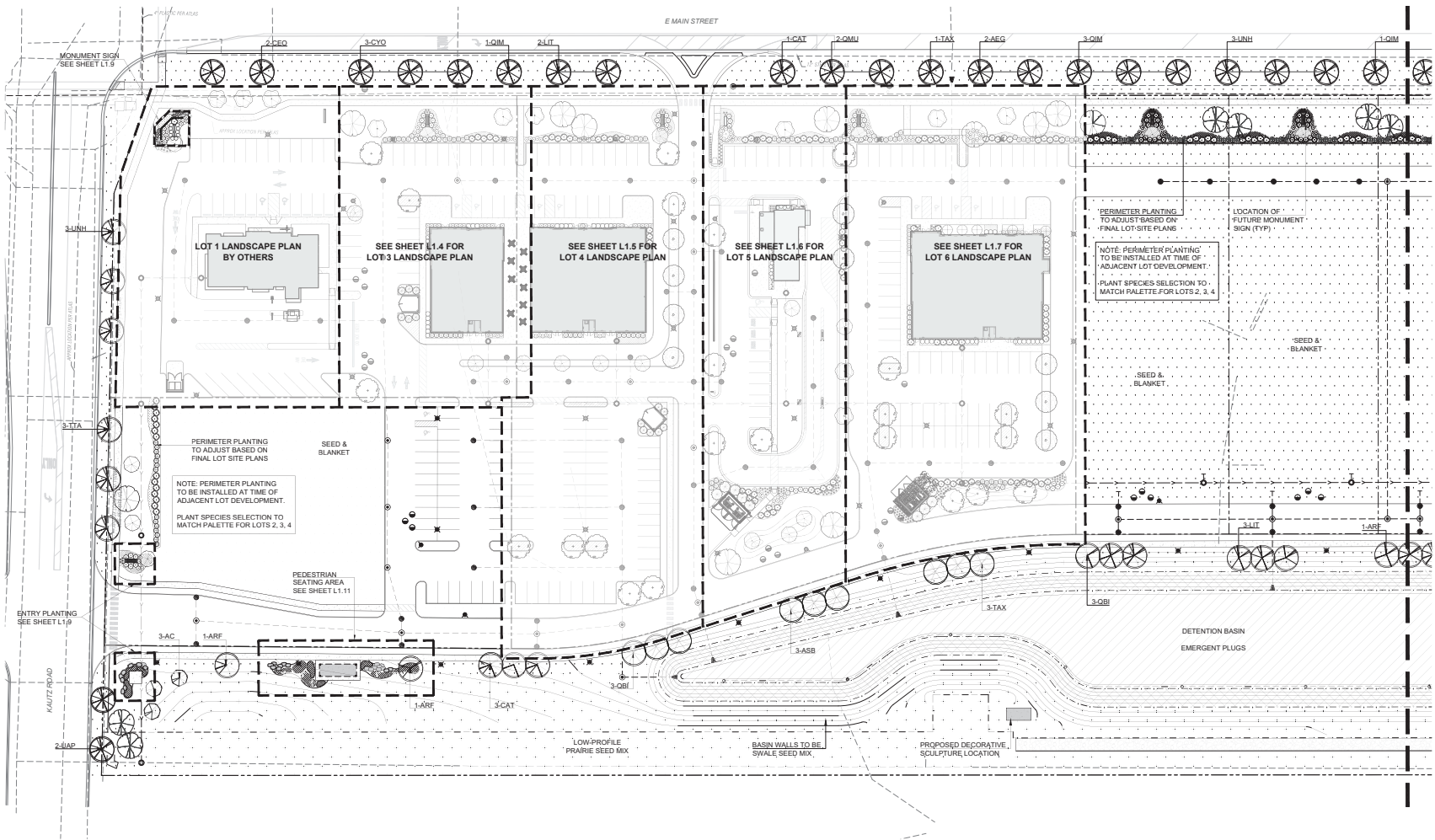
Kathryn Talty
landscape architecture
1805 Wolcott Road Suite 400
Cicero, IL 60608
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EXISTING TREE INVENTORY

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
301	Crabapple	Malus spp	Poor	8	Remove
302	Crabapple	Malus spp	Fair	10	Remove
303	Crabapple	Malus spp	Dead	11	Remove
304	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
305	Blue spruce	Picea pungens	Fair	16	Remove
306	Black willow	Salix nigra	Poor	22	Remove
307	Black willow	Salix nigra	Poor	18	Remove
308	Weeping yellow	Salix babingtonia	Good	39	Remove
309	Weeping yellow	Salix babingtonia	Fair	32	Remove
310	Honeylocust	Gleditsia tricanthos	Good	33	Remove
311	Silver maple	Acer saccharinum	Good	31	Remove
312	Silver maple	Acer saccharinum	Good	33	Remove
313	Silver maple	Acer saccharinum	Fair	22	Remove
314	Honeylocust	Gleditsia tricanthos	Fair	25	Remove
315	Honeylocust	Gleditsia tricanthos	Fair	31	Remove
316	Honeylocust	Gleditsia tricanthos	Fair	29	Remove
317	Silver maple	Acer saccharinum	Fair	40	Remove
318	Honeylocust	Gleditsia tricanthos	Good	26	Remove
319	Blue spruce	Picea pungens	Fair	16	Remove
322	Hawthorn	Crataegus spp	Fair	8	Remove
323	Crabapple	Malus spp	Dead	8	Remove
324	Hawthorn	Crataegus spp	Fair	9	Remove
326	Crabapple	Malus spp	Poor	10	Remove
327	Ormon King maple	Acer platanoides 'Ormon King'	Good	26	Remove
328	White spruce	Picea glauca	Fair	13	Remove
329	Austrian pine	Pinus nigra	Good	14	Remove
330	Austrian pine	Pinus nigra	Fair	17	Remove
331	Austrian pine	Pinus nigra	Fair	10	Remove
332	Crabapple	Malus spp	Good	11	Remove
333	Boxelder	Aquilegia canadensis	Dead	25	Remove
334	River birch	Betula nigra	Good	17	Remove
335	Austrian pine	Pinus nigra	Poor	11	Remove
336	Silver maple	Acer saccharinum	Good	14	Remove
337	Silver maple	Acer saccharinum	Fair	37	Remove
338	Silver maple	Acer saccharinum	Good	18	Remove
339	Silver maple	Acer saccharinum	Good	28	Remove
340	Silver maple	Acer saccharinum	Good	36	Remove
341	Silver maple	Acer saccharinum	Good	13	Remove
342	Silver maple	Acer saccharinum	Dead	24	Remove
343	Crabapple	Malus spp	Poor	9	Remove
344	Crabapple	Malus spp	Dead	9	Remove
345	Crabapple	Malus spp	Dead	9	Remove
346	Silver maple	Acer saccharinum	Good	15	Remove
347	English oak	Quercus robur	Good	32	Remove
348	Silver maple	Acer saccharinum	Fair	27	Remove
349	Crabapple	Malus spp	Dead	7	Remove
350	Silver maple	Acer saccharinum	Dead	12	Remove
351	Crabapple	Malus spp	Dead	7	Remove
352	Crabapple	Malus spp	Dead	7	Remove
353	Silver maple	Acer saccharinum	Fair	19	Remove
354	Silver maple	Acer saccharinum	Fair	44	Remove
355	Crabapple	Malus spp	Dead	7	Remove
356	Silver maple	Acer saccharinum	Good	23	Remove
357	Honeylocust	Gleditsia tricanthos	Good	35	Remove
358	Eastern hophornbeam	Ostrya virginiana	Good	14	Remove
359	Silver maple	Acer saccharinum	Good	11	Remove
360	Eastern hophornbeam	Ostrya virginiana	Good	12	Remove
361	Pear	Pyrus calleryana	Poor	14	Remove
362	American elm	Ulmus americana	Fair	24	Remove
363	White spruce	Picea glauca	Fair	18	Remove
364	Gray birch	Betula populifolia	Fair	14	Remove
365	Crabapple	Malus spp	Fair	10	Remove
366	Crabapple	Malus spp	Fair	9	Remove
367	Crabapple	Malus spp	Poor	9	Remove
368	Crabapple	Malus spp	Poor	7	Remove
369	Crabapple	Malus spp	Fair	8	Remove
370	Crabapple	Malus spp	Fair	8	Remove
371	Silver elm	Ulmus pumila	Fair	24	Remove
372	Crabapple	Malus spp	Fair	16	Remove
374	Autumn blaze maple	Acer xfreemanii	Excellent	22	Remove
375	Unknown	Unknown	Dead	23	Remove
376	Northern pin oak	Quercus ellipsoidalis	Good	18	Remove
377	White spruce	Picea glauca	Fair	16	Remove
378	Weeping yellow	Salix babingtonia	Poor	47	Remove
379	Alder	Alnus glutinosa	Good	16	Remove
380	Alder	Alnus glutinosa	Poor	10	Remove
381	Unknown	Unknown	Dead	28	Remove
382	Unknown	Unknown	Dead	28	Remove
383	Crabapple	Malus spp	Fair	16	Remove
373	Crabapple	Malus spp	Poor	16	Remove
384	Alder	Alnus glutinosa	Fair	16	Remove
385	Buckhorn	Rhamnus cathartica	Fair	20	Remove
386	Red maple	Acer rubrum	Good	7	Remove
387	Crabapple	Malus spp	Poor	23	Remove
388	Mulberry	Morus spp	Fair	10	Remove
389	Mulberry	Morus spp	Fair	17	Remove
390	Amur maple	Acer ginnala	Fair	23	Remove
391	Amur maple	Acer ginnala	Fair	29	Remove
392	Amur maple	Acer ginnala	Fair	18	Remove
393	Amur maple	Acer ginnala	Fair	18	Remove
394	Silver maple	Acer saccharinum	Good	7	Remove
395	Amur maple	Acer ginnala	Fair	10	Remove
396	Ash	Fraxinus spp	Good	6	Remove
397	Apple	Malus spp	Fair	16	Remove
398	Silver maple	Acer saccharinum	Good	6	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
399	Crabapple	Malus spp	Good	8	Remove
400	Crabapple	Malus spp	Poor	6	Remove
401	Silver maple	Acer saccharinum	Fair	34	Remove
402	White spruce	Picea glauca	Excellent	7	Remove
403	Silver maple	Acer saccharinum	Good	22	Remove
404	Silver maple	Acer saccharinum	Good	18	Remove
405	Silver maple	Acer saccharinum	Fair	32	Remove
406	Crabapple	Malus spp	Good	8	Remove
407	Crabapple	Malus spp	Good	8	Remove
408	Crabapple	Malus spp	Poor	9	Remove
409	Cockspur hawthorn	Crataegus crus-galli	Fair	8	Remove
410	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
411	Silver maple	Acer saccharinum	Good	26	Remove
412	Silver maple	Acer saccharinum	Good	26	Remove
413	Crabapple	Malus spp	Fair	9	Remove
414	Crabapple	Malus spp	Poor	8	Remove
415	Crabapple	Malus spp	Fair	10	Remove
416	Crabapple	Malus spp	Fair	12	Remove
417	White fir	Abies concolor	Good	12	Remove
418	Crabapple	Malus spp	Poor	8	Remove
419	Crabapple	Malus spp	Dead	9	Remove
420	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
421	Crabapple	Malus spp	Fair	10	Remove
422	Crabapple	Malus spp	Fair	10	Remove
423	Crabapple	Malus spp	Fair	10	Remove
424	Norway maple	Acer platanoides	Poor	10	Remove
425	Crabapple	Malus spp	Fair	10	Remove
426	Crabapple	Malus spp	Fair	15	Remove
427	Austrian pine	Pinus nigra	Fair	15	Remove
428	Boxelder	Aquilegia canadensis	Dead	25	Remove
429	Cockspur hawthorn	Crataegus crus-galli	Good	12	Remove
430	Norway maple	Acer platanoides	Fair	9	Remove
431	Norway maple	Acer platanoides	Poor	12	Remove
432	Norway maple	Acer platanoides	Good	10	Remove
433	Red maple	Acer rubrum	Poor	9	Remove
434	Austrian pine	Pinus nigra	Good	12	Remove
435	Austrian pine	Pinus nigra	Good	12	Remove
436	Austrian pine	Pinus nigra	Good	12	Remove
437	Crabapple	Malus spp	Fair	10	Remove
438	White fir	Abies concolor	Excellent	12	Remove
439	Austrian pine	Pinus nigra	Good	15	Remove
440	Austrian pine	Pinus nigra	Good	15	Remove
441	Norway maple	Acer platanoides	Fair	10	Remove
442	Red maple	Acer rubrum	Fair	8	Remove
443	Ash	Fraxinus spp	Fair	14	Remove
444	Crabapple	Malus spp	Fair	8	Remove
445	Sugar maple	Acer saccharum	Fair	14	Remove
446	White spruce	Picea calleryana	Dead	8	Remove
447	Pear	Pyrus calleryana	Poor	8	Remove
448	White spruce	Picea glauca	Good	8	Remove
449	American basswood	Tilia americana	Good	24	Remove
450	American basswood	Tilia americana	Good	29	Remove
451	White fir	Abies concolor	Good	7	Remove
452	Honeylocust	Gleditsia tricanthos	Poor	26	Remove
453	White spruce	Picea glauca	Good	10	Remove
454	Honeylocust	Gleditsia tricanthos	Good	21	Remove
455	Japanese tree lilac	Syringa reticulata	Good	6	Remove
456	White fir	Abies concolor	Fair	9	Remove
457	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
458	White spruce	Picea glauca	Good	13	Remove
459	White spruce	Picea glauca	Good	11	Remove
460	Honeylocust	Gleditsia tricanthos	Fair	24	Remove
461	White spruce	Picea glauca	Good	11	Remove
462	White spruce	Picea glauca	Good	13	Remove
463	Austrian pine	Pinus nigra	Fair	11	Remove
464	Austrian pine	Pinus nigra	Fair	11	Remove
465	Austrian pine	Pinus nigra	Fair	10	Remove
466	American basswood	Tilia americana	Good	13	Remove
467	Ash	Fraxinus spp	Fair	14	Remove
468	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
469	White fir	Abies concolor	Good	11	Remove
470	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
471	White fir	Abies concolor	Good	9	Remove
472	Honeylocust	Gleditsia tricanthos	Fair	21	Remove
473	Ash	Fraxinus spp	Fair	12	Remove
474	Pear	Pyrus calleryana	Good	12	Remove
475	Red maple	Acer rubrum	Good	10	Remove
476	Red maple	Acer rubrum	Good	13	Remove
477	Red maple	Acer rubrum	Poor	13	Remove
478	Red maple	Acer rubrum	Fair	9	Remove
479	Honeylocust	Gleditsia tricanthos	Good	14	Remove
480	Honeylocust	Gleditsia tricanthos	Good	16	Remove
481	Honeylocust	Gleditsia tricanthos	Good	21	Remove
482	White fir	Abies concolor	Poor	7	Remove
483	Austrian pine	Pinus nigra	Good	11	Remove
484	Austrian pine	Pinus nigra	Good	12	Remove
485	Austrian pine	Pinus nigra	Fair	8	Remove
486	White fir	Abies concolor	Good	11	Remove
487	White fir	Abies concolor	Fair	13	Remove
488	American basswood	Tilia americana	Fair	16	Remove
489	American basswood	Tilia americana	Fair	21	Remove
490	Crabapple	Malus spp	Fair	7	Remove
491	Crabapple	Malus spp	Fair	7	Remove
492	Crabapple	Malus spp	Fair	7	Remove
493	Crabapple	Malus spp	Poor	11	Remove
494	Crabapple	Malus spp	Poor	8	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
495	Crabapple	Malus spp	Dead	7	Remove
496	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
497	Honeylocust	Gleditsia tricanthos	Fair	14	Remove
498	Honeylocust	Gleditsia tricanthos	Fair	20	Remove
499	Honeylocust	Gleditsia tricanthos	Fair	25	Remove
500	Crabapple	Malus spp	Poor	9	Remove
501	Dogwood	Cornus spp	Fair	8	Remove
502	Honeylocust	Gleditsia tricanthos	Good	35	Remove
503	Silver maple	Acer saccharinum	Fair	37	Remove
504	Apple	Malus spp	Poor	9	Remove
506	Apple	Malus spp	Fair	10	Remove
507	Honeylocust	Gleditsia tricanthos	Good	31	Remove
508	Apple	Malus spp	Poor	10	Remove
509	Crabapple	Malus spp	Fair	11	Remove
510	Crabapple	Malus spp	Fair	7	Remove
511	Crabapple	Malus spp	Fair	7	Remove
512	Silver maple	Acer saccharinum	Fair	34	Remove
513	Crabapple	Malus spp	Fair	8	Remove
514	Cockspur hawthorn	Crataegus crus-galli	Good	8	Remove
515	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
516	American sycamore	Platanus occidentalis	Good	34	Remove
517	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
518	Crabapple	Malus spp	Fair	8	Remove
519	Crabapple	Malus spp	Fair	8	Remove
520	Crabapple	Malus spp	Poor	8	Remove
521	Crabapple	Malus spp	Fair	8	Remove
522	Blue spruce	Picea pungens	Good	14	Remove
523	Tamarack	Larix laricina	Fair	16	Remove
524	Gray birch	Betula populifolia	Good	12	Remove
525	Tamarack	Larix laricina	Fair	16	Remove
526	Blue spruce	Picea pungens	Good	18	Remove
527	White spruce	Picea glauca	Fair	12	Remove
528	Honeylocust	Gleditsia tricanthos	Good	29	Remove
529	Honeylocust	Gleditsia tricanthos	Fair	29	Remove
530	Ormon King maple	Acer platanoides 'Ormon King'	Dead	30	Remove
531	Crabapple	Malus spp	Fair	14	Remove
532	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
533	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
534	Honeylocust	Gleditsia tricanthos	Good	23	Remove
535	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
536	Norway maple	Acer platanoides	Fair	20	Remove
537	Northern pin oak	Quercus ellipsoidalis	Fair	26	Remove
538	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
539	Honeylocust	Gleditsia tricanthos	Good	25	Remove
540	Honeylocust	Gleditsia tricanthos	Good	25	Remove
541	Honeylocust	Gleditsia tricanthos	Good	25	Remove
542	Honeylocust	Gleditsia tricanthos	Good	26	Remove
543	Gray birch	Betula populifolia	Good	9	Remove
544	American basswood	Tilia americana	Fair	22	Remove
545	American basswood	Tilia americana	Fair	19	Remove
546	Ash	Fraxinus spp	Poor	16	Remove
547	Crabapple	Malus spp	Fair	9	Remove
548	Crabapple	Malus spp	Fair	9	Remove
549	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
550	Cockspur hawthorn	Crataegus crus-galli	Fair	11	Remove
551	American elm	Ulmus americana	Good	6	Remove
552	Austrian pine	Pinus nigra	Good	22	Remove
553	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
554	Cockspur hawthorn	Crataegus crus-galli	Fair	16	Remove
555	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
556	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
557	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
558	Austrian pine	Pinus nigra	Fair	14	Remove
559	Austrian pine	Pinus nigra	Poor	9	Remove
560	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
561	Cockspur hawthorn	Crataegus crus-galli	Good	9	Remove
600	Ash	Fraxinus spp	Poor	13	Remove
601	Ash	Fraxinus spp	Poor	13	Remove
602	Crabapple	Malus spp	Good	6	Remove
603	Mulberry	Morus spp	Fair	26	Remove
604	Pear	Pyrus spp	Fair	16	Remove
605	River birch	Betula nigra	Good	4	Remove
606	River birch	Betula nigra	Good	4	Remove
607	River birch	Betula nigra	Good	4	Remove
608	River birch	Betula nigra	Good	6	Remove
609	River birch	Betula nigra	Good	5	Remove
610	River birch	Betula nigra	Good	6	Remove
611	River birch	Betula nigra	Good	6	Remove
612	River birch	Betula nigra	Good	5	Remove
613	River birch	Betula nigra	Good	6	Remove
614	River birch	Betula nigra	Good	6	Remove
615	River birch	Betula nigra	Good	6	Remove
616	River birch	Betula nigra	Good	6	Remove
617	River birch	Betula nigra	Good	6	Remove
618	River birch	Betula nigra	Good	6	Remove
619	River birch	Betula nigra	Good	6	Remove
620	Shepherd oak	Ulmus americana	Fair	14	Remove
621	Swamp white oak	Quercus bicolor	Good	6	Remove
622	Swamp white oak	Quercus bicolor	Good	6	Remove
623	Swamp white oak	Quercus bicolor	Good	7	Remove
624	Swamp white oak	Quercus bicolor	Good	7	Remove
625	Swamp white oak	Quercus bicolor	Good	7	Remove
626	Swamp white oak	Quercus bicolor	Good	8	Remove



SEE SHEET L1.2

LANDSCAPE PLAN - WEST

SCALE: 1" = 40'-0"



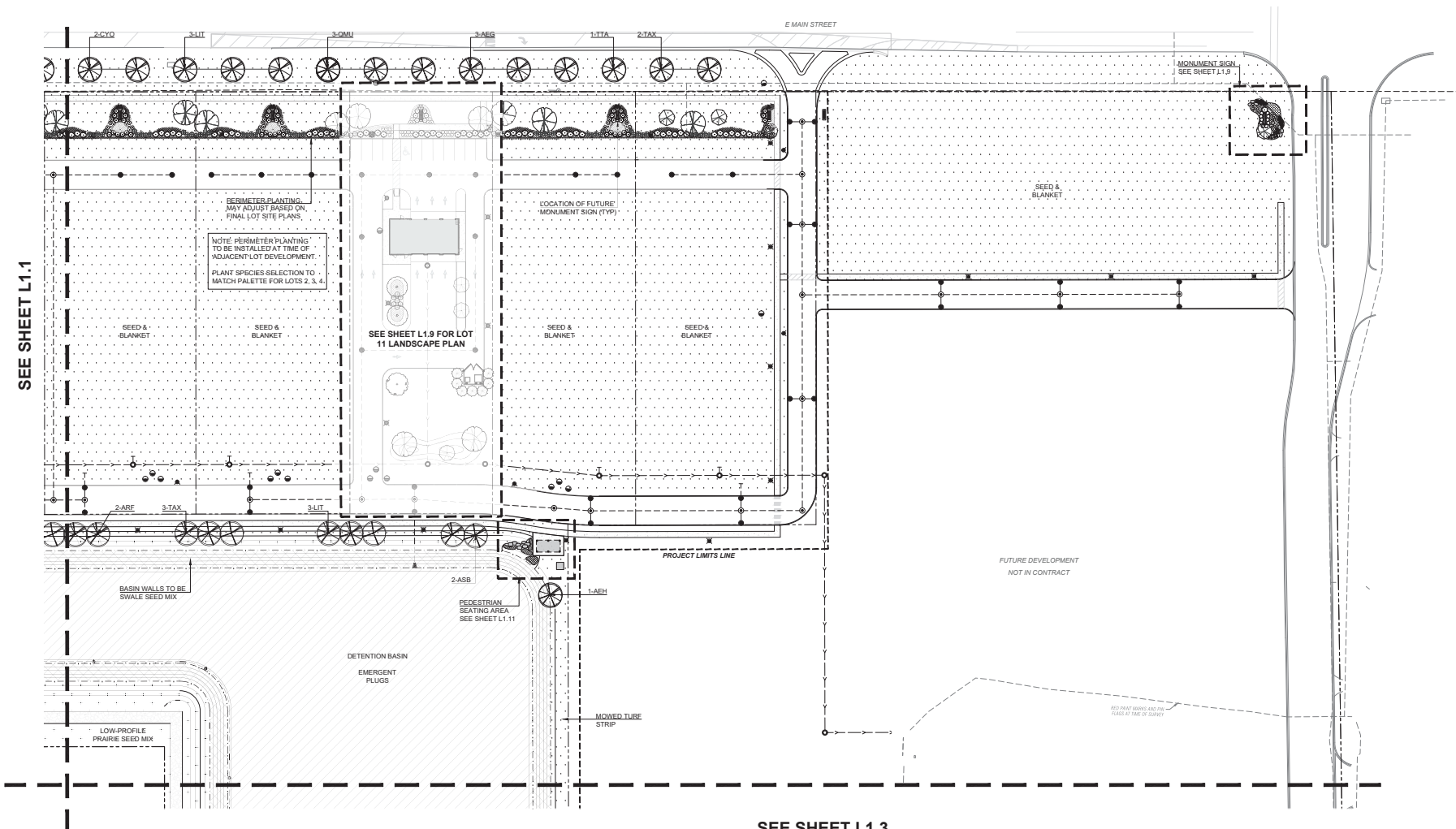
PRELIMINARY

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	PER CITY COMMENTS	D.W.	04-20-20
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-22-20

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - WEST

date	drawn	checked	not
10.03.20			
job no.	25290		
sheet no.	L1.1		



LANDSCAPE PLAN - EAST



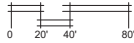
SEE SHEET L1.3

PRELIMINARY

[illegible]

The site plan shows a large rectangular detention basin with a hatched pattern, labeled "DETENTION BASIN EMERGENT PLUGS". To the right of the basin is a "MOWED/TURF STRIP". The basin walls are labeled "BASIN WALLS TO BE SWALE SEED MIX". The area to the right of the basin is labeled "FUTURE DEVELOPMENT NOT IN CONTRACT". The project limits line is indicated by a dashed line. The plan also shows a "LOW PROFILE PRAIRIE SEED MIX" area at the bottom of the basin. The plan includes a north arrow and a scale bar.

SCALE: 1" = 40'-0"



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no.	revision description	initial	date
✓	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-26
✓	PER CITY COMMENTS	D.W.	04-06-26
✓	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-26
✓			
✓			

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

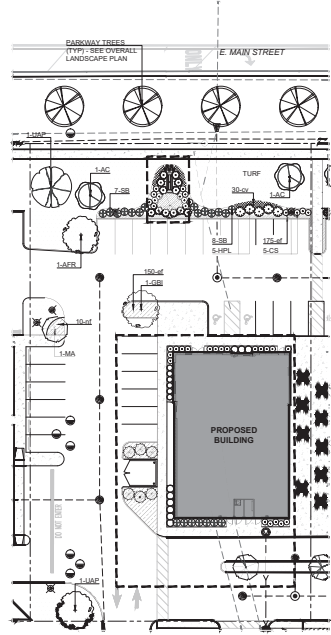
LANDSCAPE PLAN - SOUTH

date. 10-09-25	drawn DJW	checked KMT
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25290

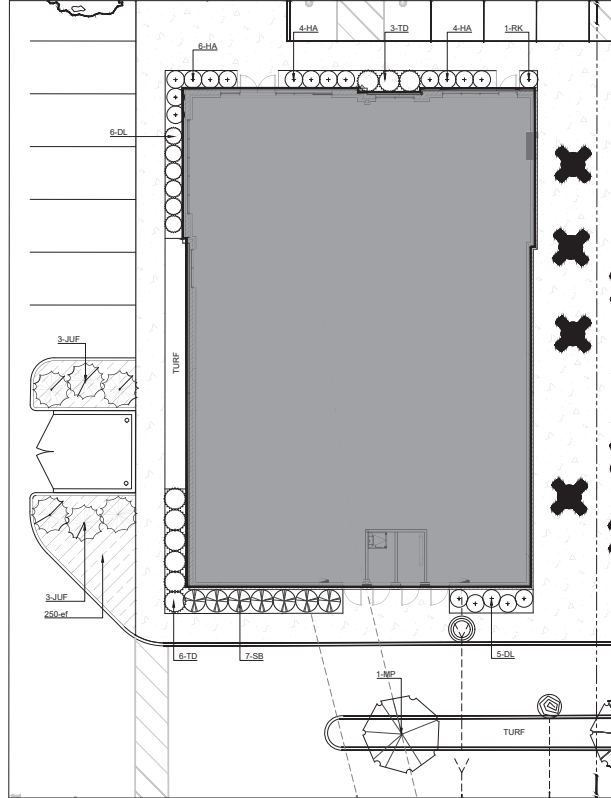
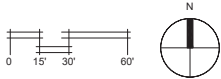
sheet no.
L1.3

PRELIMINARY



LANDSCAPE PLAN - LOT 3

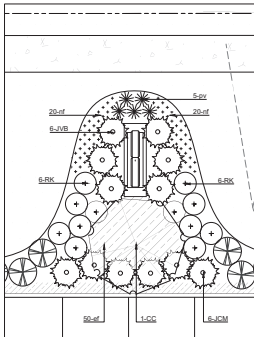
SCALE: 1" = 30'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

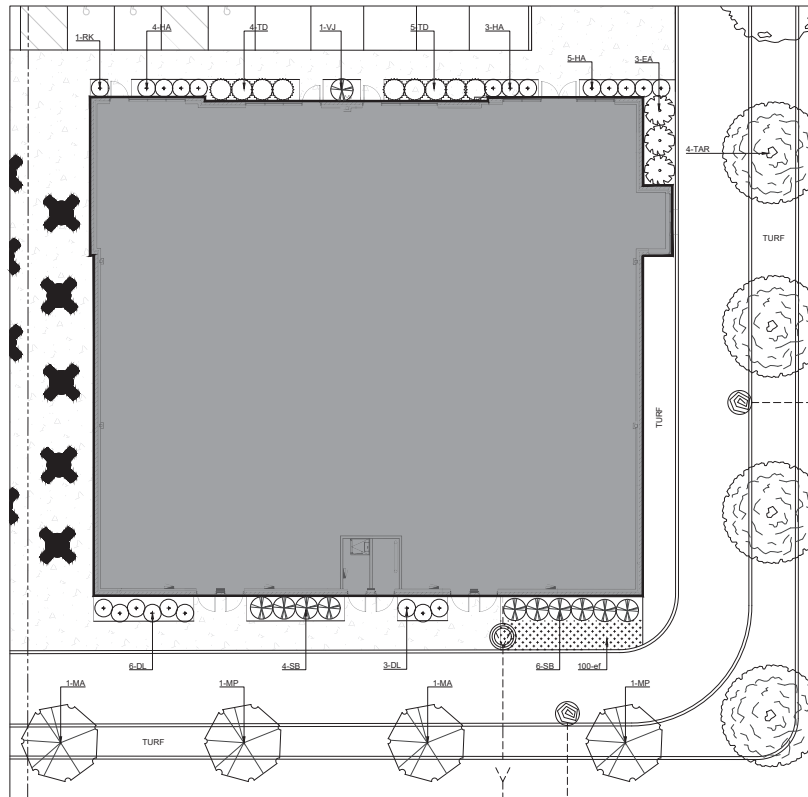
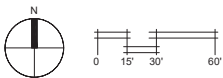
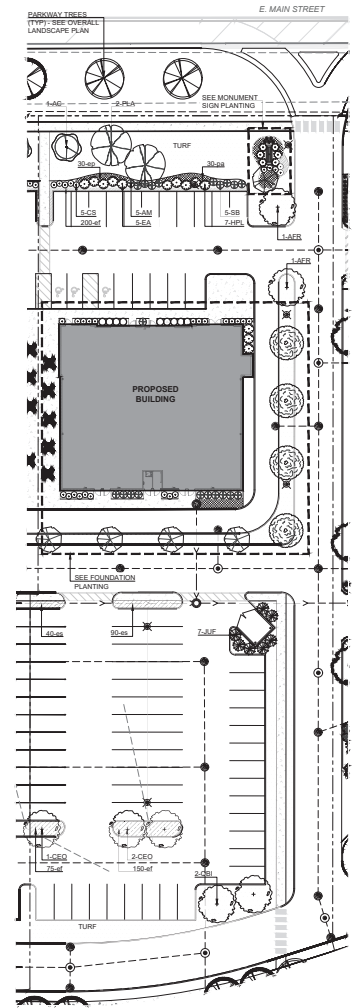
LANDSCAPE PLAN LOT 3			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	35,063 SF	20%	7,012 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	143 LF	1:50 LF	3
Landscaped Coverage Shrubs and Perennials	143 LF	75%	107 LF
Parking Lot Screening			
Shrub planting (30" HT.)	143 LF	50%	71 LF
Interior Parking Lot			
Shade Trees	30 Spaces	1:10 Spaces	3
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping			
Landscape coverage	288 LF	50%	144
Shade, Evergreen or Ornamental Trees		2:50 LF	6
Shrubs and Perennials		20:50 LF	58



MONUMENT SIGN PLANTING

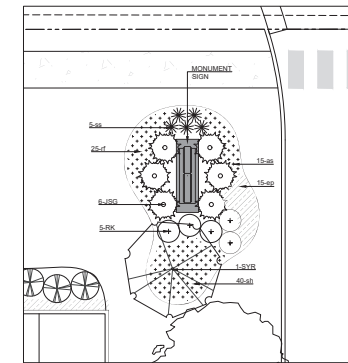
SCALE: 1/8" = 1'-0"

PRELIMINARY



LANDSCAPE PLAN LOT 4			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	20%	13,429 SF	11,199 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	151 LF	3	3
Landscape Coverage Shrubs and Perennials	75%	113 LF	125 LF
Parking Lot Screening			
Shrub planting (30" HT.)	130 LF	65	125 LF
Interior Parking Lot			
Shade Trees	65 Spaces	7	9
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping			
Landscape coverage	367 LF	184	184
Shade, Evergreen or Ornamental Trees	50%	8	8
Shrubs and Perennials	20/50 LF	74	74

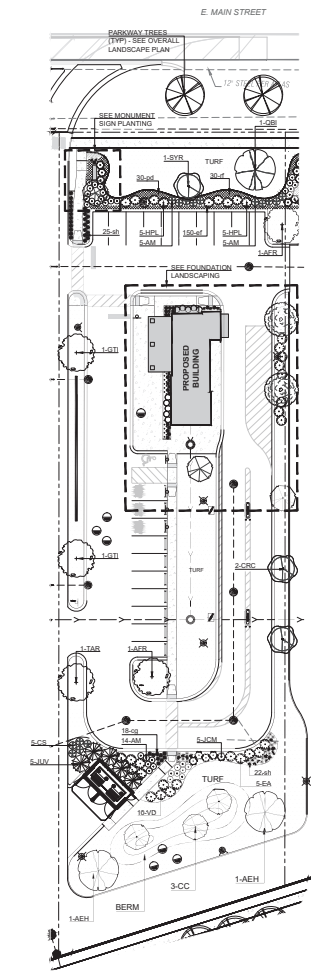
Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

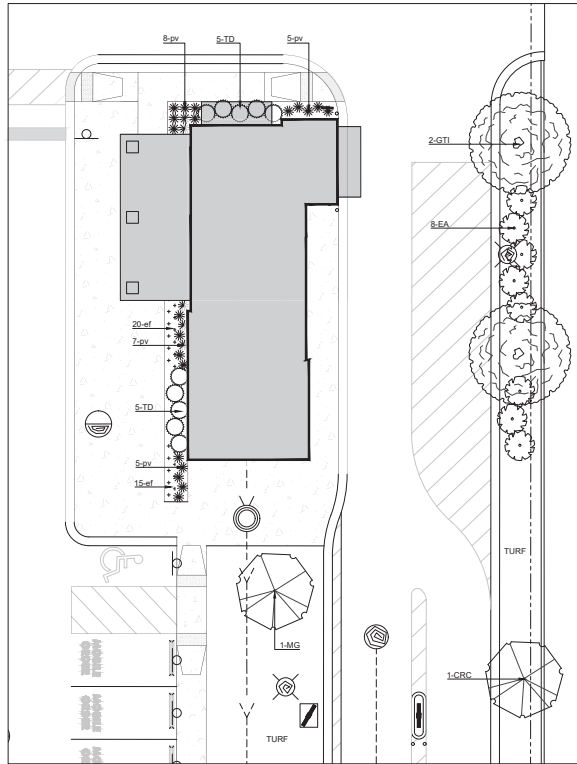
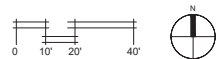
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PRELIMINARY



LANDSCAPE PLAN - LOT 5

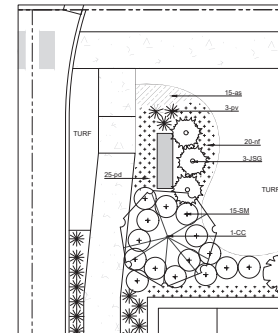
SCALE: 1" = 20'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

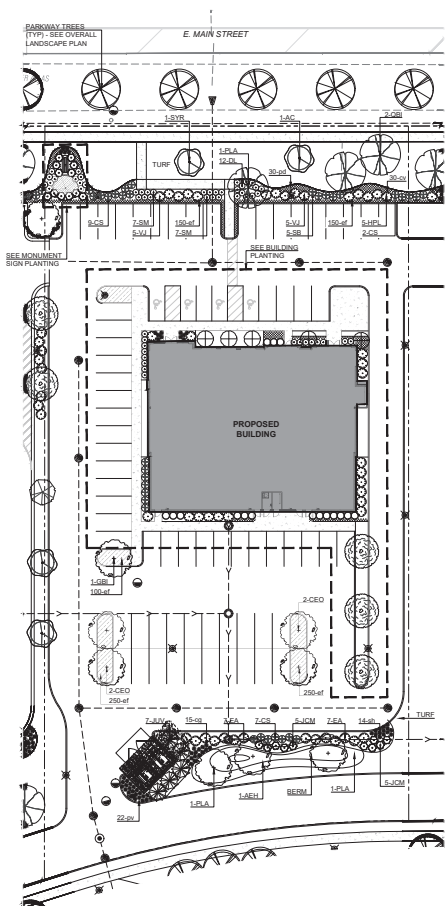
LANDSCAPE PLAN LOT 5				
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY				
		Required	Proposed	
General Landscaping Requirement - Overall Lot Area		46,645 SF		
Green Space	20%	9,329 SF		15,828 SF
Public Street Frontage Landscaping - North Property Line		115 LF		
Shade, Evergreen or Ornamental Trees	1:50 LF	2		2
Landscape Coverage Shrubs and Perennials	75%	87 LF		93 LF
Parking Lot Screening		110 LF		
Shrub planting (30" HT.)	50%	55 LF		93 LF
Interior Parking Lot		21 Spaces		
Shade Trees	1:10 Spaces	2		5
Sign Landscaping				
3' Minimum Planting Around Base		3'		3'
Building Foundation Landscaping		167 LF		
Landscape coverage	50%	84 LF		84 LF
Shade, Evergreen or Ornamental Trees	2:50 LF	4		5
Shrubs and Perennials	20:50 LF	34		34
Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.				



MONUMENT SIGN PLANTING

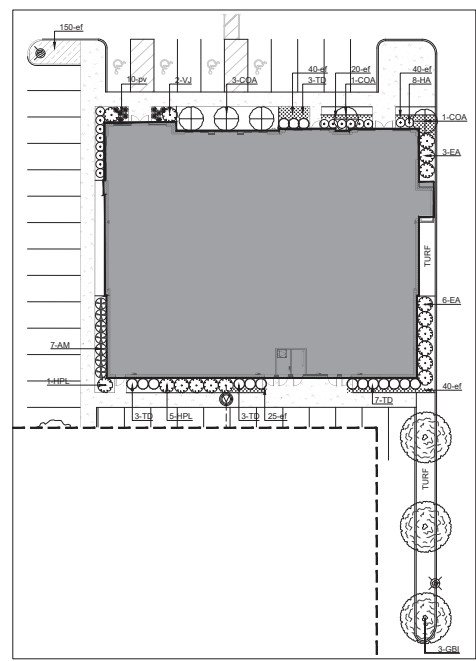
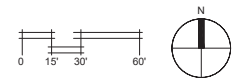
SCALE: 1/2" = 1'-0"

no.	revision	description	initial	date
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	2	PER CITY COMMENTS	D.W.	04-26-24
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-26-24



LANDSCAPE PLAN - LOT 6

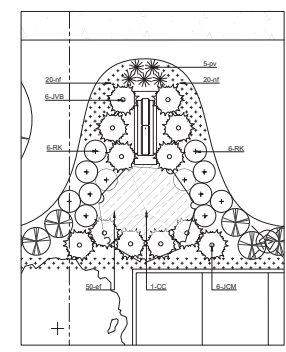
SCALE: 1" = 30'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 20'-0"

LANDSCAPE PLAN LOT 6			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	20%	13,587 SF	13,886 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	1:50 LF	5	5
Landscape Coverage Shrubs and Perennials	75%	139 LF	185 LF
Parking Lot Screening			
Shrub planting (30" HT.)	50%	93 LF	185 LF
Interior Parking Lot			
Shade Trees	1:10 Spaces	7	7
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping			
Landscape coverage	50%	199	199
Shade, Evergreen or Ornamental Trees	2:50 LF	8	8
Shrubs and Perennials	20:50 LF	80	80

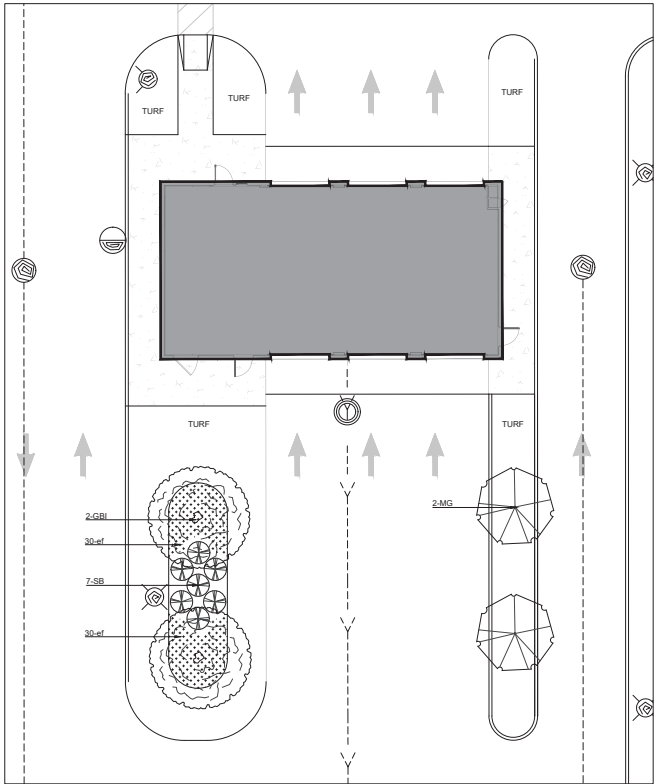
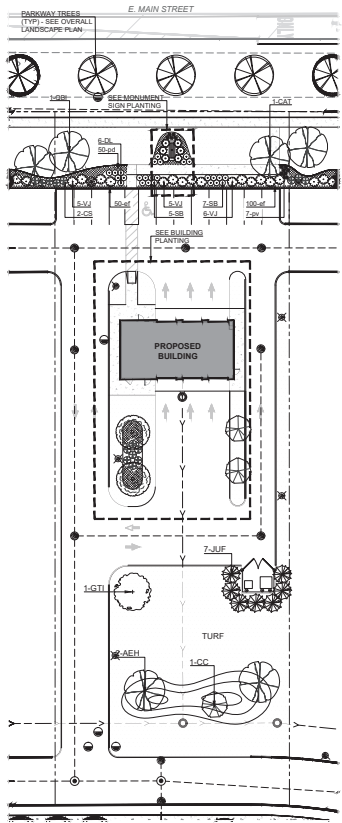


MONUMENT SIGN PLANTING

SCALE: 1/2" = 1'-0"

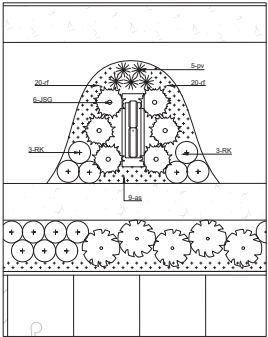
PRELIMINARY

revision	description	initial	date
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2	REV. CITY COMMENTS	D.W.	04-26-20
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-29-20



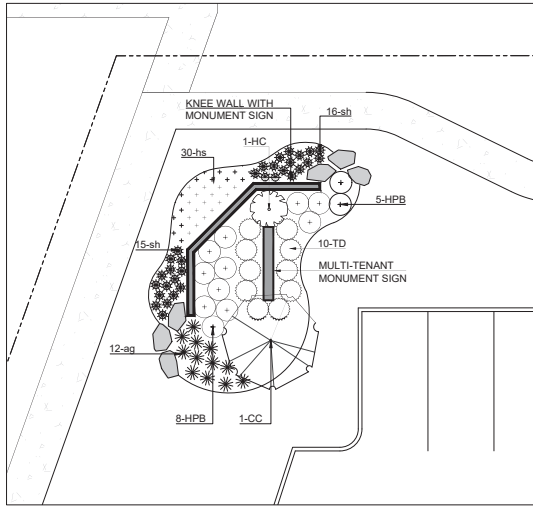
LANDSCAPE PLAN LOT 11			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area		42,424 SF	
Green Space	20%	8,484 SF	14,537 SF
Public Street Frontage Landscaping - North Property Line		120 LF	
Shade, Evergreen or Ornamental Trees	1:50 LF	3	3
Landscaped Coverage Shrubs and Perennials	75%	90 LF	120 LF
Parking Lot Screening		120 LF	
Shrub planting (30" HT.)	50%	60 LF	120 LF
Interior Parking Lot		12 Spaces	
Shade Trees	1:10 Spaces	1	2
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping		175 LF	
Landscape coverage	50%	88 LF	88 LF
Shade, Evergreen or Ornamental Trees	2:50 LF	4	4
Shrubs and Perennials	20:50 LF	35	35

Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



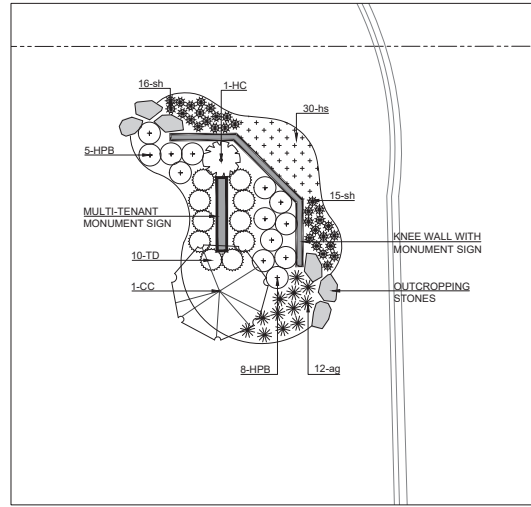
PRELIMINARY

no.	revision	description	initial	date
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	D.W.	REV. CITY COMMENTS	D.W.	04-26-20
	D.W.	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	04-26-20



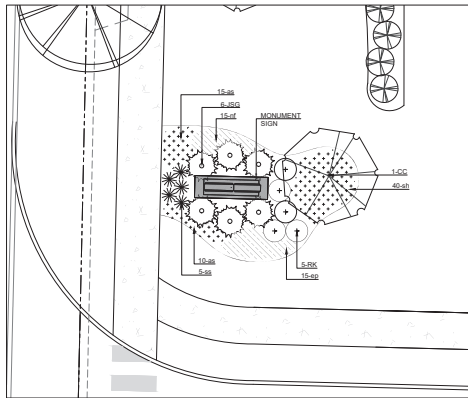
MONUMENT SIGN - WEST

SCALE: $\frac{1}{8}" = 1'-0"$



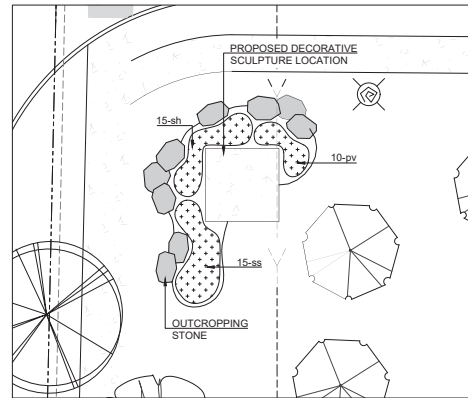
MONUMENT SIGN - WEST

SCALE: $\frac{1}{8}" = 1'-0"$



EAST ENTRANCE

SCALE: $\frac{1}{8}" = 1'-0"$



EAST SCULPTURE

SCALE: $\frac{1}{8}" = 1'-0"$



ORNAMENTAL
LANDSCAPE WITH
OUTCROPPING STONE



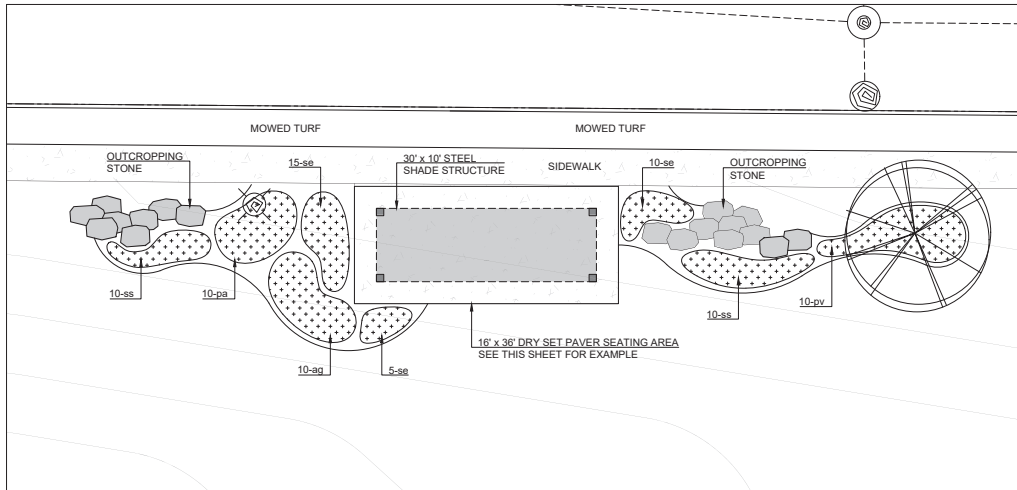
DECORATIVE
SCULPTURE
CONCEPT



KNEE WALL WITH
MONUMENT SIGN

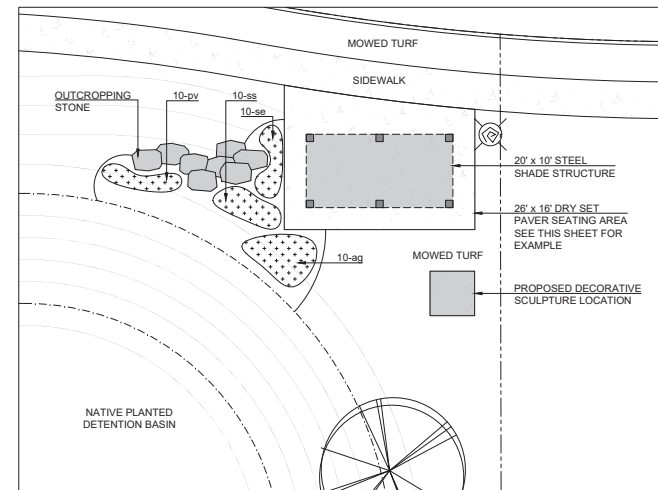
PRELIMINARY

revision	description	initial	date
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2	FOR CITY COMMENTS	D.W.	04-20-20
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20



PEDESTRIAN SEATING AREA - WEST

SCALE: $\frac{1}{8}" = 1'-0"$



PEDESTRIAN SEATING AREA - EAST

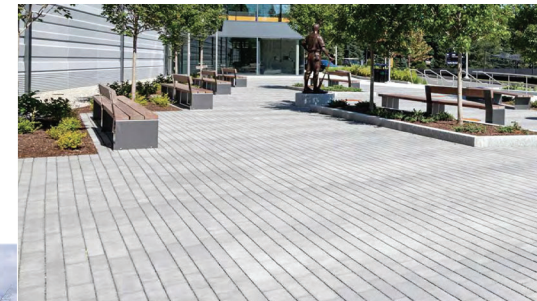
SCALE: $\frac{1}{8}" = 1'-0"$



STEEL SHADE
STRUCTURE CONCEPT



DECORATIVE
PAVING CONCEPT



PRELIMINARY

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	PER CITY COMMENTS	D.W.	04-20-20
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20

Notes:	Plant quantities are estimated based on spacing recommended. Quantity reflects 1,000 SF - Multiply across total area to be treated with emergents Plugs to be planted in groupings of "like species" Final layout to be approved by Landscape Architect
--------	---

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.13	1,731,814	39.76	66.02%
Grasses	5.63	891,416	20.46	33.98%
Total Natives	9.75	2,623,230	60.22	100.00%
Cover	32.00	576,000	13.22	
Totals	41.75	3,199,230	73.44	

Topsoil as defined in the Landscape Specifications.

Native soils subgrade

SPADED PLANTING BED EDGE DETAIL

SCALE: NO SCALE

5
12.0

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL. AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDEN GRASS SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH SHREDED HARDWOOD MULCH.
12. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
13. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
14. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
15. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
16. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, ARE TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
17. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARCIAGES WHERE NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP OF THE ROOT ZONES AND/OR WITHIN THE DRUPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
18. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
19. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

[illegible]

73.62 PRELIMINARY



NOTE:
ALL LANDSCAPE BEDS SHALL BE
MULCHED WITH HARDWOOD MULCH

10	Q111	Opportunus heterostegus	118160	Opportunus	11	Q111	29	Q111
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L1.0

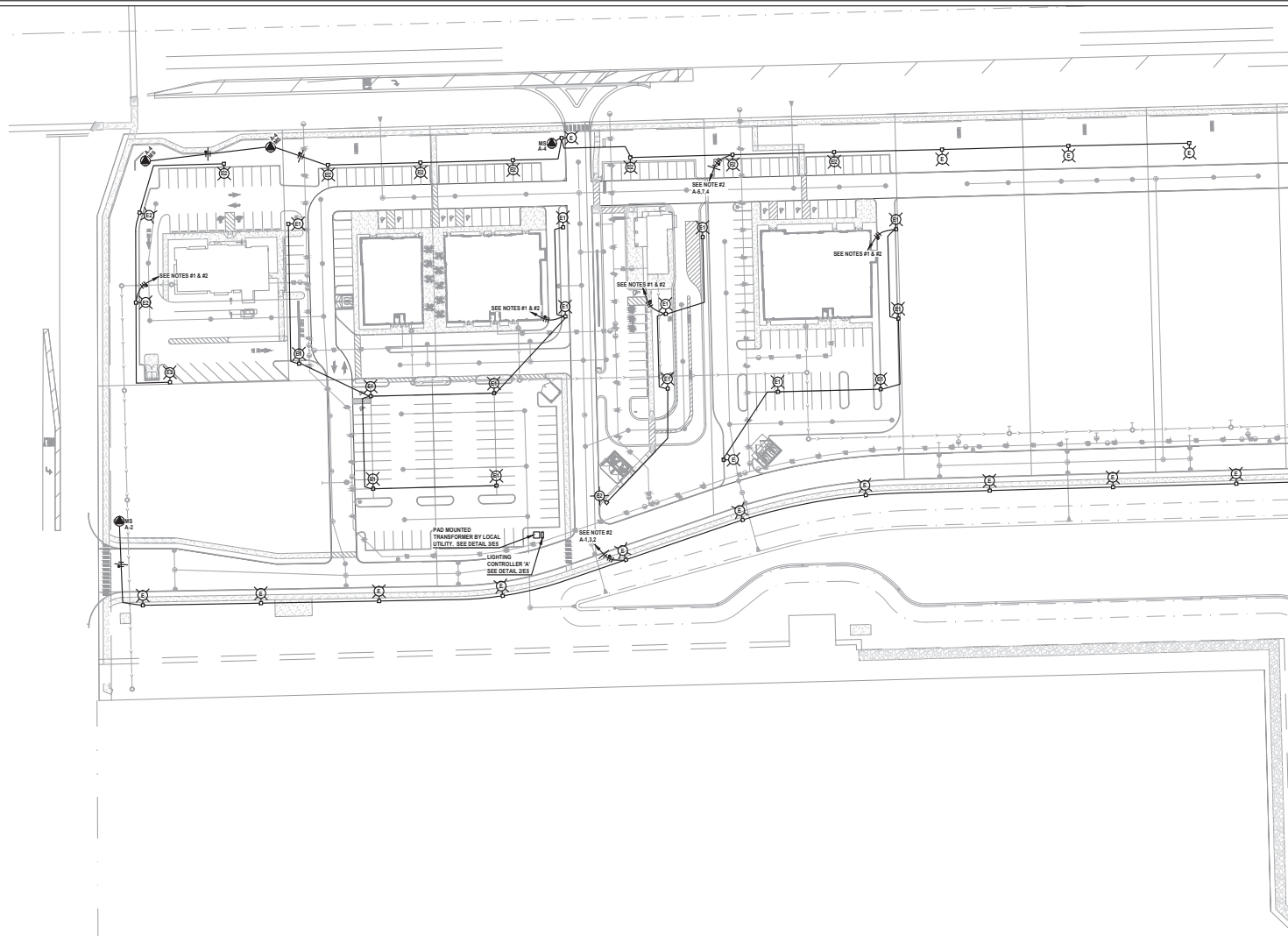
TERRA Project No. 18-162-063



KIMLEY HORN
4201 Winfield Road
Suite 600
Warrenville, IL. 60555
630-487-5550

Stamp

TEERRA Project No. 18-162-063



- NOTES:
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #6 THWN & 1 #6 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL ON, TIMECLOCK-OFF.
 3. A MORE DETAILED PHOTOMETRIC PLAN WILL BE SUBMITTED FOR EACH LOT AT A FUTURE DATE THAT INCLUDES ALL BUILDING MOUNTED EXTERIOR LIGHTING.

PARTIAL ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"



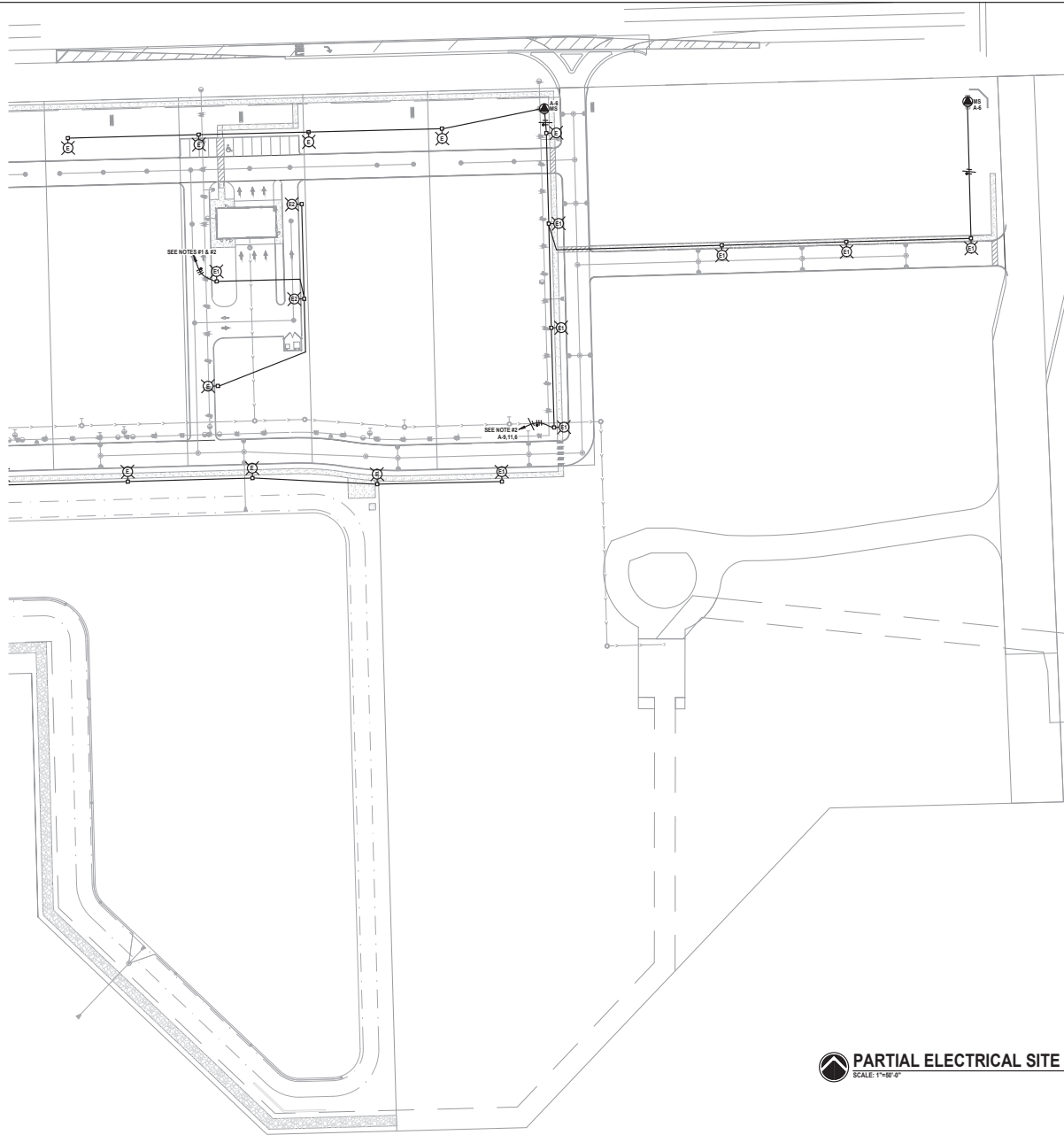
David B. Kornacki
Date: 06/09/26
Lic. Exp.: 11/30/27

PARTIAL ELECTRICAL SITE PLAN
4051 E. MAIN ST.
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005274
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
2825-784-3323
2845 S. Woodward Ave., New Berlin, WI 53151

K&A JOB NO. 25114	DATE 02/12/2026	JOB NO. 9359.14	SHEET E1
----------------------	--------------------	--------------------	--------------------

DESIGNER D. B. KORNACKI	CHECKED D. B. KORNACKI	PERMIT REVIEW COMMENTS NO COMMENTS	NO.	DATE	REMARKS



- NOTES:
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #6 THWN & 1 #6 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL ON, TIMECLOCK-OFF.

 **PARTIAL ELECTRICAL SITE PLAN**
SCALE: 1"=50'-0"



David B. Kornacki
Date: 06/09/26
Lic. Exp.: 11/30/27

PARTIAL ELECTRICAL SITE PLAN
4051 E. MAIN ST.
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

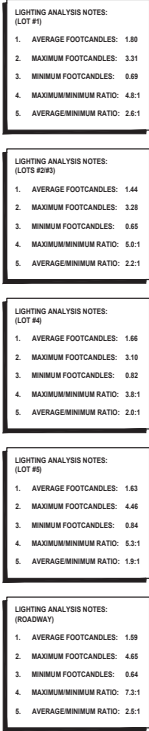
Corporation Registration #184.005274

KORNACKI & ASSOCIATES, INC.
Electrical Engineering Corporation
262-784-3323
2945 S. Woodland Ave., New Berlin, WI 53151

K&A JOB NO. 25114
DATE: 02/12/2026
JOB NO. 9359.14
SHEET E2

DESIGNER D.B. KORNACKI	PERMIT REVIEW COMMENTS NO COMMENTS
CHECKED D.B. KORNACKI	PERMIT REVIEW COMMENTS NO COMMENTS
DATE 02/12/26	DATE 02/12/26
NO.	NO.
REMARKS	REMARKS

NO.	NO.
DATE	DATE
REMARKS	REMARKS



 **PARTIAL PHOTOMETRIC SITE PLAN**
SCALE: 1"=50'-0"



Date: 06/09/26
Lic. Exp.: 11/30/27

Corporation Registration #184-005274

KORNAK & ASSOCIATES, INC.
 Environmental Consultants
 2845 S. Moorhead Rd., New Berlin, WI 53151
 262-784-3323

WKA JOB NO: 25114

DATE: 02/12/2026

JOB NO: 9350.14

SHEET **E3**

PARTIAL PHOTOMETRIC SITE PLAN

4051 E. MAIN ST

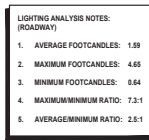
PHEASANT RUN RETAIL SITE

SANIT CHARLES, ILLINOIS

PERMIT REVIEW COMMENTS 2		PERMIT REVIEW COMMENTS 1		PERMIT REVIEW COMMENTS 3	
☐	04/03/25	☒	04/03/25	☐	04/03/25
☐	07/12/26	☒	07/12/26	☐	07/12/26
NO	REMARKS	NO	REMARKS	NO	REMARKS

Corporation Registration #184.005374

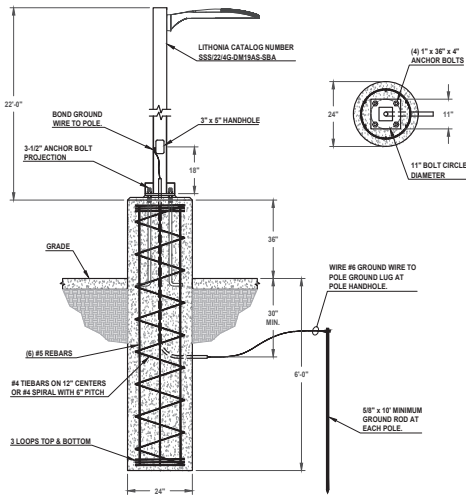
 **KORNACKI & ASSOCIATES, INC.**
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151



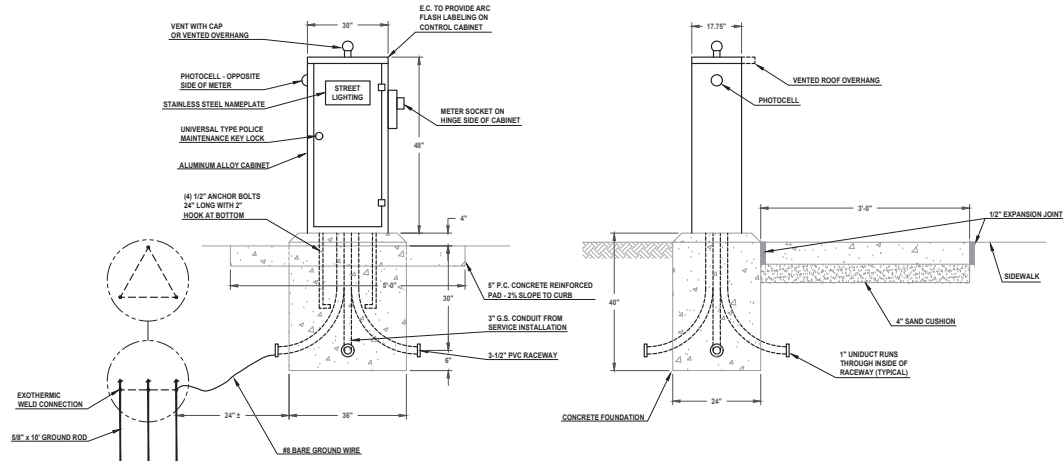
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Lic. Exp.: 11/30/27

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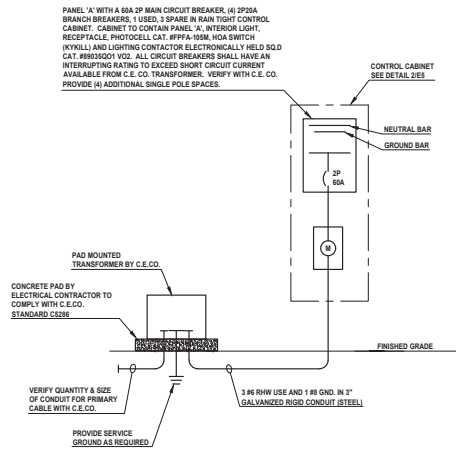
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1 ELECTRICAL
FIXTURE TYPES 'E,E1,E2' MOUNTING DETAIL
NOT TO SCALE



2 ELECTRICAL
CONTROL CABINET INSTALLATION DETAIL
NOT TO SCALE



3 ELECTRICAL
ONE-LINE DIAGRAM (VOLTAGE 120/240 - 1Ø - 3W)
NOT TO SCALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS
4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184-035574
KORNACKI & ASSOCIATES, INC.
Electrical Engineering
2825-784-3323
2845 E. Woodward Ave., New Berlin, WI 53151

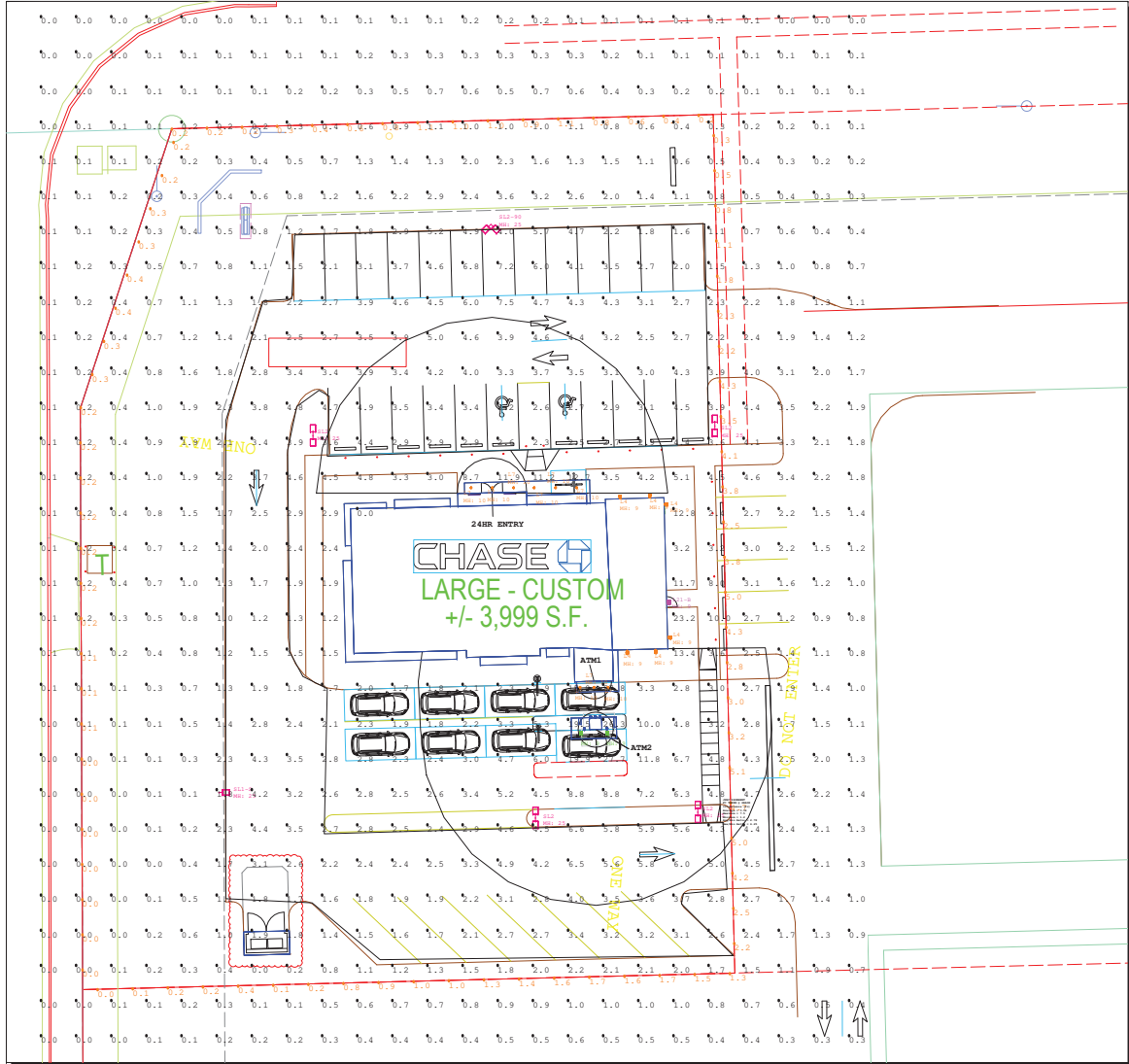


Date: 06/09/26
Lic. Exp.: 11/30/27

K&A JOB NO. 25114
DATE: 02/12/2026
JOB NO. 9359.14
SHEET E6

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
ATM1 5'	Fc	68.27	99.9	25.0	2.73	4.00	FC TAKEN 5' FROM ATM1 @ 3'-0" AFG
ATM2 5'	Fc	67.87	93.8	26.9	2.52	3.49	FC TAKEN 5' FROM ATM2 @ 3'-0" AFG
ATMS 50'	Fc	7.40	82.3	1.1	6.73	74.82	FC TAKEN 50' FROM ATMS @ 3'-0" AFG
ENTRY 10'	Fc	24.61	82.1	2.0	12.31	41.05	FC TAKEN 10' FROM ENTRY @ 3'-0" AFG
ENTRY 50'	Fc	5.46	64.2	1.7	3.21	37.76	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
JPMC PROPERTY	Fc	1.24	5.1	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	2.13	37.8	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	3.34	7.5	1.2	2.78	6.25	FC TAKEN @ GRADE

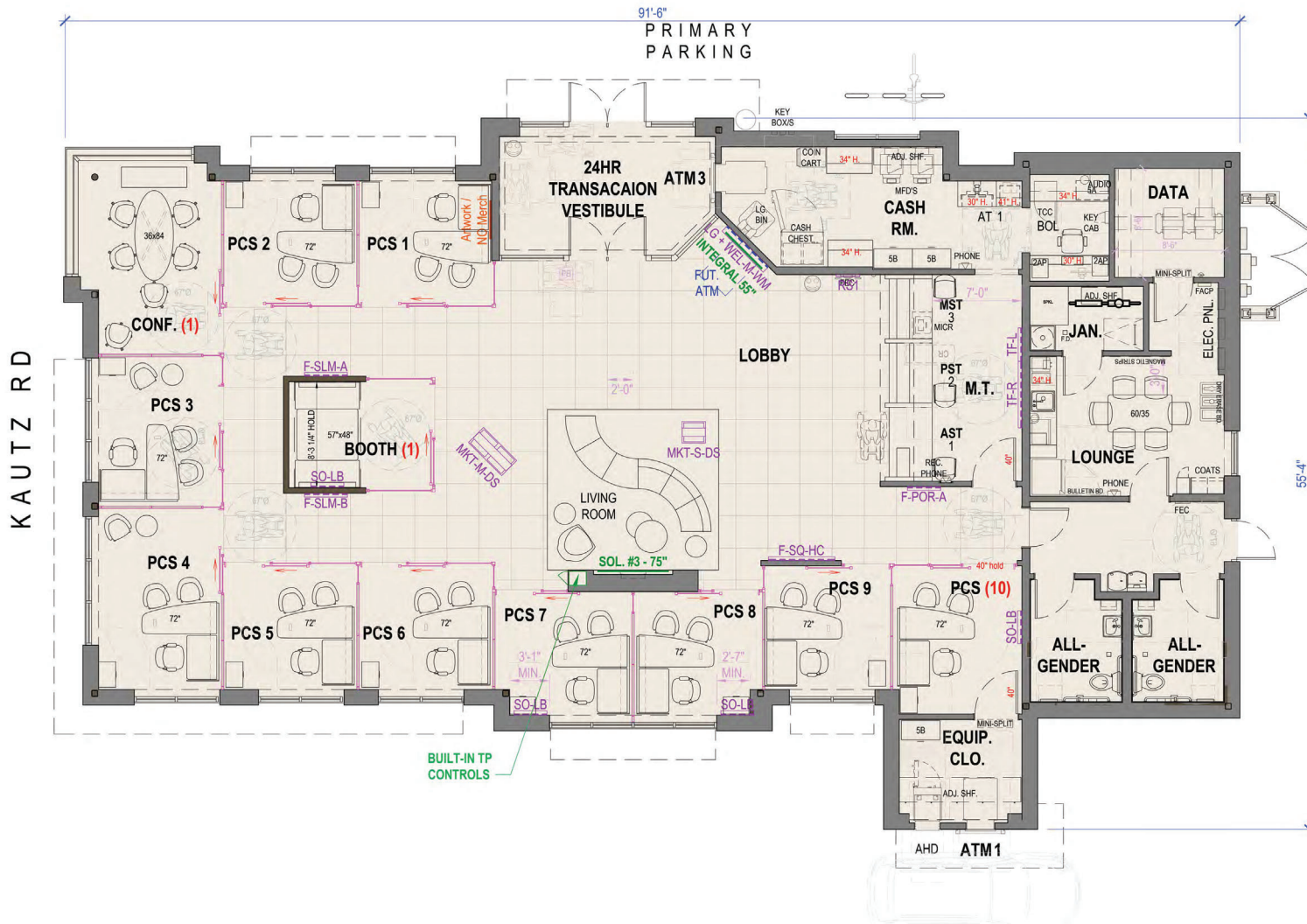
Luminaire Schedule				
Symbol	Label	Qty	Part Number	Description
	L21-B	1	XT0668-M	WALL MOUNT FULL CUTOFF HO WALLPACK
	L4	6	9004-W1-RW-LED3030-W-BK-L1-UNV	WALL MOUNT DN LIGHT
	C	2	E-CSE08A-W40W	CANOPY LIGHT BY OTHERS
	SL1-S	1	EACLO10FAA740-DIMMING-D1-FINISH WITH ELS-EAC-RBL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL2	4	EACLO10FAA740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL2-90	1	EACLO10FAA740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	L7	9	SB11-SAT20LR40W	RECESSED DOWN LIGHT



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY
- MH IS OVERALL MOUNTING HEIGHT

Drawn By:	Checked By:	Date:	Comments
JJM	JJM	3/5/2026	
Revisions			

Drawn By: JJM
Checked By: JJM
Date: 3/5/2026



ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

FLOOR PLAN

05.22.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW





NORTH ELEVATION

NOTE:
-PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHIIHA IN COLOR "BARK", BRICK IN COLOR "MIDNIGHT" WILL BE PROPOSED, AS WELL AS "PLATINUM" BRICK IN LIEU OF NICHIIHA IN COLOR "ASH".

SCALE: $\frac{1}{4}" = 1'$





EAST ELEVATION



SOUTH ELEVATION

NOTE:
-PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS. MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHHA IN COLOR "BARK", BRICK IN COLOR "MIDNIGHT" WILL BE PROPOSED, AS WELL AS "PLATINUM" BRICK IN LIEU OF NICHHA IN COLOR "ASH".

SCALE: $\frac{1}{4}" = 1'$
0 5' 10' 15'



ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

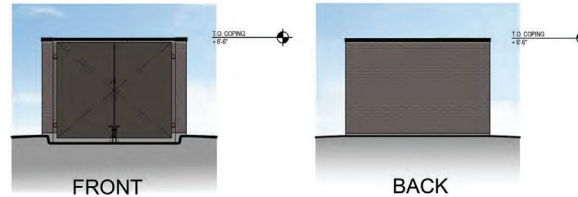
05.22.26

Architect/Designer

The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW



TRASH ENCLOSURE



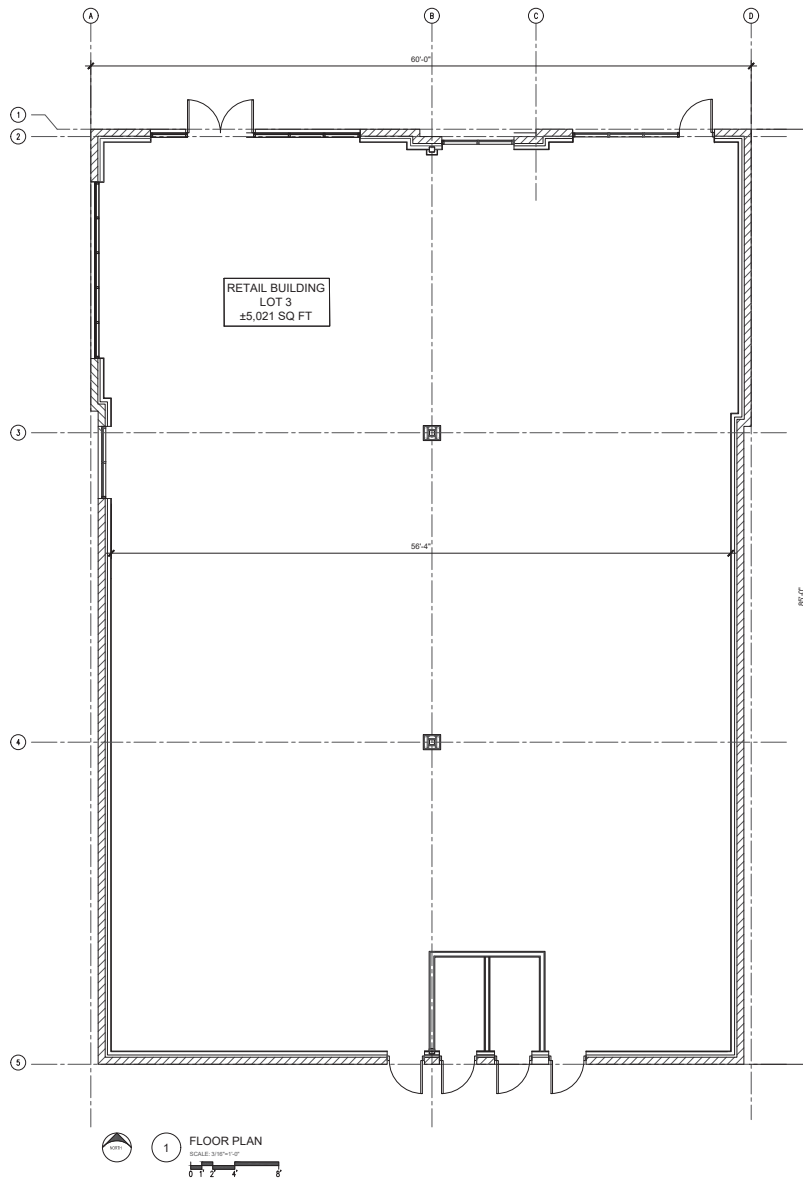
ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

01.30.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW





20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.
Vequity
220 N Morgan Street
Suite 300
Chicago, IL 60607
312-885-0987
Email: info@vequity.com
www.vequity.com

PROJECT TEAM:

I L E K I S
ARCHITECTS + PLANNERS
ILEKIS ASSOCIATES
223 W JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ilekis.com
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ARCHITECT: ILEKIS, INC.
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NOTE:

PROJECT # 2514-19
LOT 3
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

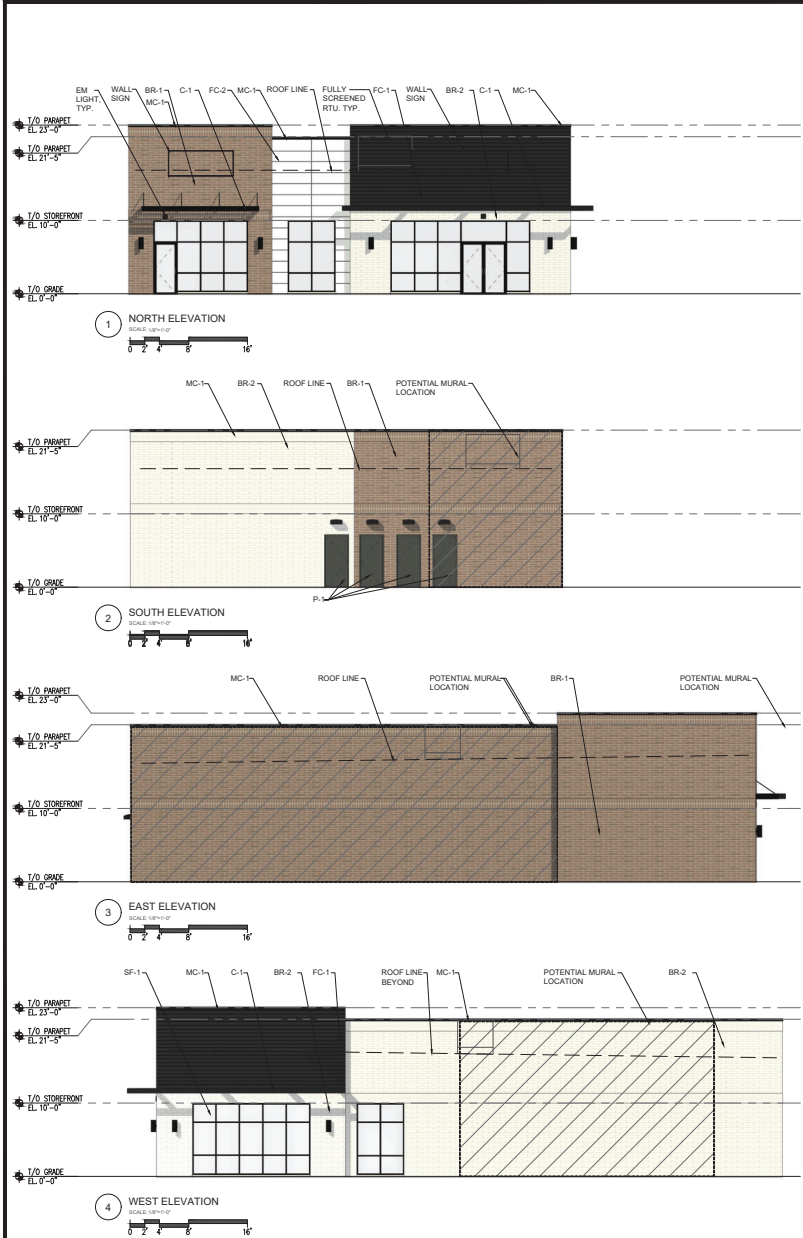
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DATE: 03/13/20 ISSUED FOR:

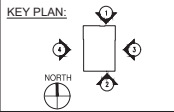
ISSUED FOR CLIENT REVIEW

FLOOR PLAN

A3.01



NOTE:
• SIGNAGE UNDER SEPARATE PERMIT
• ALL STOREFRONTS WILL BE CLEAR GLASS.
• MURAL DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-2	FIBER CEMENT PANEL		NICHHA	ILLUMINATION SERIES, WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

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CITY APPROVAL

CLIENT

vequity
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PROJECT TEAM:

ILEKIS ASSOCIATES

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SUITE 1000
CHICAGO, IL 60606

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www.ILEKIS.com

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ARCHITECT & LEAD DESIGNER

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NOTE:

PROJECT # 2514-19
LOT 3
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

DATE: 03/13/26

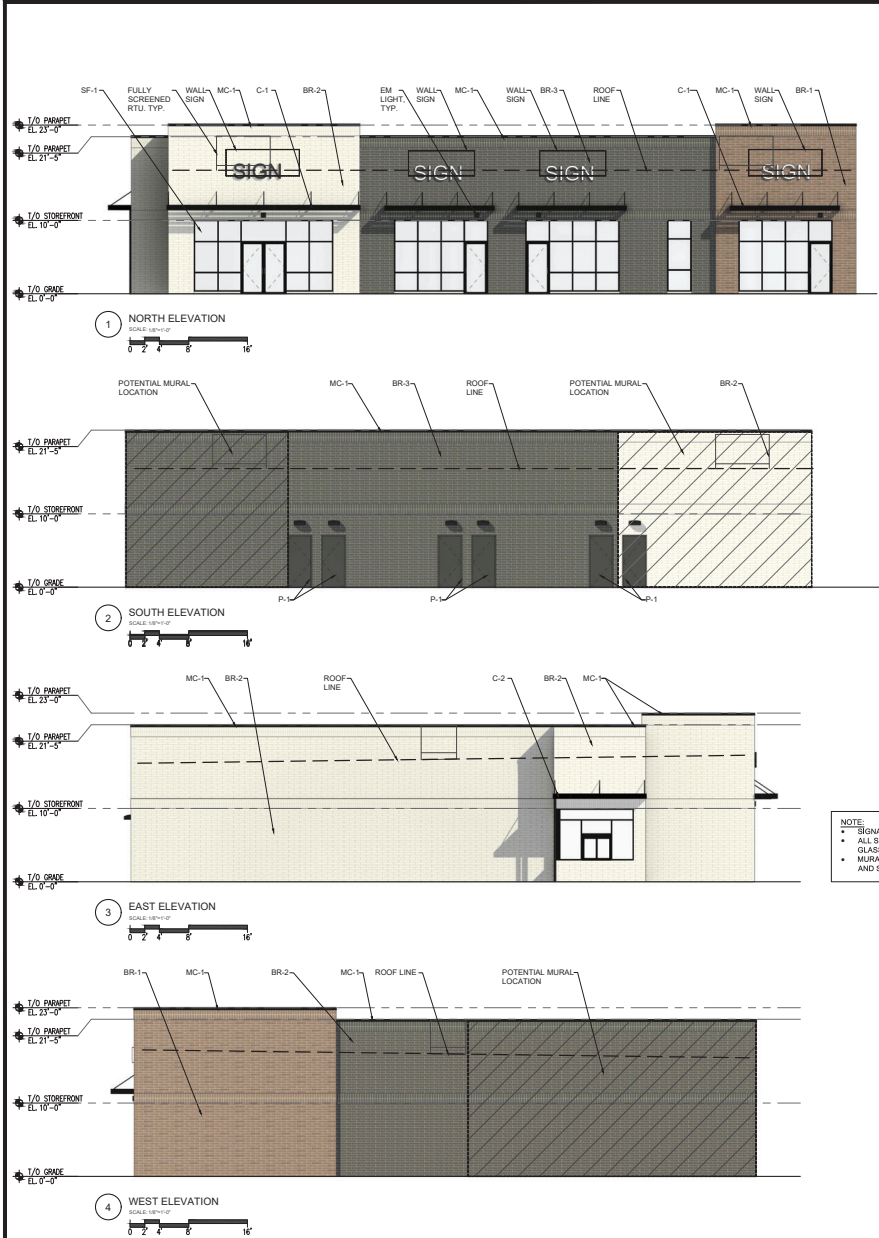
ISSUED FOR:
ISSUED FOR CLIENT REVIEW

GENERIC COLOR
EXTERIOR
ELEVATIONS

A3.02



A3.01



NOTE:
• SIGNAGE UNDER SEPARATE PERMIT
• ALL STOREFRONTS WILL BE CLEAR GLASS
• MURAL DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHELON	QT BLACK	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT

vequity

real estate realty

vequity

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Suite 300
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312-885-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS

Architects + Planners

ILEKIS ASSOCIATES

223 W. JACKSON BLVD.

SUITE 1000

CHICAGO, IL 60606

312-419-0009

www.ILEKIS.com

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PROJECT # 2514-19

LOT 4

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ST CHARLES, IL 60174

DATE: 03/13/26

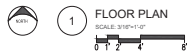
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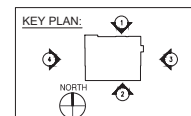
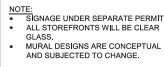
ISSUED FOR CLIENT REVIEW

GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

A3.03





MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHOLON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHOLON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHOLON	DARK GREY	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHBA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	BLACK	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL _____

CLIENT:
vequity | *and outside your front door*

Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
WWW.VEQUITY.COM

PROJECT TEAM



ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009

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REGULATIONS.
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NOT

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LOT 6
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ST CHARLES, IL 60174

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03/13/26	ISSUED FOR CLIENT REVIEW

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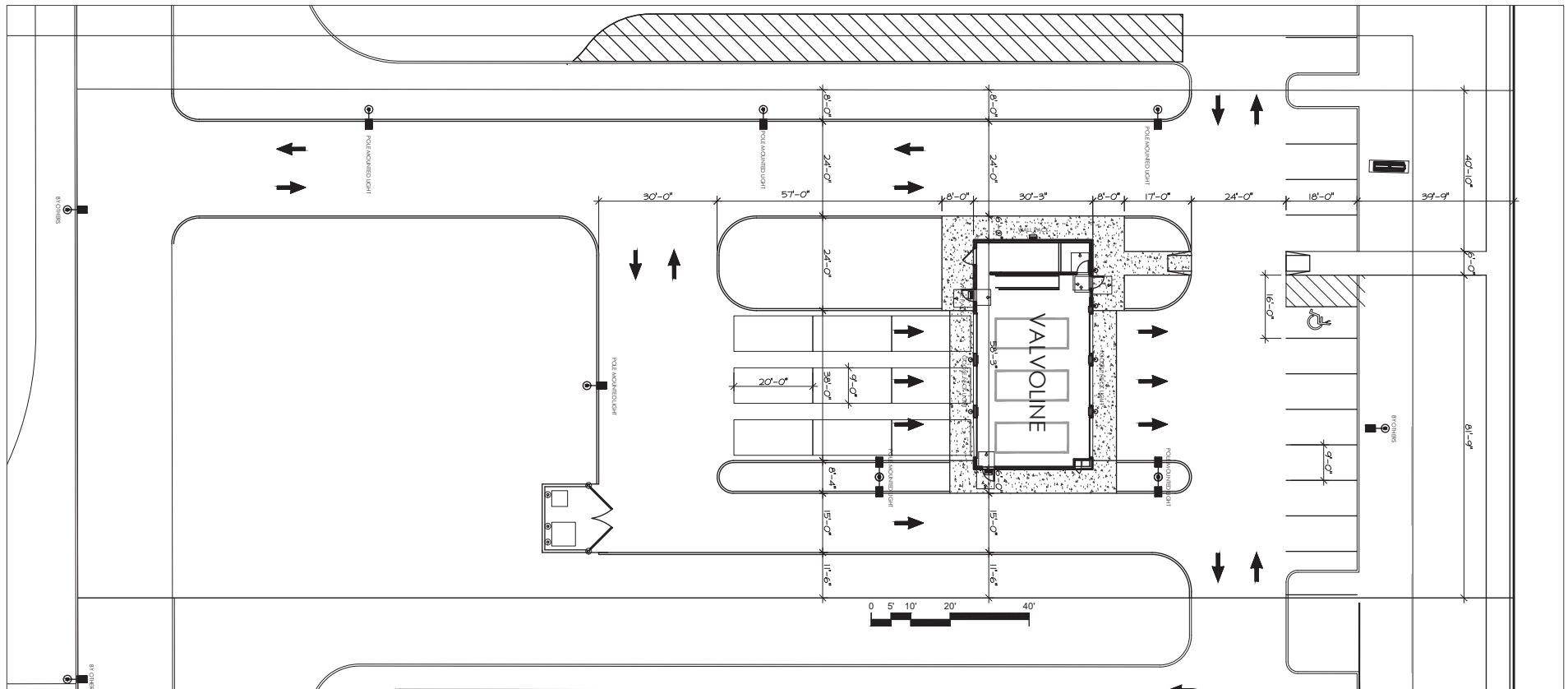
EXTERIOR

COLOR EVALUATIONS

COLOR ELEVATIONS

A3 02

A3.02



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

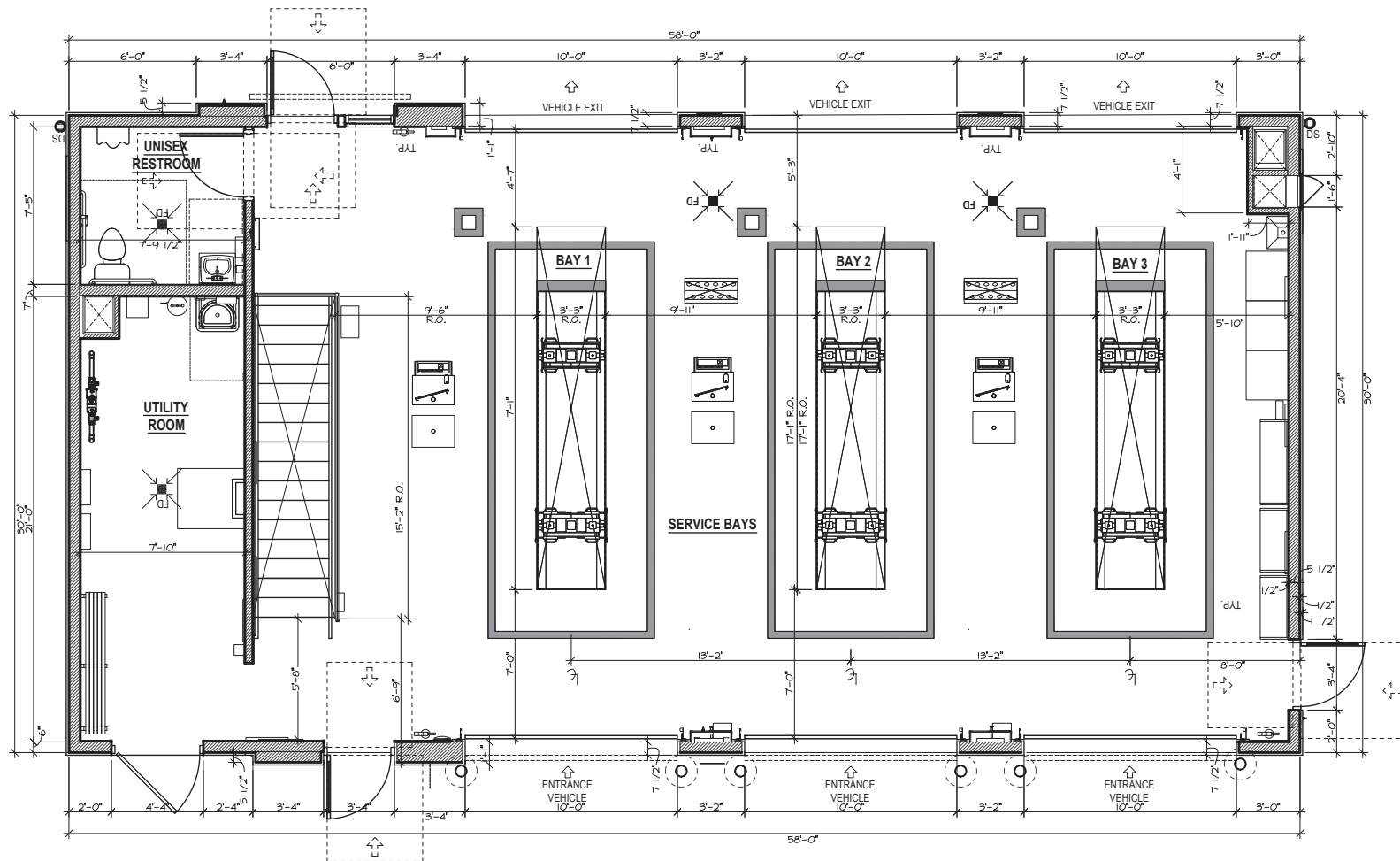
Site Plan



ARCHAMERICA

34121 N. US 45, Suite 213 Phone 847-336-6600
Grayslake, Illinois 60030 Fax 847-336-6601

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NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026



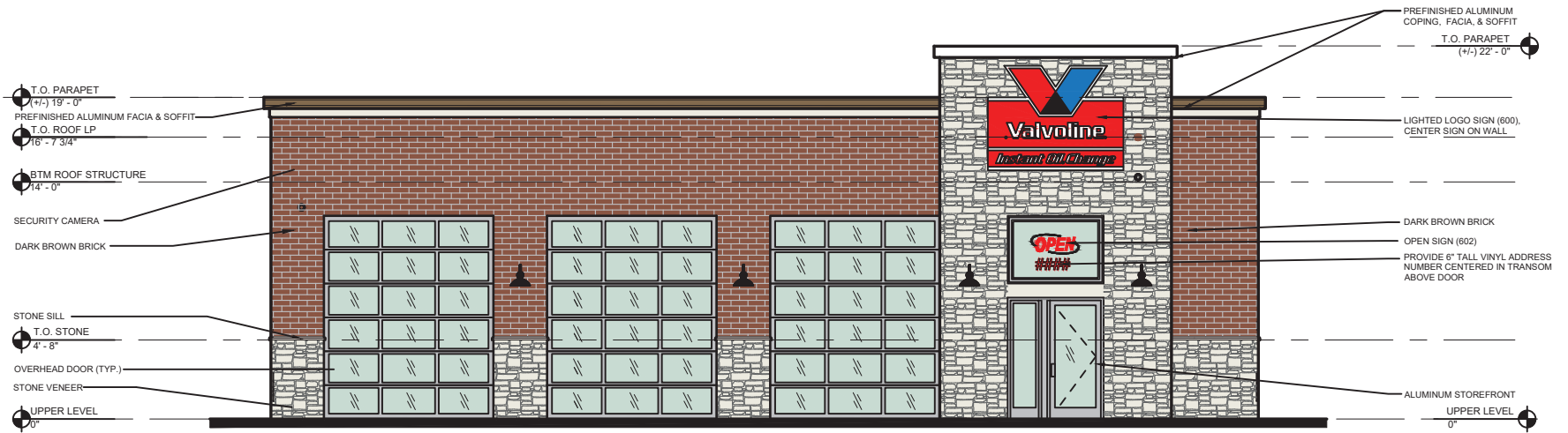
1st Floor Plan



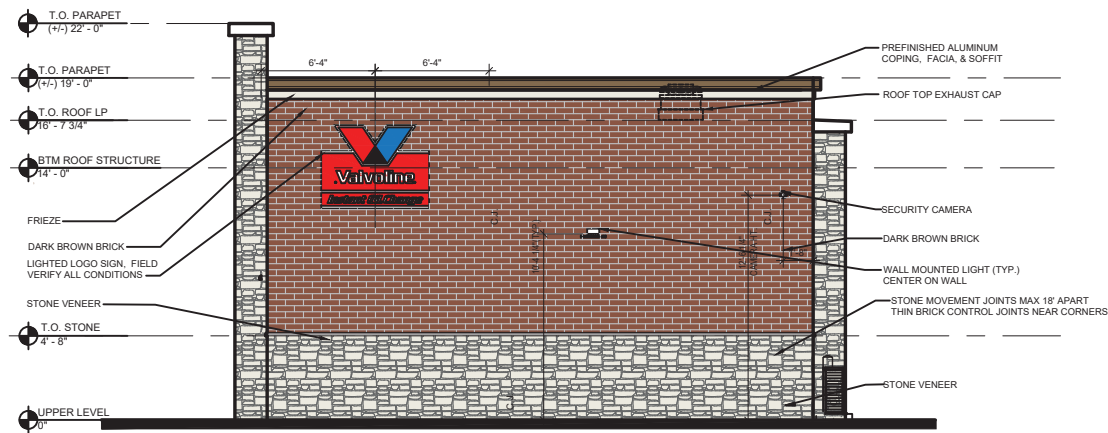
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Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



Front



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations



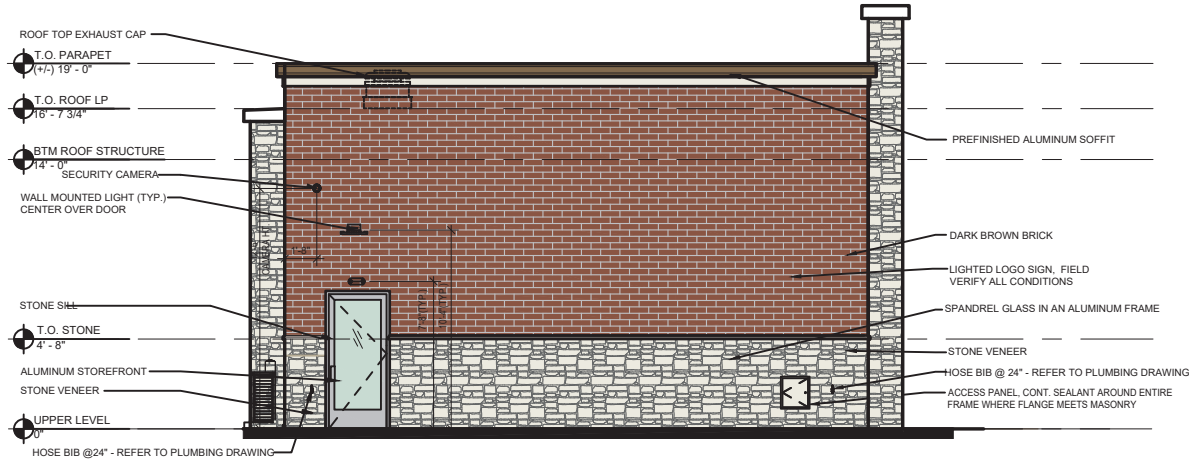
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Grayslake, Illinois 60030

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Fax 847-336-6601



Rear



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations

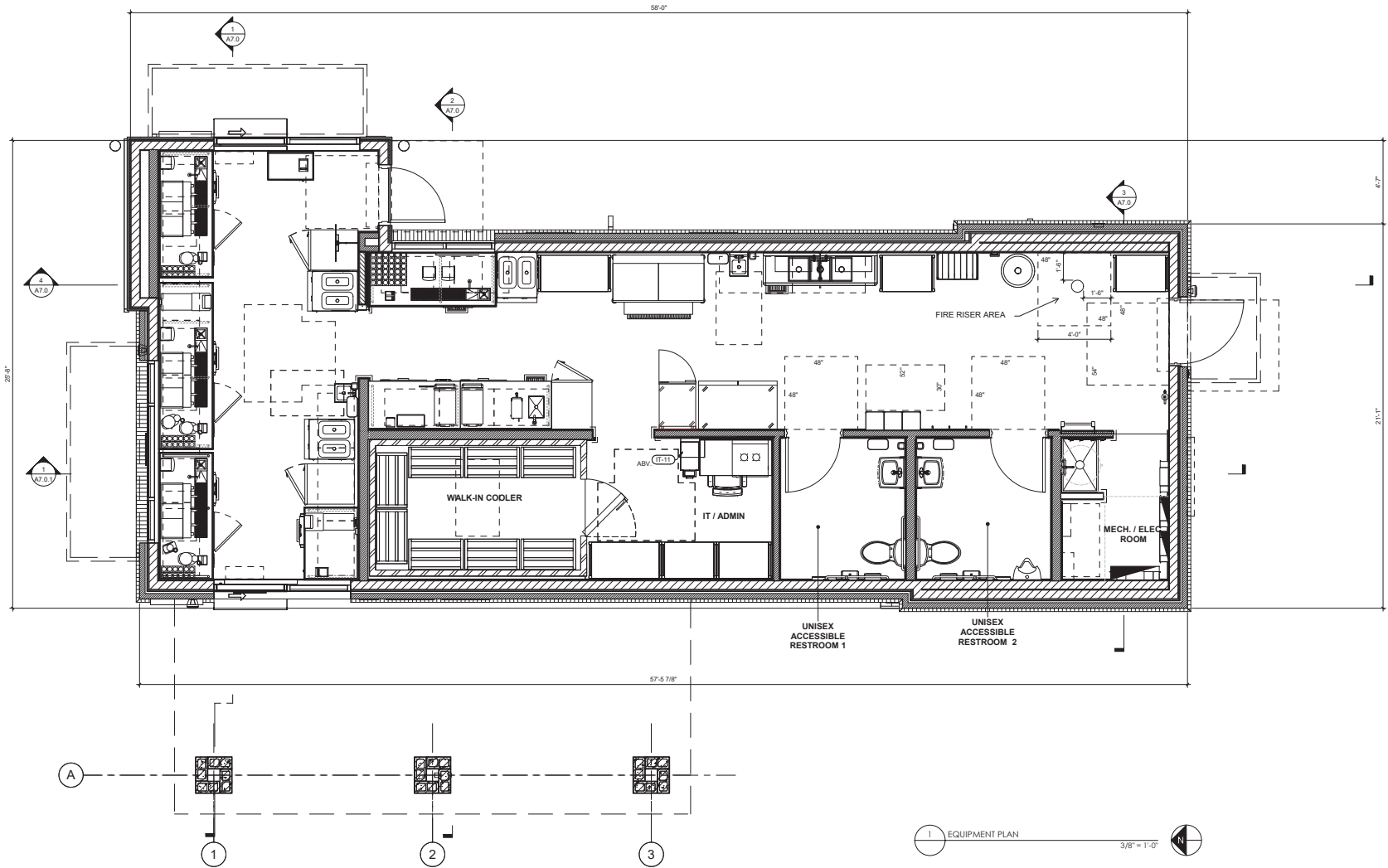


ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

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CHIPMAN DESIGN
ARCHITECTURE INC
1350 E. TOLUHY AVE
FIRST FLOOR, EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

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SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE, THE
SAME COMPLY TO APPLICABLE
LAWS, RULES, REGULATIONS,
AND ORDINANCES OF CITY,
STATE RELATED TO
STRUCTURES AND BUILDINGS.

ANNIHILATOR-A1

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
4931 E. Main St.
St. Charles, IL 60174
For: Dutch Bros Coffee
1800 W. 15th Street
Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03.18.26

REV.	DATE	DESCRIPTION

SHEET NAME:

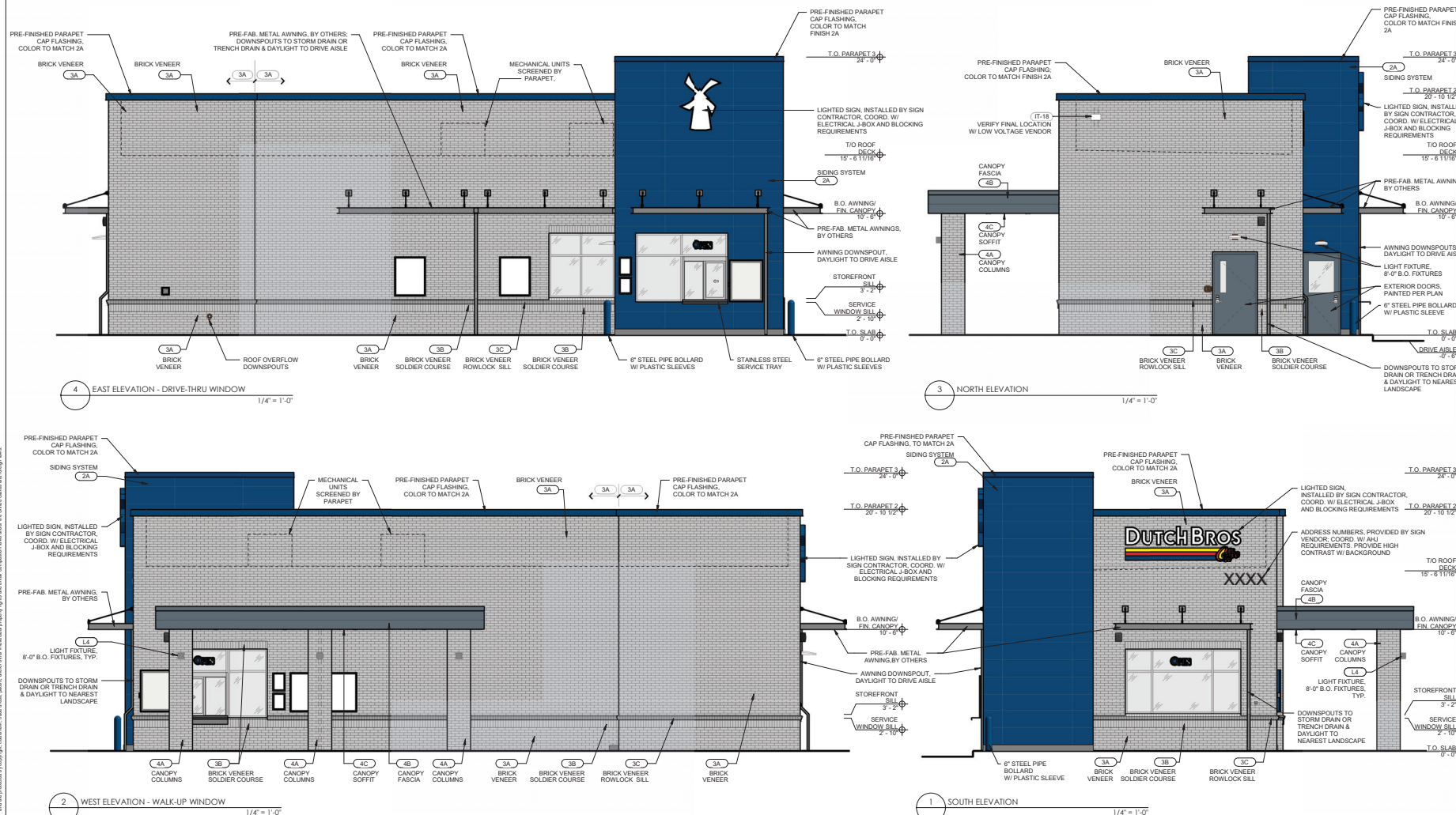
EQUIPMENT PLAN

DRAWN BY: Author CHECKED BY: Checker

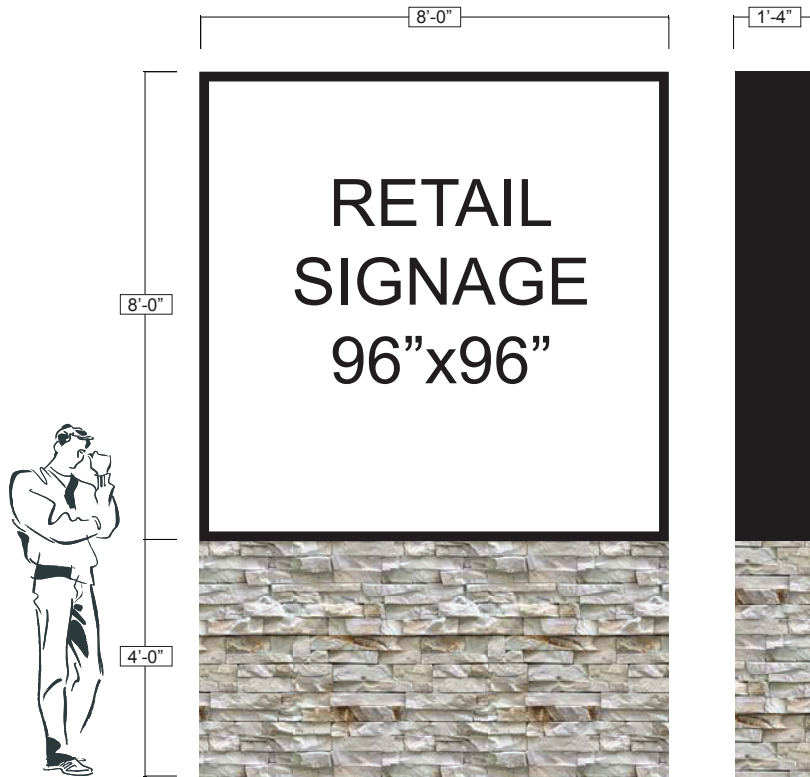
SHEET NUMBER:

A1.0

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SIGN TYPE 1

SIGN
1.X

SPECIFICATIONS

-QUANTITY: (9) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (1) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 12'-0"
 -SIGN DIMENSIONS: 96"x96"
 -TOTAL SQUARE FEET: 64 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

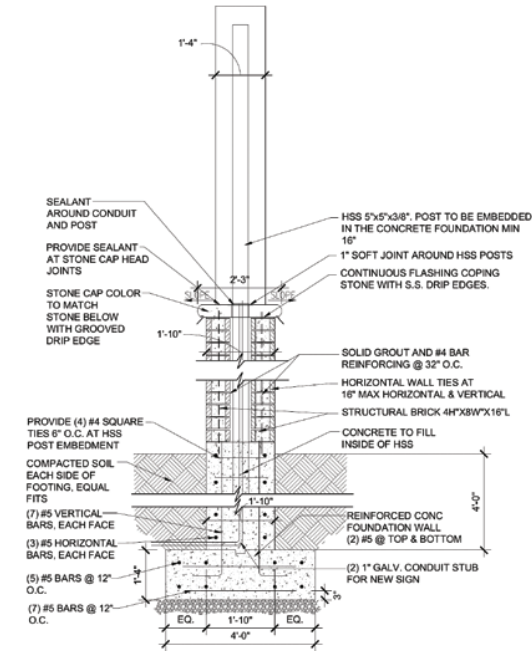
- WHITE-LEXAN INSERTS
- BLACK-SIGN CABINET & BRICK CAP
- STONE BRICK VENEER/TBD



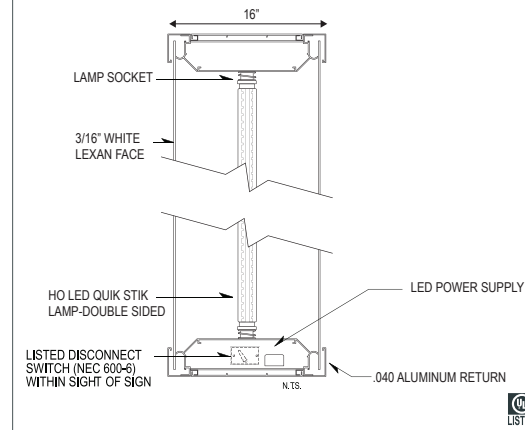
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



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 FULL SERVICE SIGN COMPANY
 FULL SERVICE SIGN COMPANY

207 Gail Ct. S. info@signs3.com
 Prospect Heights, IL 60070 signs3.com

847.222.0505

CLIENT

vequity

CORPORATE:
 226 N. MORGAN ST. SUITE 300
 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

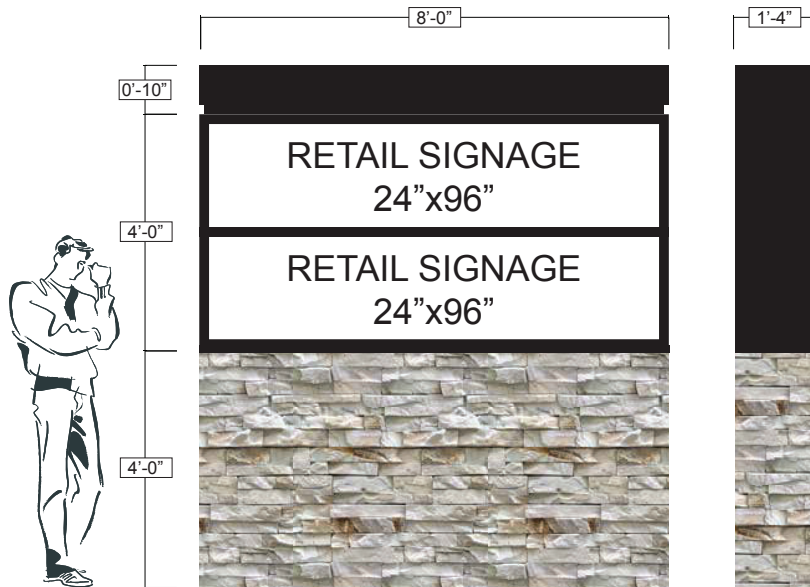
DETAIL

SHEET

1 OF 7

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SIGN TYPE 2

SIGN
2.X

SPECIFICATIONS

-QUANTITY: (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (2) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 12'-0"
 -SIGN DIMENSIONS: 96"x48"
 -TOTAL SQUARE FEET: 32 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

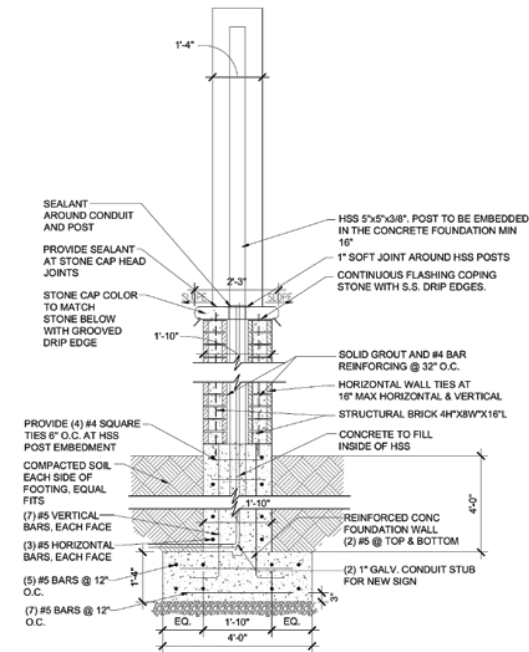
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



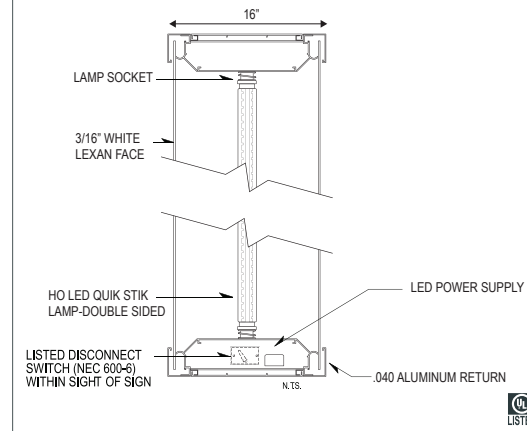
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



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 FULL SERVICE SIGN COMPANY

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 Prospect Heights, IL 60070 signs3.com

847.222.0505

CLIENT

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CORPORATE:
 226 N. MORGAN ST. SUITE 300
 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

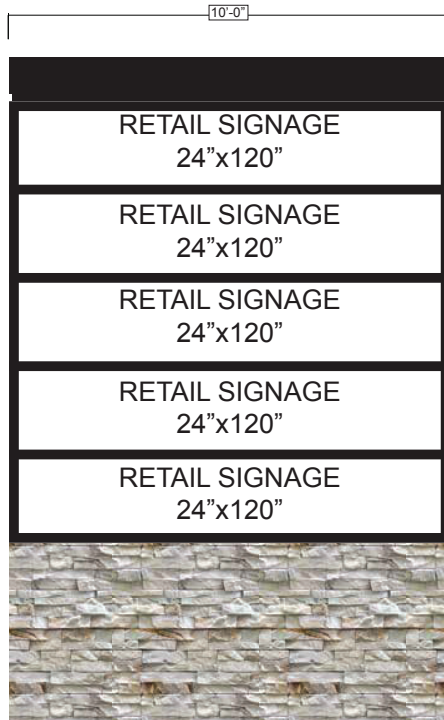
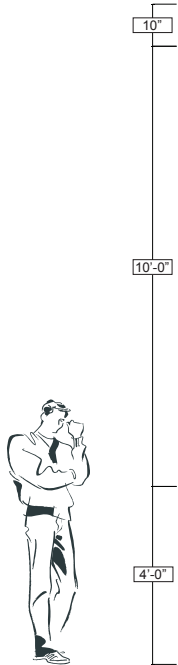
DETAIL

SHEET

2 OF 7

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SIGN TYPE 3

SIGN
3.X

SPECIFICATIONS

-QUANTITY: (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (5) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 12'-0"
 -SIGN DIMENSIONS: 120"x120"
 -TOTAL SQUARE FEET: 100 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

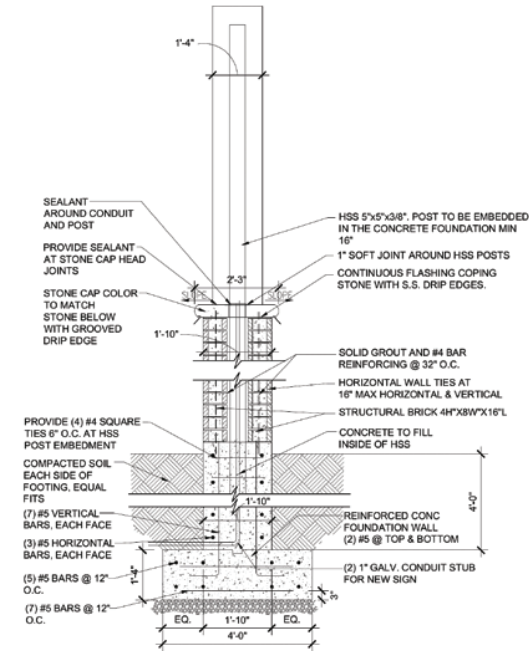
- WHITE-LEXAN INSERTS
- BLACK-SIGN CABINET & BRICK CAP
- STONE BRICK VENEER/TBD



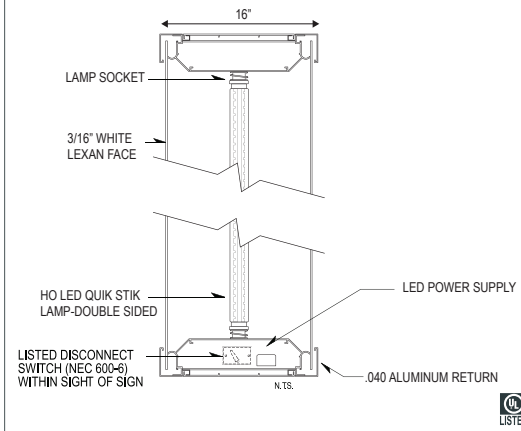
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



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PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

DETAIL

SHEET

3 OF 7

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SIGN TYPE 4

SIGN
4.X

SPECIFICATIONS

-QUANTITY: (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (8) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 15'-0"
 -SIGN DIMENSIONS: 120"x120"
 -TOTAL SQUARE FEET: 100 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

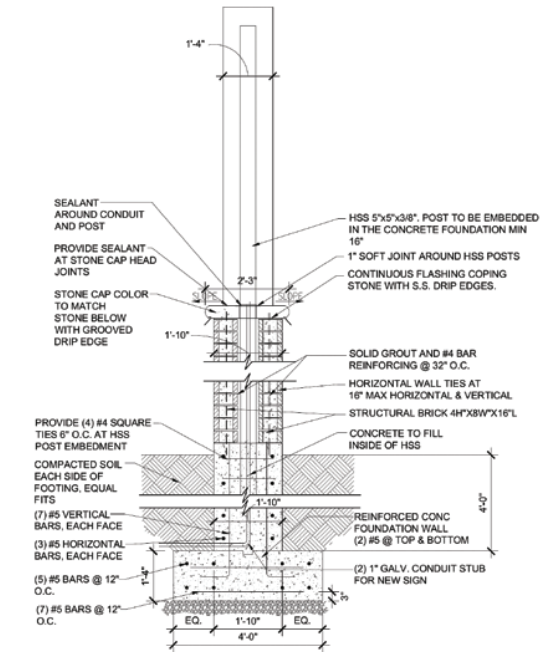
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



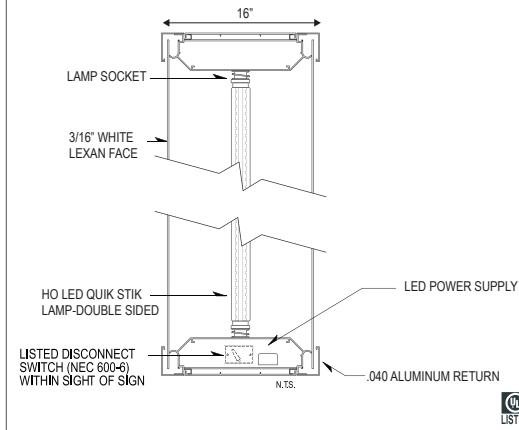
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES



Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V/ 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

SIGNS3, Inc.
 FULL SERVICE SIGN COMPANY

207 Gail Ct. S. info@signs3.com
 Prospect Heights, IL 60070 signs3.com

847.222.0505

CLIENT

vequity

CORPORATE:
 226 N. MORGAN ST. SUITE 300
 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

DETAIL

SHEET

4 OF 7

your **image** is our **priority.**



QUANTITY: (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (8) TENANT INSERTS: 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 23'-2"
 -SIGN DIMENSIONS: 120"x152"
 -TOTAL SQUARE FEET: 160 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO
 POWER/SUPPLIED BY CUSTOMER
 -JUL LISTED: YES

☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



ATTENTION



- CONCRETE WORK TO BE PERFORMED BY OTHERS.
- STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
- MASONRY WORK TO BE PERFORMED BY OTHERS.
- ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

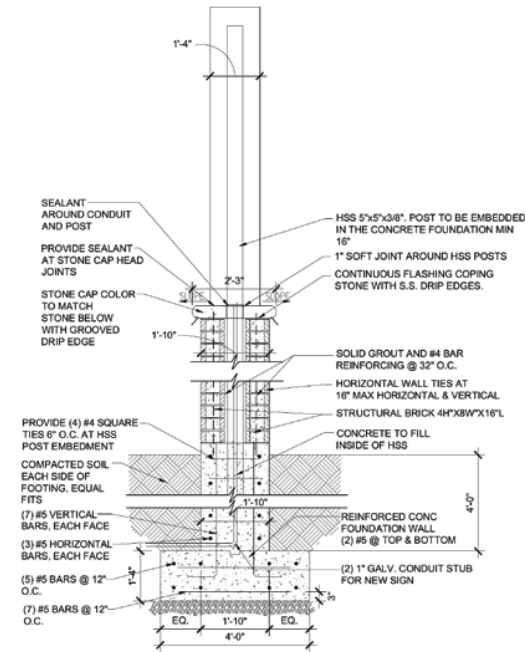


ELECTRICAL NOTES



Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



16"

LAMP SOCKET

3/16" WHITE LEXAN FACE

HO LED QUIK STIK LAMP-DOUBLE SIDED

LED POWER SUPPLY

LISTED DISCONNECT SWITCH (NEC 600-6) WITHIN SIGHT OF SIGN

N.T.S.

.040 ALUMINUM RETURN

UL LISTED

207 Gail Ct. S.
Prospect Heights, IL 60070

info@signs3.com
signs3.com

847.222.0505

CLIENT

vequity

CORPORATE:
226 N. MORGAN ST. SUITE 300
CHICAGO, IL 60607

LOCATION:
4051 E. MAIN ST.
ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

 Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER:

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE: _____

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SACAI F: NTS

MONUMENT SIGNS

DETAIL

SHEET

5 OF 7

your **image** is our **priority**.

*The rendering depicts the approximate size and color. Final product may vary.

SIGN TYPE 6



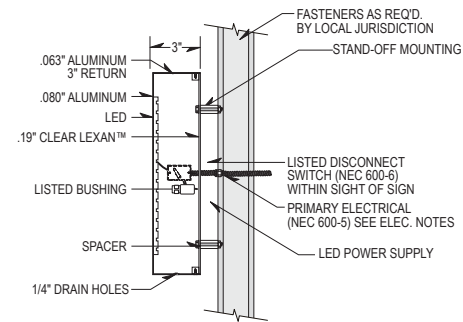
SPECIFICATIONS

- QUANTITY: (2) SET OF HALO LIT CHANNEL LETTERS
- ILLUMINATION: WHITE LED
- FACES: N/A
- CANS: ALUMINUM
- TRIMCAP: N/A
- MOUNTING: CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
- LETTER DIMENSIONS: 82" x 39"
- TOTAL SQUARE FEET: 22.21 SF
- PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO EXISTING POWER
- UL LISTED: YES

COLOR SCHEDULE

- LETTERS-BLACK
- STONE BRICK VENEER/TBD

CHANNEL LETTER - TYPICAL SECTION - HALO-LIT LED



N.T.S.



ATTENTION



- CONCRETE WORK TO BE PERFORMED BY OTHERS.
- STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
- MASONRY WORK TO BE PERFORMED BY OTHERS.
- ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



ELECTRICAL NOTES



- Sign Company DOES NOT provide primary electrical to sign.
- Power to the sign must be done by a licensed electrical contractor or licensed electrician.
- Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
- 2. Junction box installed within 6 feet of sign
- 3. Three wires: Line, Ground, Neutral



FULL SERVICE SIGN COMPANY

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Prospect Heights, IL 60070 signs3.com

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CLIENT

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DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.



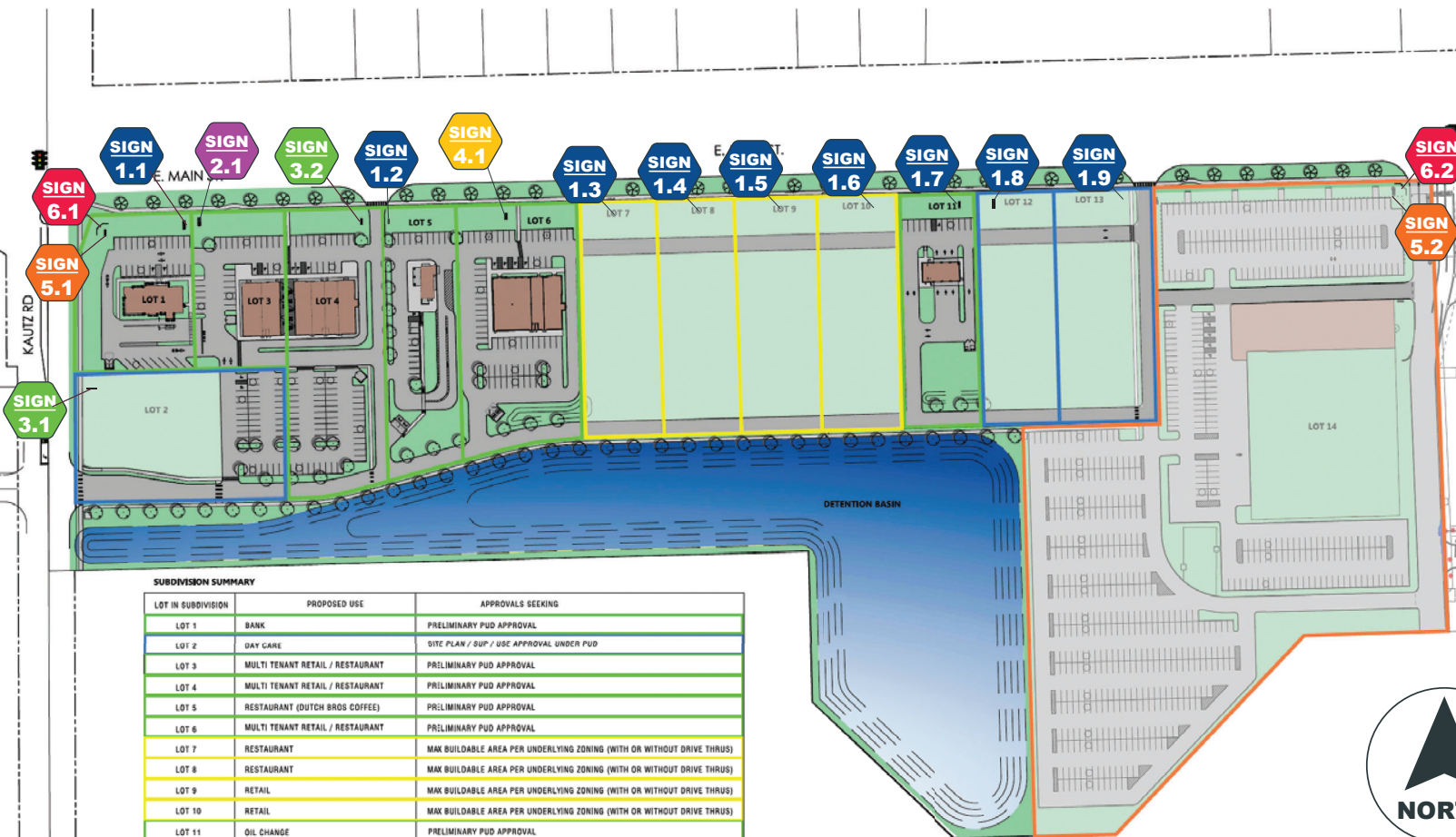
MONUMENT SIGNS

DETAIL

SHEET

6 OF 7

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SUBDIVISION SUMMARY

LOT IN SUBDIVISION	PROPOSED USE	APPROVALS SEEKING
LOT 1	BANK	PRELIMINARY PUD APPROVAL
LOT 2	DAY CARE	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 3	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 4	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 5	RESTAURANT (DUTCH BROS COFFEE)	PRELIMINARY PUD APPROVAL
LOT 6	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 7	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 8	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 9	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 10	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 11	OIL CHANGE	PRELIMINARY PUD APPROVAL
LOT 12	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 13	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 14	DEALERSHIP	FUTURE SITE PLAN APPROVAL - DEALERSHIP REQUIREMENTS INCLUDED IN PUD



NOTES:



-EACH LOT SHALL HAVE 1 FREESTANDING MONUMENT SIGN.
-LOTS 12 AND 13 IF 1 USER WILL HAVE 1 FREESTANDING SIGN AND IF 2 USERS IT WOULD HAVE 1 MONUMENT SIGN PER LOT/PER USER.
-LOT 14 PROPOSED CAR DEALERSHIP SPECIFIC SIGNAGE WILL BE SUBMITTED SEPARATELY BY OTHERS PER PUD REQUIREMENTS.



(1) TENANT MONUMENT SIGN



(2) TENANT MONUMENT SIGN



(4) TENANT MONUMENT SIGN



(5) TENANT MONUMENT SIGN



(8) TENANT MONUMENT SIGN



SHOPPING CENTER ID MONUMENT SIGN

your image is our priority.

From: Linda Mielnicki <lmielnicki9@gmail.com>

Sent: Saturday, August 8, 2026 9:37 AM

To: CD <cd@stcharlesil.gov>

Subject: East side gateway development

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you for your consideration.

Linda Mielnicki Light

From: Grace Churney <grace.a.churney@gmail.com>
Sent: Saturday, August 8, 2026 10:00 AM
To: CD <cd@stcharlesil.gov>
Cc: Spencer Angsten <spencer.angsten@gmail.com>
Subject: Please vote NO

I respectfully ask you to vote NO on any TIF funding, any special use permits, and the proposed 14-parcel planned unit development for Pheasant run. This proposal creates too much uncertainty about what ultimately may be built on one of the city's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Sincerely,

Grace & Spencer Angsten

From: Ryan Light <rlight25@hotmail.com>
Sent: Saturday, August 8, 2026 10:36 AM
To: CD <cd@stcharlesil.gov>
Subject: Shops at Pheasant Run

We are hearing a vote is pending on a developer proposal for this area that could give the developer TIF money and wide latitude to decide what to place on the land including multiple drive-through uses and potentially a 24 hour truck stop.

If true, I encourage the city council to vote no on that proposal. There are substantially better uses of that land that be achieved. Let's be patient and disciplined in ensuring we find a developer that has a vision for the site that aligns with what our community is and should be. An auto/truck repair sales and maintenance hub is not.

Thank you.
Ryan Light

Sent from my iPhone

From: Jennifer Fuller <jniedosp@gmail.com>

Sent: Saturday, August 8, 2026 12:59 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run

Hello!

It has come to our attention what is being proposed for the 'Shops at Pheasant Run.' This is NOT what we had in mind for this parcel of land! We ask you to please vote NO on any TIF funding, special use permits, and the proposed 14 parcel Planned Unit Development for Pheasant Run.

There is far too much uncertainty about what may ultimately be built on one of the City's most important spaces. Please, please require future developments to be reviewed individually - NOT blanket approvals that limit the public's input.

We appreciate you standing up for our residents!

Jen Fuller

Majestic Oaks

From: ieAnthony DeMarco <demarco3@sbcglobal.net>
Sent: Saturday, August 8, 2026 2:52 PM
To: CD <cd@stcharlesil.gov>
Subject: East side Gateway Proposal

I respectfully ask that you vote no on any TIF funding, any special use permits, and the proposed 14 parcel planned unit development for pheasant run.

This proposal creates too much uncertainty about what may ultimately be built on one of the cities, most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket, approvals that limit future public input.

Sincerely,
Tony and Pam DeMarco
St. Charles residents, Kingswood subdivision

Sent from my iPhone

From: Julie Pisani <juliepisani7@gmail.com>
Sent: Sunday, August 9, 2026 8:03 AM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway

Hello, I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14 parcel planned unit development for pheasant run. This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important Gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you for your consideration,
Julie

From: Carol Adams <adams417619@hotmail.com>

Sent: Sunday, August 9, 2026 2:12 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run

Dear Mayor and Members of the City Council,

I am writing to express my concern regarding the direction being considered for the east side development.

My understanding is that the proposed development includes a 24-hour truck stop, along with a significant number of auto-oriented businesses, including yet another car wash. I have to question whether this is truly the vision we want for the entrance to St. Charles.

Development can certainly be positive for a community, but not all development is equally beneficial. A 24-hour truck stop and an abundance of automobile-oriented businesses do not seem consistent with the character and long-term vision that I believe residents expect for St. Charles. The entrance to our city should be an opportunity to create something that enhances our community and makes people proud to call St. Charles home—not simply another collection of businesses designed primarily to accommodate traffic and vehicles.

I am also very concerned about the proposal to provide the developer with approximately \$3.5 million in TIF funding while potentially giving the developer broad authority to determine what is ultimately developed on the property. If public funds are being used to support a private development in the amount of \$3.5 million, I believe our elected officials—and, by extension, the residents they represent—should have meaningful input and oversight regarding what is ultimately built. TIF funding should not amount to handing over a blank check or giving a developer the ability to determine the future of an important part of our city without sufficient public accountability. What protections are in place to ensure that the city's long-term interests—not simply the developer's short-term financial interests—are being prioritized?

A developer's primary responsibility is understandably to make a project financially successful. Once the project is completed, that developer can move on to the next opportunity. But the residents of St. Charles are the ones who will live with the consequences of these decisions for decades.

St. Charles has an opportunity to make a thoughtful, forward-looking decision about an important gateway into our community. I strongly encourage the City Council to take that responsibility seriously and ensure that development on the east side reflects the values and long-term interests of the people who live here.

Please do not confuse opposition to this particular development approach with opposition to development itself. I support responsible economic development. What I am asking for is appropriate development that benefits St. Charles residents—not simply development for development's sake.

I hope our elected officials will carefully reconsider the proposed approach and ensure that residents have a meaningful voice in what is ultimately built and how public TIF funds are used.

Thank you for your consideration.

Sincerely,

Carol Adams
3214 Fox Hunt

From: Donald Williams <jdwilliams@ameritech.net>
Sent: Monday, August 10, 2026 9:28 AM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run Development Proposal

Dear Mayor and St. Charles Alderpeople,

As a citizen and tax payer of St. Charles, IL I respectfully ask you to vote NO on any TIF funding, any Special Use permits and the proposed 14-parcel Planned Unit Development for Pheasant.

This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input. I prefer my tax dollars NOT be used to give big developers a tax break.

Other issues that I disagree with are another possible carwash on Rt 64 by the Hilton Garden Inn. There are already too many in that area, wasting precious natural resources and adding to the driving congestion in that area.

Also please never consider a Data Center within our City limits.

Our escalating property taxes, the 8.75% city tax, the increases in utilities and the always increasing gas taxes are not helpful to seniors on a fixed income.

I think St. Charles can do better, a lot better.

Thank you,
Jean and Don Williams
814 Arrowhead Lane
60174

From: Maria Macri <mlmacri2@yahoo.com>
Sent: Monday, August 10, 2026 10:48 AM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway

I respectfully ask you to vote NO on any TIF funding.
Sent from my iPhone

From: Tim Hartman <thart87@gmail.com>

Sent: Monday, August 10, 2026 12:11 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run - East Side Gateway

Hello,

I am emailing to respectfully ask you to vote NO on any TIF funding, any Special Use Permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run. The proposal in its current form creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. I ask that you please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you very much.

Tim Hartman

Jim & Sharon Jaenel
3103 Turnberry Rd.
St. Charles, IL 60174
sharonjaenel@gmail.com

PLEASE DISTRIBUTE TO THE MAYOR AND ALL CITY COUNCIL MEMBERS

August 10, 2026

Mayor Clint Hull
City Council Members

Dear Mayor Hull and Alderpersons:

As residents on the East side for over 35 years, we have a vested interest in the future development of the East Gateway.

We recently learned about a proposed development of the former Pheasant Run site. If any of the information that is circulating is accurate, we cannot imagine that Mayor Hull would support it or that any Alderperson that truly cares about the whole of St. Charles would vote to approve it. We keep hearing how our City government cares about the East side but the only decent development we have experienced in years is the new Fox Haven Square, which aside of the traffic issues it poses for residents on Kirk Road, is a well-thought out and designed complex which actually serves the needs of the residents.

Here is what we have heard:

- Each of the 14 parcels would not require individual approval by the City. So does this mean if yet another car dealership cannot be secured one of these larger parcels could be turned into a truck stop?
- What is currently slated includes a car wash (government website said application was withdrawn), Valvoline, Dutch Bros. and Chase Bank.
- Our City government would hand over 3.3 million dollars of our tax money in TIF.

If any of the above are true, then we strongly oppose this development:

- No developer should be given blanket approval for all 14 parcels as there are too many unknowns.
- A developer should be required to present specific usage of each parcel for the City's consideration.
- Our tax payer dollars should not be used to subsidize a development that does nothing to improve the East Gateway or speak to the actual needs of the residents.
- What is the return on investment for taxpayers of this 3.3 million dollars? What are the impacts on City services?
- We do not need another car dealership, gas station, car wash, lube facility, bank, or fast-food restaurant on the East side.

- The name “The Shops at Pheasant Run” is a misnomer. The word shop implies boutiques, pastries/bakery, butcher shop, boutique book store/restaurant, ice cream shop. Valvoline it is not!

East side development has always been too industrial-oriented. This is the Gateway to our entire community coming in from the East! Our City government needs to start thinking outside the box like other communities that have come up with some multi-use and creative ways to reuse former shopping center space. Has anyone considered a multi-faceted senior living community on either the Charlestowne or Pheasant Run parcels which would be all-inclusive and could include a walking track, pond, putting green, single family houses, townhouses and apartments - perhaps a facility like Greenfields but even better? It could include small shops like a butcher shop, bakery/pastries, small grocery store, a building workshop, an area for concerts on the lawn, restaurants and cooking classes that would attract younger people and families of the seniors that come to visit and even provide part-time jobs for seniors. What about some nice townhomes on the Pheasant Run parcel with a pond, walking track and beautiful landscaping to provide privacy from busy North Avenue?

How about bringing in a focus-group expert to conduct focus groups on the East side that include people of all ages? Perhaps you'll come out with some great ideas that actually work in the best interests of the residents and community.

As a City, WE CAN DO BETTER THAN THIS!

Regards,

Jim & Sharon Jaenel

From: Jonathan Bierman <bierman33@gmail.com>
Sent: Monday, August 10, 2026 1:35 PM
To: CD <cd@stcharlesil.gov>
Cc: Muenz, Jayme <jmuenz@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>
Subject: The Shops at Pheasant Run

Good Afternoon Jayme and Ryan,

I am emailing regarding the proposed Shops at Pheasant Run and ask that this feedback be distributed to all members of the Committee of the Whole.

Unfortunately, it seems very little (if any) information regarding this development has been shared with St Charles homeowners and taxpayers and given the high impact this project will have both on our community as well as our public funds (TIF incentives), I ask that the STC Alderpersons postpone any further action with respect to the approval of this development until sufficient notice has been given to the Residents of Saint Charles along with the opportunity for feedback. At the very least, I ask that any decisions made by our elected officials not give unrestricted authority to the developer to determine what types of businesses go into this development. We have enough gas stations, auto-repair shops, dealerships, and car washes. Furthermore, additional drive-throughs should be moderated and we certainly do not need a truck stop.

Thank you for your consideration of the above.

Jonathan Bierman
3804 King Richard Ct, St. Charles, IL 60174

From: Michelle Hoppes <mhoppes1423@gmail.com>

Sent: Monday, August 10, 2026 4:11 PM

To: CD <cd@stcharlesil.gov>

Subject: Vote

Hello,

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run. This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input. Thank you.

From: ccpurchase@aol.com <ccpurchase@aol.com>

Sent: Monday, August 10, 2026 5:18 PM

To: CD <cd@stcharlesil.gov>

Subject: New TIFF district

I am a voting citizen of St Charles, and I oppose TIFF districts. It seems that the money ends up in the pocket of the developer with little returning to the city. I understand that the newest possible district leaves a lot of open-ended possibilities for the developer without any oversight when the actual business is added.

Christie Cunningham

From: greasebiz@aol.com <greasebiz@aol.com>

Sent: Monday, August 10, 2026 5:21 PM

To: CD <cd@stcharlesil.gov>

Subject: 14 Parcel Planned Unit - Pheasant Run

Hello,

I urge you not to approve the 14 Parcel proposal at the former Pheasant Run location. The City of St. Charles can do better and attract something of value, rather than auto oriented drive through businesses.

Please put the beauty and citizens first.

Thank you,

Chris Spradlin

From: Vicki Deku <vedeku18@gmail.com>

Sent: Monday, August 10, 2026 5:25 PM

To: CD <cd@stcharlesil.gov>

Subject: Please vote no to TIF funding etc.

Hello,

I am a resident of St. Charles. I urge you to vote NO on TIF funding, Special Use permits, and the 14-parcel Planned Unit Development (PUD) for Pheasant Run.

This proposal leaves too many open questions about what will actually be built on a vital entry point to our city. Rather than issuing a blanket approval that shuts out future public input, each phase of development should be reviewed and evaluated individually.

Our East Side Gateway requires careful, deliberate planning—not an irreversible, all-at-once commitment.

Thank you for your consideration

From: MC <maureen3414@gmail.com>
Sent: Monday, August 10, 2026 5:26 PM
To: CD <cd@stcharlesil.gov>
Subject: The Shops of Pheasant Run

A 34 year resident on the east side of this very special town, I urge you to respectfully listen to your constituents and vote:

NO to PUD
NO to TIF funding
NO to ANY special permits
for the proposed Shops of Pheasant Run.

St. Charles was always a gem of a town, different from most of the other suburbs in Chicagoland and unique in history, charm and love of the arts. It is one of the reasons people chose to call this special place their home. To move forward with the proposed Shops of Pheasant Run - with another unneeded car wash, an oil change garage, the possibility of a truck stop (*NO, NO, NO*) and common drive-through establishments - will simply make the east entrance to St. Charles look like any other strip-mall suburb. Your decision to allow this plan to move forward will most definitely help erode the quaintness of this city.

Please vote NO to the plan in front of you. Your residents and tax payers do not want another ordinary strip center that brings in noise, traffic and mundane business that one can find in any other suburb. My dream would be to truly honor some of the special features of the former Pheasant Run - live theater, fine dining, a performing arts center, an art gallery, specialty shops and stores residents and visitors would want to support. Let the eastern entrance to St. Charles be one that is aesthetic, welcoming, unique and well designed. Let's support St. Charles by promoting what makes it special and not allowing it to look like any other pedestrian suburb.

Respectfully submitted,
Maureen Christiansen

From: Dan Doherty <djdort67@gmail.com>
Sent: Monday, August 10, 2026 6:35 PM
To: CD <cd@stcharlesil.gov>
Subject: NO to Shops at Pheasant Run

I respectfully ask you to vote NO on any TIF funding, any special use permits, and the proposed 14 parcel planned unit development for pheasant run.

This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Dan Doherty
St. Charles Resident
Sent from my iPhone

From: Dave Christiansen <stcdvc@gmail.com>

Sent: Monday, August 10, 2026 6:51 PM

To: CD <cd@stcharlesil.gov>

Subject: East Side Proposal

Vote NO to any special use permits, vote NO to any TIF funding and vote NO to the proposed 14-parcel PUD developers want to call The Shops at Pheasant Run.

***Dave Christiansen
3414 Charlemagne Lane***

Thirty- two year resident

Sent from my iPhone

From: Kristen Tosaw <ktosaw@yahoo.com>
Sent: Monday, August 10, 2026 8:29 PM
To: CD <cd@stcharlesil.gov>
Subject: Fw: Pheasant run area

----- Forwarded Message -----

From: Kristen Tosaw <ktosaw@yahoo.com>
To: cd@stcharles.gov <cd@stcharles.gov>
Sent: Monday, August 10, 2026 at 08:19:07 PM CDT
Subject: Pheasant run area

pleas no to TIF funding. Please no 24 truck stops, or more car places. Please help it to have greenspace and more for the community. A sprts center for the school district would be nice too. Thank you, Kristen Tosaw 25 white oak circle 60174

From: Niall Little <irishniall21@yahoo.com>

Sent: Monday, August 10, 2026 8:41 PM

To: CD <cd@stcharlesil.gov>

Subject: No 24 hr truck stop

Dear all,

I live in fox chase and 6 years ago moved away from a town that had a 24 hr truck stop close to houses. I urge you not to approve this project. It's not a fit for our town or this area.

Having lived close to a similar situation before I promise you this will not end well. Don't do this.

All the best,
Niall

From: Toni Tiongco <tfasano108@gmail.com>
Sent: Monday, August 10, 2026 9:27 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote NO

I have no idea what I want you to vote no on but what I do know is I DO NOT want a 24 hour truck stop in our town. I already do not want many of the businesses we have on the east side including the motels, "massage parlors", cannabis stores. The list goes on. What I DO know is my taxes are \$15000 a year and we deserve better. We moved west for a small town feel and a truck stop does not exhibit that vibe. Additionally, do we need another car dealership? Vote no to that too. I'd rather have that land remain empty than those be our options.

Toni Tiongco

From: robin rosen <rocknstc@sbcglobal.net>
Sent: Monday, August 10, 2026 9:31 PM
To: CD <cd@stcharlesil.gov>
Subject: Shops at Pheasant Run

Dear Mayor and City Council Members,

I am writing you to ask and encourage you to vote NO to the current proposals of the Pheasant Run property, very specifically NO to a Carwash, NO to a truck stop, NO to a car dealership, NO to multiple drive through lanes. At the last meeting you stated you wanted something better than what you see on Randall Rd well what is being proposed is far worse than what one would see driving down Randall road. This is supposed to be the "gateway to St. Charles", the above mentioned hardly screams "high end shops" as was proposed by the owner of this property. Also 3.3 million dollars provided by the community? I think there are better uses for this money.

In my humble opinion you need something like a Putting World (located in Arizona) which would offer entertainment including live music, food and bar. Shops that you see on Randall Rd and in Oakbrook mall; why are we having to drive to Geneva Commons or Oakbrook mall when the land is available here including a mall that for some reason continues to sit empty? Perhaps offering these shops some incentives would help bring them to St. Charles.

Thank you for your help and support, please vote NO!

Robin Rosen
Resident of Charlemagne Subdivision

From: RONALD HUGAR <rwhdpm@att.net>
Sent: Monday, August 10, 2026 9:55 PM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run

(Please distribute this email to all city council / committee members)

Dear Committee Members:

I would like to register my opinion opposing the proposed "Shops at Pheasant Run" development as presented. Please vote NO at the upcoming city council meeting. We can do better when attracting quality businesses into our town. No need for more car dealers, car washes, truck stops or oil change shops. Please bring quality retail establishments back to St Charles.

Dr Ron Hugar
Charlemagne Subdivision

From: Laura Newmeyer <10585lnehloe@gmail.com>
Sent: Monday, August 10, 2026 10:01 PM
To: CD <cd@stcharlesil.gov>
Subject: Shops at Pheasant Run

To all Members of the Community Development Board,

Written under Community Development:

"The department's mission is to preserve and enhance community character and natural resources, while improving the community; enhancing quality of life; and responding to community needs through orderly planning and regulation of development within St. Charles."

Written on the City's Strategic Plan:

The plan identifies four strategic priorities:

- Balanced and Thoughtful Development
- Community Engagement
- Organizational Resiliency
- Financial Wellness

• **How have these four strategic priorities been accounted for in the current proposal?**

As a resident for 26 years in the Charlemagne neighborhood, I respectfully urge all to vote NO on any TIF Funding, Special Use Permits and the proposed 14-Parcel PUD.

Future development projects should be reviewed individually. A fair timeline should be considered for all citizens in the community to review proposals and give input.

Please share my email to all the members on the committee.

Laura Newmeyer

From: Barbara Fiandaca <bjpiers@gmail.com>

Sent: Tuesday, August 11, 2026 4:56 AM

To: CD <cd@stcharlesil.gov>

Subject: TIF funding

I respectfully request you vote NO on any TIF funding , any special use permits, and the proposed 14 parcel planned unit development for Pheasant Run!

This proposal creates too much uncertainty about what may be built on one of St. Charles most important gateway properties.

Sincerely,

Barbara Fiandaca

From: Brian Hayden <bhayden8@gmail.com>

Sent: Tuesday, August 11, 2026 7:17 AM

To: CD <cd@stcharlesil.gov>

Subject: East side development

As a resident we cannot afford to miss on the Pheasant Run development.

No on PUD

No on TIF

Not another car dealership, oil change, drive through we are already flush on all these on the east side.

This real estate holds tremendous value. Please represent it well.

Thank you.

From: Elizabeth Lopez <elizabethlopez92495@gmail.com>

Sent: Tuesday, August 11, 2026 8:52 AM

To: CD <cd@stcharlesil.gov>

Subject: No Shops at Pheasant Run

I respectfully ask you to vote NO on any TIF funding, any Special Use permits and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Best regards,

Elizabeth Lopez, St. Charles resident

From: Julie Sawyer <juliebsawyer@icloud.com>
Sent: Tuesday, August 11, 2026 10:55 AM
To: CD <cd@stcharlesil.gov>
Subject: Please please vote NO

Deer city Council and mayor, I've lived in St Charles 70 years and would love to see that St Charles stays quaint and charming, and not allow developers to come in and take that away from us! Please vote no to keep st Charles beautiful!!
Sent from my iPhone

From: Kathleen Taylor <ktaylorteddy@gmail.com>

Sent: Tuesday, August 11, 2026 11:08 AM

To: CD <cd@stcharlesil.gov>

Subject: Pheasant run development

Dear [Recipient Name],

I am writing to express strong opposition to the proposed development. Residents do not want this project to move forward, and I urge you to vote NO.

There are currently too many unknowns regarding this specific parcel of land to proceed.

Thank you for your time and consideration.

Best regards,
Kathleen Taylor

From: Felicia Vasquez <felicia_vasquez@sbcglobal.net>

Sent: Tuesday, August 11, 2026 11:52 AM

To: CD <cd@stcharlesil.gov>

Subject: Concern Regarding the Proposed Shops at Pheasant Run Development

Dear Mayor and City Council Members,

I'm writing to respectfully ask that you vote **no** on the proposed Shops at Pheasant Run development as it is currently presented.

I understand the City wants to encourage development and investment on the East Side, but I believe this particular proposal deserves much more careful consideration before receiving such broad approval. Granting a blanket approval for all 14 parcels creates too much uncertainty about what could ultimately be built there and how those uses could affect the surrounding community.

I am also concerned about approving multiple special-use permits in advance, particularly for drive-through and other auto-oriented businesses, before the individual future uses have been fully evaluated by the City and the public.

The East Side Gateway is an important part of St. Charles, and I believe development in this area should reflect a thoughtful, long-term vision for the community—not simply whatever uses can be accommodated under a single master plan.

I also respectfully ask the City to reconsider any TIF funding associated with this proposal. Public funds should be used to support development that clearly aligns with the community's vision and provides a compelling benefit to St. Charles residents.

I encourage the Mayor and City Council to **vote no on the requested special-use permits, TIF funding, and blanket approval of the 14-parcel PUD**, and instead require future proposals to be reviewed individually as specific plans and uses come forward.

Thank you for taking the time to consider the concerns of St. Charles residents.

Sincerely,
Felicia Vasquez

From: Holly Bennett <hhbennett3705@gmail.com>

Sent: Tuesday, August 11, 2026 11:55 AM

To: CD <cd@stcharlesil.gov>

Subject:

I VOTE NO!

- A request to vote **NO** on TIF funding, special use permits, and blanket PUD approval

Summary

The “Shops at Pheasant Run”

Holly H Bennett

From: Brenda <brenm5628@gmail.com>
Sent: Tuesday, August 11, 2026 12:20 PM
To: CD <cd@stcharlesil.gov>
Subject: Please Vote No on the Shops at Pheasant Run Proposal

Dear Mayor and City Council Members,

I am writing as a St. Charles resident to ask you to please **vote NO on the Shops at Pheasant Run proposal in its current form.**

I support thoughtful redevelopment of the former Pheasant Run property, but I am concerned about approving such a large Planned Unit Development when several of the future uses are still uncertain. This property is an important gateway into St. Charles, and decisions made now will affect nearby neighborhoods and the character of our community for many years.

I respectfully ask the City Council to **reject broad or blanket approvals for uses that have not yet been identified and to require appropriate review of individual parcels as specific developments are proposed.** Residents should have an opportunity to understand and provide input on significant drive-through, automotive, travel-center, or other high-traffic uses before they are approved.

I also ask you to carefully reconsider providing substantial TIF assistance for this development. Public funds should support a project that clearly reflects the long-term vision and best interests of the St. Charles community.

Please do not rush this decision simply for the sake of developing the property. We have one opportunity to get the East Side Gateway right.

Please vote NO on the proposal in its current form.

Thank you for listening to the residents you represent.

Sincerely,

Brenda Meissler
St. Charles Resident

From: tlhartel@aol.com <tlhartel@aol.com>

Sent: Tuesday, August 11, 2026 2:21 PM

To: CD <cd@stcharlesil.gov>

Subject: shops at pheasant run

Hello!

Please vote NO on the proposed expansion of shops at pheasant run.

The proposal is too vague and requires more specific information.

THANK YOU.

Tom Hartel

3713 King George Lane

Saint Charles, IL 60174

From: Joyce P <jmp4joyce@yahoo.com>
Sent: Tuesday, August 11, 2026 2:23 PM
To: CD <cd@stcharlesil.gov>
Subject: Proposed PUD for 'Shops at Pheasant Run'

Good afternoon,

As 24 year residents of St. Charles on both the east and west sides, we have to voice our dismay at the proposed PUD for the old Pheasant Run area/property.

We realize car dealerships are already established in this vicinity, and perhaps a few more dealerships would complement what is there, however in our opinion, a sweeping 14 acre PUD left at the hands of developers with only auto/truck related business in mind is shortsighted planning of St. Charles' east gateway.

We respectfully ask you to vote 'no' on any TIF funding and special use permits for this parcel. Please require future developments to be reviewed individually in lieu of blanket approvals that limit public input so that the area can be planned more creatively with all residents in mind, and for greater potential.

Thank you,

Chris & Joyce Paliganoff

From: Barbara Hearn <barb6711@aol.com>

Sent: Tuesday, August 11, 2026 6:24 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run

I am responding to the recent proposal regarding "Shops at Pheasant Run"

I vote NO as I feel what they seem to be "possibly " planning is very inappropriate for the City of St. Charles.

Regards, Barbara Hearn

From: Sue Doherty <dsdort@sbcglobal.net>
Sent: Tuesday, August 11, 2026 9:25 PM
To: CD <cd@stcharlesil.gov>
Subject: The Shops of Pheasant Run

Dear Mayor Hull and Committee members,

I am writing to respectfully ask you to vote **no** on the proposed development that includes a truck stop, car wash, car dealership, and other similar commercial businesses.

Our community has worked hard to create a city that is welcoming, attractive, and a place that residents are proud to call home. The proposed development does not reflect that vision. Large-scale commercial businesses of this type could significantly change the character of our community, increase traffic, noise, and pollution, and diminish the appearance of the area.

First impressions matter. When visitors, families, and potential new residents enter our city, they should see a clean, well-planned, and inviting community—not a corridor dominated by heavy commercial and industrial-style businesses. These types of developments may be appropriate in other locations, but they are not the right fit for preserving the quality and character of our city.

I encourage the Council to consider development that enhances our community, supports local businesses, protects property values, and maintains the attractive appearance that residents value. Thoughtful growth can strengthen our city without sacrificing its identity.

We rely on you to support our values, desires and vision of what this city should be. We value pride, beauty, excitement, safety, character and much more. This is NOT a East vs West decision. This affects all of St. Charles from the esthetics, quality of life, use of our tax dollars and future consequences of the decisions you make.

I ask that you vote NO to this proposal specifically...

NO to PUD

NO to TIF funding

NO to special use permits

We need you to continue to support developments that reflect the vision and long-term interests of our community.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Sue Doherty

26 yr. Resident

Charlemagne HOA Board President

From: chet zaba <zaba_53@hotmail.com>
Sent: Tuesday, August 11, 2026 10:32 PM
To: cd@stcharlesil.gove <cd@stcharlesil.gove>
Subject: Pheasant Run development

Dear Community Development Department and City Council,

I respectfully and sincerely ask you to vote NO on the proposed PUD for the Pheasant Run property, NO on any suggestion that the 14 parcel development include any sort of drive through business, I am strongly against any notion of another car dealership or a truck stop and I am absolutely against any tax incentive plan. I am firmly against my tax money being used to finance something I don't want.

Saint Charles is a beautiful city. My wife and I moved here for quality of life. That quality of life has eroded the past two years with the addition of the DR Horten community which faces our own Kingswood townhome. Gone is the beautiful stand of trees along Foxfield that shielded us from street noise from Route 64 and was replaced by a highly congested housing project that changed the nature of our neighborhood. Everyone in Kingswood has invested in Saint Charles by making it their home and we did so for a reason. Quality of life. Over congested housing in the small area occupied by Charlestowne Lakes will, I believe not help the property values of nearby established residents in the long run.

Saint Charles city government has ruled wisely in the past, for which I am grateful and respectful. Taking a slower approach to re-development of Charlestown Square Mall is to be applauded. Taking a similar approach to the Pheasant Run property is warranted as well.

Saint Charles is a beautiful town. Truth be told, it's the only town in my years I've made time to spend in the business district. Good food and shopping, friendly establishments. Beautifully considered standards for shop adornment and walking areas. We love our new town and we want changes to preserve its' charm and warmth.

I grew up in Hinsdale and Burr Ridge, spent 15 years in Naperville and spent much time in Clarendon Hills. In all cases I watched these towns flourish and grow and in the end succumb to unrestrained commercialism. Naperville especially changed, so much my wife and I rarely go back.

Saint Charles doesn't need any more low-amenity fast-food establishments. We've already seen the influx of several huge commercial buildings and distribution centers nearby nor do we need the industrial footprint and incompatible scale of a truck stop. Saint Charles does not need a truck stop. The suggestion is ludicrous.

I feel Kingswood, Charlemagne and all of the communities to the near east and west of Kirk Road are valuable assets to their residents as well as the City as a whole. Please protect what we've got. Once a poor decision is made, you can't go back. It's done.

Sincerely,
Chester and Tezana Zaba

From: Stephen Bennett <sbennett3705@gmail.com>

Sent: Wednesday, August 12, 2026 5:58 AM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run

I am a local resident at 3705 Ling Charles Lane and oppose the "Shops at Pheasant Run" proposal. This proposal, if approved, would negatively degrade the area and does not support the community. Instead, it would cater to commuters traveling through St. Charles on Route 64, Keil or Kautz Roads. The East Side should be a destination community, not a "drive through", which this proposal encourages.

Thanks you,

--

Steve Bennett

937-478-2295

From: KAREN LUKAC <k.lukac@prodigy.net>
Sent: Wednesday, August 12, 2026 9:03 AM
To: CD <cd@stcharlesil.gov>
Cc: Weber, Steve <sweber@stcharlesil.gov>
Subject: Pheasant Run Development

Please register our dismay and outrage at the "proposed" development for this parcel of land. We most certainly do NOT need another auto dealership, car wash or truck stop with more semis barreling through the main thoroughfare of town. And to help fund this with taxpayer dollars is akin to picking the pockets of hardworking taxpayers! We will be closely following how our alderman votes and opposing/supporting him accordingly in the next election.

Karen & Paul Lukac
3355 Renard Ln.

From: Marybel Shen <mcarpio286@gmail.com>

Sent: Wednesday, August 12, 2026 9:38 AM

To: CD <cd@stcharlesil.gov>

Subject: Opposition to the Proposed Shops at Pheasant Run Development

Dear Mayor and City Council Members,

I am writing as a concerned St. Charles resident to express my opposition to the proposed Shops at Pheasant Run development in its current form.

I absolutely support thoughtful development and revitalization of the East Side. However, I do not believe granting broad approval for a 14-parcel Planned Unit Development—along with special-use permits for multiple drive-through businesses and significant TIF funding—is the right vision for such an important gateway into our community.

My biggest concern is the amount of uncertainty surrounding what could ultimately occupy these parcels. Residents deserve the opportunity to evaluate future uses individually rather than granting blanket approval now and discovering later that our East Side gateway has become dominated by drive-throughs, auto-oriented businesses, another dealership, or potentially a 24-hour truck stop.

Once this type of development is approved and built, we cannot simply undo it.

I would much rather see the City pursue development that creates a welcoming, attractive and vibrant entrance to St. Charles—something that encourages people to stop, dine, shop and spend time in our community while also complementing the surrounding neighborhoods.

I respectfully ask that you vote **NO** on the proposed 14-parcel PUD, the requested special-use permits, and TIF funding for this proposal in its current form. Please require a more thoughtful and transparent plan that gives residents and the City the opportunity to review future uses before they are approved.

The East Side deserves investment, but it also deserves careful planning. Please protect the long-term character and potential of this important part of St. Charles.

Thank you for listening to the concerns of your residents.

Sincerely,

Marybel Shen

St. Charles Resident

From: Mike Williams <mike.willi1@gmail.com>

Sent: Wednesday, August 12, 2026 9:51 AM

To: CD <cd@stcharlesil.gov>

Subject: Special Use Permit - Pheasant Run

Dear Mayor and City Representatives,

Vote NO on any Special Use Permit that would allow a 24-hour truck stop at the former Pheasant Run property. This decision will shape the east-side gateway to our community for decades.

For years I've been concerned with the steady increase in 18-wheel semis passing through our prized downtown. Not only do these large trucks create excessive noise and air pollution, but they also create unsafe driving conditions on a narrow street lined with small business, restaurants, and parks. A round-the-clock truck stop would invite more heavy truck traffic, increase noise and light pollution, increase diesel emissions, and increase crime. It would create an unbearable strain into an area that should reflect the character, livability, and long-term vision of St. Charles.

Overtime, this will certainly have a damaging effect on home resale value and the overall desirability of our beautiful community. A large-scale commercial truck plaza will make our community less safe for our children.

As an extremely concerned member of this community, I urge you to vote NO on a Special Use Permits allowing a 24-hour truck stop.

Sincerely,

Michael Williams, Kingswood Resident

From: Jacquelyn Knack <jacquelyn.knack@gmail.com>
Sent: Wednesday, August 12, 2026 10:08 AM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run Development

To Whom It May Concern,

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Sincerely,

A Concerned Local Resident

From: Jim Pisani <jimpisani@comcast.net>
Sent: Wednesday, August 12, 2026 10:52 AM
To: CD <cd@stcharlesil.gov>
Subject: East Side Gateway

> Hello, I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14 parcel planned unit development for pheasant run. This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important Gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

>

> Thank you for your consideration.

From: Dale Riewe <daler46@sbcglobal.net>
Sent: Wednesday, August 12, 2026 12:44 PM
To: CD <cd@stcharlesil.gov>
Subject: East Side Gateway.

To whom it may concern,

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the city's most important gateway properties.

Thank you for your attention to this proposal,

Dale Riewe
3721 King Charles Lane
St. Charles, IL.

From: Julie Pisani <juliepisani7@gmail.com>
Sent: Wednesday, August 12, 2026 1:09 PM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway

Hello, I respectfully ask you to VOTE NO on any TIF funding, any Special Use permits, and the proposed 14 parcel planned unit development for pheasant run. This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important Gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you for your consideration,
Julie

From: John Loughman <john.loughman48@gmail.com>

Sent: Wednesday, August 12, 2026 12:45 PM

To: CD <cd@stcharlesil.gov>

Subject: East Side Gateway

Having lived on the east side for 45 years, I find the 4 "proposed" plans totally repulsive! St Charles deserves a comprehensive plan that continues to beautify one of the most gorgeous cities in all of Illinois! And to use my tax dollars to make these plans possible is beyond disgusting! The east entrance to our city on Main Street would look like a cheap carnival!

By the way, how are the plans for Charlestown Mall coming???

Use your heads and think this through for the Betterment of the St Charles community.

John Loughman

From: Jim Tobin <jim.tobin07@gmail.com>
Sent: Wednesday, August 12, 2026 3:46 PM
To: CD <cd@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>
Subject: Planned Unit Development Plan for The Shops at Pheasant Run

Jayme,

I'm writing to request that you vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

The proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Regards,

Jim
Kingswood subdivision

From: robin rosen <rocknstc@sbcglobal.net>
Sent: Wednesday, August 12, 2026 4:48 PM
To: CD <cd@stcharlesil.gov>
Subject: Shops of Pheasant Run

Dear Mayor and Alderman of St. Charles,

I am writing you to ask that you vote NO for the current proposals for the property previously known as Pheasant Run.

When you think of this section of North Ave leading into St. Charles do you really want to be met with another car dealership - NO, do you really want to see Valvoline - NO, does a truck stop really sound that inviting to you - NO, multiple drive throughs which says to me fast food options - NO.

At the last meeting 2 weeks ago you all wanted something better than Randall Rd. well any of the above is definitely NOT better than Randall Rd. You are talking "high end" stores but what is proposed and on the table is far from "high end".

Why are we driving to Geneva Commons and Oakbrook Mall when a lot of these stores can go into what you are wanting to call the "Shops of Pheasant Run". Just how much effort has been put into offering these businesses incentives to come to St. Charles? You want to give the 3.3 million of our tax dollars for what is now being proposed? Everyone of you should have the same answer, the same vote - NO!

Thank you for your time and consideration,

Robin Rosen
Resident of the Charlemagne Subdivision

From: Mark Hauser <markhauserinsurance@gmail.com>

Sent: Wednesday, August 12, 2026 6:03 PM

To: CD <cd@stcharlesil.gov>

Cc: Muenz, Jayme <jmuenz@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>

Subject: Shops at Pheasant Run

Mayor Hull and City Council,

We appreciate all the hard work you do and the efforts you put forth to make our community so desirable.

As residents of the east side, we are concerned over the development proposed for the former Pheasant Run Property. The concept of having multiple driveway-thru type businesses does not present a welcoming entrance into our City, nor does it encourage residents to shop other nearby businesses.

Of further concern is the fact that, if approved, this does not allow for a thoughtful approval of potential businesses that may be added at a later date.

We urge you to not approve the proposal before you, and ask that you put your energy and any available financial incentives into getting the Charlestowne Mall redeveloped.

Sincerely,

Mark and Mary Hauser
3717 King George Lane
St Charles

From: Samantha Williams <samantha.staniszewski@gmail.com>
Sent: Wednesday, August 12, 2026 8:18 PM
To: CD <cd@stcharlesil.gov>
Subject: Please Vote No: The Shops at Pheasant Run Proposal

To the Community Development Committee,

(Please distribute this email to all members of the committee)

I have come to understand a developer is currently talking with each alderman to secure votes, so I wanted to reach out directly as a St. Charles resident to ask that you vote no on the proposal for "The Shops at Pheasant Run."

As someone who takes true pride in being a St. Charles resident, pushing this kind of heavy, car-oriented commercial strip right down the street from our family friendly neighborhood feels entirely out of step with what our city stands for and what our families deserve.

What really concerns me is the relaxing of the zoning standards. Am I understanding that we are handing over blanket permissions?

For an all-night commercial truck terminal?

Vehicle storage?

Car-oriented commercial density?

8 to 9 parcels completely open where the developer will essentially have carte blanche to put in whatever they want?

Does our community have zero say moving forward?

Is this really the kind of development we want representing St. Charles?

Asking for millions in TIF reimbursement?

Normally I'm not the kind of resident who sits down to write city council emails, but living on the east side right now, it's hard not to feel overwhelmed. Between the new Charlestowne Lakes townhouse development bringing a wave of extra traffic, congestion, and school district rezoning, our everyday safety and the quiet charm of our neighborhoods are already taking a hit. I have a lot of questions, the biggest: is this truly the best use of public money?

I appreciate your time and consideration. Please vote no.

Best,

Samantha Williams
St. Charles Resident

From: Jeff Cordina <jtccordina@gmail.com>

Sent: Wednesday, August 12, 2026 9:28 PM

To: Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Petschke, David <dpetschke@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>; CD <cd@stcharlesil.gov>

Cc: c.ilekis@vequity.com

Subject: Support for The Shops at Pheasant Run

Hello,

I listened to the Plan Commission meeting and the Committee of the Whole meeting regarding The Shops at Pheasant Run. As a Ward 2 resident of St. Charles, I am writing this e-mail to express my support for the plan from Vequity/SC Landman LLC.

I live a mile from the site, so I have a personal interest in its successful redevelopment. I also have a background in real estate and development with a degree in real estate & urban land economics, a commercial real estate lending background, commercial appraisal experience, and a career in the affordable housing industry.

The current site is an eyesore complete with piles of concrete and temporary fencing. The City of St. Charles and its residents need action on this site; we can't let it sit any longer. While it might not be flashy or exciting, the highest and best use for this high-traffic-count infill site is convenience retail, as presented. Those with busy families value easy to access retail and drive-through restaurants where one can get a convenient meal on an eventful day. We have an experienced developer willing to invest in this site, and we need to provide them with the support and resources to make it a reality.

This e-mail might sound familiar to some, as it's very similar to the e-mail I wrote to city council in January 2022 when the city was presented with the Charlestowne Mall redevelopment plan, which I also supported. We all know how that panned out and where we are 4.5 years later. The city doesn't need to agree to all of the developers' requests, but I do think there is a middle ground that will work for both parties. What we don't want is for this site to be developed piecemeal under the existing by-right zoning; a cohesive PUD with enhanced features is much better than that alternative for both parties. If the city and developer collaborate, get creative, and support each other, I think the result will be a win-win. Let's give the developers the support they need to move the project to the next stage.

Thank you for your service to St. Charles and for taking the time to read this.

-Jeff Cordina

From: patricia johnston <psjohnston@sbcglobal.net>
Sent: Thursday, August 13, 2026 7:59 AM
To: CD <cd@stcharlesil.gov>
Subject: Proposed Development

Dear Committee Members,

I am writing to respectfully ask you to vote no on the proposed development that includes a truck stop, car wash, car dealership, and other similar commercial businesses.

Our community has worked hard over many years to create a city that is welcoming, attractive, family-oriented, and a place residents are proud to call home. The proposed development does not reflect that vision or the values that have helped make our community such a desirable place to live, work, and raise a family. While growth and economic development are important, they should be pursued in a way that complements and enhances the character of our city rather than fundamentally changing it.

The addition of a truck stop and other intensive commercial operations could significantly change the appearance and character of the area. These types of developments often lead to increased traffic congestion, particularly from heavy trucks, along with higher levels of noise, light pollution, and air pollution. Together, these impacts can affect nearby neighborhoods, raise safety concerns for residents, and diminish the quality of life that many families have come to value and enjoy.

In addition, developments of this nature can have long-term consequences that extend beyond the immediate area. They can influence future growth patterns, affect property values, and change the perception of our city for years to come. Once this type of development is established, it can be difficult or impossible to reverse its impact on the surrounding community. Residents who chose to invest in homes and businesses here did so because of the community's character, appearance, and reputation, and those qualities deserve careful protection.

Our city's appearance is often the first impression visitors, prospective residents, and potential businesses receive. We should strive to ensure that the gateways into our community reflect the pride we take in our city and showcase thoughtful planning, attractive development, and a commitment to maintaining high standards. A development centered around heavy commercial uses does not align with that goal and risks undermining the positive image our community has worked so hard to build.

I respectfully urge the Council and Committee members to carefully consider not only the short-term benefits being presented but also the long-term impacts on our community's character, livability, and future development. Growth should strengthen our city, support residents and local businesses, and preserve the qualities that make this community unique. This proposal, in my view, falls short of those objectives and does not represent the type of development that will best serve the interests of current and future residents.

First impressions matter. When visitors, families, and potential new residents enter our city, they should see a clean, well-planned, and inviting community—not a corridor dominated by heavy commercial and industrial-style businesses. While these types of developments may be appropriate in other locations, they are not the right fit for preserving the quality and character of our city.

I encourage the Council to consider development that enhances our community, supports local businesses, protects property values, and maintains the attractive appearance that residents value. Thoughtful growth can strengthen our city without sacrificing its identity.

I respectfully ask that you vote NO on this proposal, including:

- NO to the PUD
- NO to TIF funding

- NO to special use permits

We need you to continue supporting developments that reflect the vision and long-term interests of our community.

Thank you for your time, your service, and your thoughtful consideration of this important matter. I appreciate the responsibility you carry in making decisions that will shape the future of our community for generations to come. I respectfully ask that you carefully consider the concerns expressed by residents and the long-term impact this proposal could have on the character, appearance, and quality of life in our city. Thank you again for your dedication to serving our community and for taking the time to listen to the voices of those who call this city home.

Sincerely,
Patricia Johnston

From: Mark Nelson <mnbean1@comcast.net>
Sent: Thursday, August 13, 2026 8:00 AM
To: CD <cd@stcharlesil.gov>
Subject: Vote against Peasant Run proposal

To whom it may concern:

Please vote no for use of TIF funding for the proposed Planned Unit Development for the Pheasant Run property. The current plan appears to be uncertain and could potentially include a truck stop. This is not appropriate for an area which functions as the gateway to St. Charles. More alternatives are needed with public input.

Thank you for your attention to this matter,

Mark Nelson
Resident of Kingswood neighborhood

From: Kim Grove <ktgrove@outlook.com>
Sent: Thursday, August 13, 2026 9:00 AM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run-St Charles, IL - Please Consider The Residence

Dear Representative,

I am writing as a St. Charles resident to ask for your attention and support regarding the proposed "Shops at Pheasant Run" development on the East Side.

I recently became aware of the proposal, and I am very concerned about the direction this project could take our community. From what residents have been told, **this is not simply a small shopping development**. The proposal involves 14 parcels and could include multiple drive-through businesses, a bank, Valvoline, and potentially an auto dealership or even a 24-hour truck stop.

What concerns me most is that **residents may lose their opportunity to have meaningful input** once the entire PUD is approved. *If individual parcels can be developed later without additional public hearings or neighborhood review, the community could be committing itself to uses that many residents have never had an opportunity to consider.*

I am also concerned about the request for more than **\$3.5 million in TIF funding**. I understand that economic development is important, but I believe public money should be used carefully and for projects that are consistent with the long-term vision and interests of the community. I am not opposed to development. I am opposed to rushing through a large project when there are still unanswered questions about what will ultimately be built and how it will affect the surrounding neighborhoods.

At a minimum, I believe **each parcel should be considered individually, with the public given a meaningful opportunity to review and comment on the proposed use**. I also believe that taxpayer-funded TIF assistance and special-use approvals should be carefully scrutinized rather than approved as part of a blanket package.

I respectfully ask that you pay attention to what is happening with this proposal and support the residents who are asking for transparency, accountability, and a meaningful voice in decisions that will affect our community for many years.

The **potential vote** is reportedly as early as **August 17**, so I would greatly appreciate any attention you can give this matter in the coming days.

Thank you for taking the time to hear from a constituent. I hope you will stand with residents who want responsible development that reflects the long-term interests of St. Charles.

Respectfully,

KIM GROVE

St. Charles, Illinois

From: Tommy Knack <Tommy.Knack@mcmaster.com>
Sent: Thursday, August 13, 2026 10:37 AM
To: CD <cd@stcharlesil.gov>
Subject: Shops At Pheasant Run

Hi,

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and proposed 14-parcel Planned Unit Development for Pheasant Run. This proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you,
Tom Knack
St. Charles Resident

From: Heather Mack <hlmack11@yahoo.com>
Sent: Wednesday, August 12, 2026 11:17 PM
To: Muenz, Jayme <jmuenz@stcharlesil.gov>
Subject: Thank You

Dear Jayme,

Thank you for caring for the City and our neighborhood of Kingswood. As someone that has worked with TIF districts in the past, I know the developer's single interest is to maximize their profitability in a 20-year horizon. However, the community interest must be a primary consideration. As a gateway to the community of St. Charles, there should be no consideration of a truck stop. The future image of St. Charles is in your hands. This should never be a consideration for a gateway corner.

In the last district I worked with, the developer did not want to give up land for adequate parking. Had local interest groups remained silent, a negative economic future of the surrounding area would have been sealed. We've got one chance to make a positive difference. We are counting on our Alderman to be our voice of reason. This site will determine the future of the entire surrounding area. It's in your hands to ensure the esthetics, quality, and prosperity of this TIF site attracts the right type of future investment.

Thank you for all you do to be a leader in our community.

HL Mack
3009 King Richard Circle

From: Denise Fairbanks <dfair37@yahoo.com>
Sent: Thursday, August 13, 2026 3:58 PM
To: CD <cd@stcharlesil.gov>
Subject: East Side Gateway

Dear Members of the City Council,

I am writing to respectfully ask you to vote no on the proposed development that includes a truck stop, car wash, car dealership, and other similar commercial businesses.

Our community has worked hard to create a city that is welcoming, attractive, and a place that residents are proud to call home. The proposed development does not reflect that vision. Large-scale commercial businesses of this type could significantly change the character of our community, increase traffic, noise, and pollution, and diminish the appearance of the area.

First impressions matter. When visitors, families, and potential new residents enter our city, they should see a clean, well-planned, and inviting community—not a corridor dominated by heavy commercial and industrial-style businesses. These types of developments may be appropriate in other locations, but they are not the right fit for preserving the quality and character of our city.

I encourage the Council to consider development that enhances our community, supports local businesses, protects property values, and maintains the attractive appearance that residents value. Thoughtful growth can strengthen our city without sacrificing its identity.

I respectfully ask that you vote no on this proposal and continue to support development that reflects the vision and long-term interests of our community.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Denise Fairbanks
St. Charles resident for 35 years.
Sent from my iPhone

From: KEVIN SHEEHAN <ktsheehan@sbcglobal.net>

Sent: Thursday, August 13, 2026 8:32 PM

To: CD <cd@stcharlesil.gov>

Subject: east side development

Dear Alderman

I am writing to you to let you know that I am not in favor of what is being proposed for the east side development at the shops of Pheasant Run. I moved here 28 years ago and it has been a very welcoming town/community. Having another drive thru, auto dealership and a 24- hour truck stop is not what I envisioned St. Charles to be. I am concerned that adding a 24- hour truck stop will create lots of noise, and have people from all over coming into our city which poses safety concerns for the kids in our community. This is not making St. Charles a very attractive place to live. I hope you rethink what you want for this city and community.

Sincerely

Tina Sheehan

From: Celeste Sullivan <cssullivan0916@gmail.com>
Sent: Friday, August 14, 2026 9:40 AM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run

Thank you for your attention:

As a resident of St. Charles and Kingswood Addition and a senior citizen. I would object to the Pheasant Run development. Vote NO for tax increment financing from St. Charles. As well as increased Semi traffic if a truck stop would come to the property. We totally support commerce in our area but not at taxpayer expense. I sure you would understand what this means to seniors.

Respectfully,
Terry and Celeste Sullivan
3707 King Charles Ln.
St. Charles, Illinois

From: Sheila Ramirez <golfer.sheila@hotmail.com>
Sent: Friday, August 14, 2026 11:58 AM
To: CD <cd@stcharlesil.gov>
Subject: East Side Proposal

To the Mayor and City Council,

I respectfully urge you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what might ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually, rather than granting blanket approvals that limit future public input.

We live on the East side of St. Charles and love this City. So far, the improvements that have been made to the downtown area and the East side, we have been happy with. But, with this proposal, there is seriously something wrong, and it is absolutely necessary to vote NO.

Sincerely,

Sheila and Louis Ramirez

From: Gina Chiappetta <ginachia@comcast.net>
Sent: Friday, August 14, 2026 1:15 PM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run property

Dear City Council and Planning Commission Members,

As a long time east side resident, I'm asking you to vote "NO" on the proposed development of the old Pheasant Run property.

We already have plenty of drive-thru services. Car wash and oil change options are readily available. Why should the city offer TIF advantages to compete with businesses we already have? If the city has excess funds available, please consider using those to offset the \$282.5 million being requested from taxpayers on the ballot in November!

If the developers receive blanket approval and special use permits, we will have no control over what goes in there. I'm most disturbed to hear that a 24 hour truck stop is a possibility! I cannot fathom how that benefits our city. There has to be a better option that will add value to the east side of our beautiful city.

Respectfully,

Gina Chiappetta

From: Kyle Andres <krandres27@yahoo.com>
Sent: Friday, August 14, 2026 1:49 PM
To: CD <cd@stcharlesil.gov>
Subject: Shops at pheasant run proposal

Hello,

I am a current resident on the east side of St. Charles. I am writing you to respectfully vote NO on the 14-parcel unit development, special use permit, and TIF funding. The east side is up and coming with the current addition of Fox haven and we are heading in the right direction but this proposed development does not reflect what the residents envisioned for the future of our community. The uncertainty is too great with this proposal.

Thank you for your time,
Kyle Andres

From: GINA SULLIVAN <geenaz2@sbcglobal.net>

Sent: Friday, August 14, 2026 7:36 PM

To: CD <cd@stcharlesil.gov>

Subject: "shops at Pheasant Run"

Dear Mayer, City Council Members, and Aldermen,

In regards to the proposed "shops at Pheasant Run" we respectfully ask you to vote NO to any TIF funding, any special use permits, and the proposed 14 parcel planned unit development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the city's most important gateway properties. Please require future development proposals to be reviewed individually rather than granting blanket approvals that limit future public input.

WE DO NOT want a 24hr truck stop being a part of our East side landscape. We do not want another car wash, or a Valvoline, and we really don't need another car dealer...it's becoming "car dealer alley". This development is being referred to as the Shops of Pheasant Run... Sounds so inviting and quaint, but the proposal for this property isn't.

Please do better for our community.

Sincerely,

Roger and Gina Sullivan

From: Eileen Womac <etwomac@comcast.net>

Sent: Saturday, August 15, 2026 8:34 AM

To: CD <cd@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>

Subject: Vote NO on proposed "Shops at Pheasant Run"

Mayor Hull, Alderman Muenz, and Members of the Committee of the Whole,

I am writing to respectfully ask you to vote NO on the proposed development of the Shops at Pheasant Run. Specifically, I am asking that you:

- Vote NO to the proposed 14-Parcel Planned Unit Development that would give the developer broad control over all 14 parcels under one plan
- Vote NO to any special use permits relating to this proposed project
- Vote NO to any TIF funding for this proposal

This proposal creates too much uncertainty about what may ultimately be built on one of the the City's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

I am grateful for the existing auto-related businesses in our city, including auto dealerships, auto repair businesses, and car washes, However, I do not believe adding more of these same types of businesses, and potentially a 24-hour truck stop, are in the best interests of St. Charles and our citizens.

Those of us who have lived in St. Charles for many years have experienced how long it can take to bring our vision for an area within our city to life. The First Street plaza is a great example. It took many years to develop that vibrant, welcoming, successful gathering spot at the heart of our city. Similarly, it may take many years to bring our vision of a welcoming East Side Gateway to life. I urge you to NOT approve a development plan that allows a developer to make short term and long term decisions without requiring input from our City Council and our citizens. We want to continue to have a voice in how our East Side Gateway transforms.

Thank you for all you do to make St. Charles the best community in which to live and raise our families. Thank you for considering my input on this important issue.

Sincerely,
Eileen Womac

3755 King Williams Ct
St. Charles, IL 60174

From: Gretchen Ann <gabraulick@gmail.com>

Sent: Saturday, August 15, 2026 2:46 PM

To: CD <cd@stcharlesil.gov>

Subject: Please Vote No on the Proposed Shops at Pheasant Run Development

Hello Mayor and City Council Members,

I'm writing as a St. Charles resident to ask you to vote no on the proposed 14-parcel PUD for the Shops at Pheasant Run, as well as the associated special-use permits and TIF funding.

I absolutely want to see this area thoughtfully redeveloped, welcoming folks warmly into our town. That is exactly why I'm concerned about this proposal.

This property is one of the gateways into St. Charles, and what we approve here will shape this part of our community for decades. It's the first perspective of how our town feels when entering. We are not next to a highway, we are a family town known for its safety, warmth, values, and not a stop in an industrial area. A development centered around multiple drive-through businesses, an additional auto dealership, and the possibility of a 24-hour truck stop does not feel like the thoughtful, cohesive redevelopment this site deserves. We have enough of this oversaturated already here.

Once the property is divided and developed parcel by parcel, we lose the opportunity to create something more intentional in the future. I would much rather see the City take the time to pursue a plan that creates a genuine destination and reflects the character, needs, and long-term vision of St. Charles.

I'm also particularly concerned about the use of more than \$2.5 million in TIF funding for a proposal that, in its current form, does not seem to provide a strong enough public benefit to justify that level of taxpayer-supported investment. In this economy, that's offensive.

Development is inevitable, but what we choose to develop is not. We have an opportunity to be selective about what occupies such a prominent piece of our city rather than approving a plan simply because it is currently on the table.

As someone that grew up here and is now in my 30s to continue enjoying this town, I am very against the direction these decisions are taking us.

Please vote no on the proposed PUD, related special-use permits, and TIF funding, and encourage a more thoughtful vision for the former Pheasant Run property.

Thank you for listening to residents and considering the long-term impact of this decision.

Gretchen Braulick
St. Charles Resident

From: Patricia L Ward <oward1114@gmail.com>

Sent: Sunday, August 16, 2026 2:59 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run

I am a 23-year resident of the east side of St. Charles. I didn't know anything about the pending proposals called "Shops at Pheasant Run" until other residents on the east side and members of my homeowners association, Kingswood Townhomes Owners Association, made fellow homeowners aware. I was not aware of, and therefore did not attend, any public hearings on the proposals. I have viewed the YouTube video of the recent City Council meeting at which various members of the public spoke to the proposals.

I understand the developer is requesting:

- **Special use permits** for several drive-through and auto-oriented businesses
- **More than \$3.5 million in TIF (Tax Increment Financing) funding** from the City of St. Charles
- **Blanket approval** of the entire 14-parcel PUD, which would allow future businesses to be approved without additional public review

My concerns include:

- **Mismatch with community vision:** the proposal does not reflect a vibrant, walkable, community-oriented gateway for the East Side. It sounds like a string of drive-through franchise businesses, like dozens of other cities, with lots of driveways and pedestrian unfriendly.
- **Loss of public input:** Blanket approval of the PUD would allow the developer to build on each parcel without future public hearings or neighborhood feedback.
- **Uncertainty about final uses:** Several parcels have no confirmed tenants, including one that may become an auto dealership or a 24-hour truck stop.
- **Use of taxpayer funds:** The request for over \$3.5 million in TIF funding raises questions about whether public dollars should support a development that may not align with long-term community goals.

I am asking you to vote NO on:

- Any **TIF funding** for this development
- Any **special use permits**
- Any **blanket approval** of the 14-parcel PUD

I request that **each parcel be reviewed individually**, with full public transparency and opportunities for community input. This proposal creates too much uncertainty about what might ultimately be built on one of the City's most important gateway properties. If this is approved as proposed, there is no second chance to shape the eastern gateway.

Patricia L Ward
3750 King George Lane
St. Charles

From: Lane, Rich <rich.lane@spal.com>

Sent: Sunday, August 16, 2026 6:59 PM

To: CD <cd@stcharlesil.gov>

Subject: East Side projects

As St. Charles continues to grow and asks our current and future residents what is best for our city, we should all be concerned with the image that everyone bears witness too.

We should dedicate our efforts to grow and preserve what we have, truck stops, 24 hr. truck stops do not project the image of interstate traffic. Users of truck stops especially later in the evening, increases noise and in many instances, brings in questionable clientele which will become a burden for those of us on the east side as well as increasing cost for police presences.

I intend to vote a strong NO for any special permit, NO for TIF funding allowing mt tax dollars to be used and a NO for a 14-PUD partial that would allow any developer broader control.

Respectfully,

R. Lane

From: KELLEY Group <thekelleygroup@happylivingre.com>

Sent: Sunday, August 16, 2026 7:07 PM

To: CD <cd@stcharlesil.gov>

Subject: East Side Gateway

To whom it may concern -

I just learned about the proposed carte-blanche PUD for the old Pheasant Run location and respectfully request that serious thought be given to how this space will be used.

There seems to be too much uncertainty and no assurance that the developer will make choices benefiting the community.

Please allow more time for community input and consider options that will best serve our neighbors now and in the future.

I'm not saying it's all bad, but let's slow down and find a solution that is not only functional but exceptional, considering how it will affect our community's spirit.

Thank you for your time and consideration.

Cathy Kelley

From: Kwds2 <Kwds2@protonmail.com>
Sent: Sunday, August 16, 2026 9:49 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote NO!!

Dear Members of the St.Charles City Council,

I am writing to urge you to vote NO on the proposed tax increment financing/city incentives and the special used permits for the 14 parcel planned unit development known as the Shops of Pheasant Run.

As a local constituent, I'm deeply concerned about the negative long-term impacts this 33.7 acre commercial development by SC Landman LLC/Vequity will have on our community. The developer's request for \$3.3 million in public economic incentives is an inappropriate use of our tax dollars for a standard strip center and franchise drive-thrus. Public funding should benefit the community's core infrastructure, not subsidize highly profitable private commercial entities.

Furthermore, I strongly oppose granting the multiple special use permits required for the proliferation of drive-throws on these lots, including those for the proposed Chase Bank, Valvoline and Dutch Brothers coffee. This intense configuration will heavily strain the intersection of E. Main St. and Kautz Road. It will also generate severe traffic, congestion along and already busy corridor, conflict with our zoning standards and create noise and environmental pollution that will lower the quality of life for nearby residences. Please protect the integrity of Saint Charles zoning laws and exercise fiscal responsibility with public funds. I asked that you deny the \$3.3 million incentive package and vote against the PUD and special used permits. We need better for the East Side corridor!!!

Thank you for your time, leader, leadership and service to our city.

Sincerely
Karen Woods

From: Barbara Braulick <babraulick@aol.com>
Date: August 15, 2026 at 7:36:09 PM CDT
To: cd@stcharlesil.gov
Subject: Proposed development at Pheasant Run

Dear Mr. Mayor and Council

This letter is to express not only my OPPOSITION to the proposed development of the Pheasant Run PUD parcel as well as the associated special use permits and TIF Funding. Our city has enough drive through businesses as well as enough car dealerships, and gas stations. What we also DO NOT need is an overnight truck stop station. Why would it even be considered on Route 64 at the gateway to our community from the East? Something like that should be located near a major interstate not at a town entry. Besides there is already a new overnight stop on the West side of 64 and 47 toward Sycamore in a more rural area. I personally don't want to fund this project through my tax dollars that will add more congestion, and unattractiveness. I would like to see a more thoughtful plan, for the use of the space perhaps with some decorated green space area with a well constructed sign noting the entry to St Charles well landscaped. Another hotel that is boutique in nature where people can have events etc....and a higher quality restaurant and boutique shop space that is attractive and where people would want to invest their time would be more appealing than what is currently proposed. Please take the time and do your research, perhaps visit and be inspired by other wonderful towns in the Chicago area before you just add more of what Route 64 already has and what St. Charles does not need.

Please vote NO

Sincerely,
Barbara Braulick

From: Tracy Huber <tracyjseager@aol.com>
Sent: Sunday, August 16, 2026 11:37 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote no on funding

Dear Mayor and City Council,

I respectfully ask you to vote "NO" on any TIF funding, any special use permits, and the proposed fourteen parcel planned unit development for Pheasant Run. This proposal creates too much uncertainty about what may ultimately be built on one of the city's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

We want the statement of the entryway area to match the homes, residents, and tasteful community that we live in.

Sincerely,
Tracy Huber
3101 Charlemagne Lane

From: Andrew Huber <uber.handy@gmail.com>

Sent: Sunday, August 16, 2026 11:49 PM

To: CD <cd@stcharlesil.gov>

Subject: Shops at Pheasant Run - Vote No

I respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14 parcel Planned Unit Development for Pheasant Run.

The proposal creates too much uncertainty about what may ultimately be built on one of the City's most important gateway properties. Please require future developments to be reviewed individually rather than blanket approvals that limit future public input.

As an east side resident near this proposed development, this is not what I envision as the entry point to our fine city.

Respectfully,

Andrew Huber

3101 Charlemagne Lane

From: Marlene Guerin <meg824@comcast.net>
Sent: Monday, August 17, 2026 9:10 AM
To: CD <cd@stcharlesil.gov>
Subject: East Side Gateway/Pheasant Run

To whom it may concern,

We are 30+ year residents of the Charlemagne neighborhood. We are very unhappy with the proposed development plans for the old Pheasant Run property. We respectfully ask you to vote NO on any TIF funding, any Special Use permits, and the proposed 14-Parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

All of the recent developments in our area, e.g. Fox Haven Square, add value to our quality of living on the East Side and have been very well received. We do not want to see the living quality on the East Side lessened by spending our tax dollars on things like truck stops and another car wash.

Best Regards,
Mike and Marlene Guerin
3606 Charlemagne Ln

From: robin rosen <rocknstc@sbcglobal.net>

Sent: Monday, August 17, 2026 10:35 AM

To: CD <cd@stcharlesil.gov>

Subject: Proposed Shops of Pheasant Run

Good Morning Mayor and Alderman,

I am once again imploring you to rethink the proposals for the old Pheasant Run property. At the last meeting it was stated that you wanted something better than Randall Rd. Can you please tell me which is better, something that looks like a Geneva Commons or another car dealership or truck stop and a Valvoline Oil Change? I can see a coffee shop and Chase I suppose is somewhat tolerable. Why not consider a place that offers entertainment with a bar and food? How about shopping? You don't seem to be able to revive the mall then bring in the stores that you see in Geneva Commons or even Oakbrook Mall.

I'm hearing that a new proposal will be to put the requested money from the developer on the back burner so to speak and ask instead for 8 drive throughs readdressing the money issue at a later time. The builder wants to put in paths for visitors to walk around but how do you think that will work with a bunch of drive throughs? What kind of businesses do you think will end up on this property with all of these proposed drive throughs?

Also, I would like to say that this is not just about the East Side of St. Charles, this will affect ALL of St. Charles of which you are all representatives. Is this truly what you want to be the gateway of St. Charles? We pay high taxes to live in St. Charles, we want something better than what has been proposed thus far.

I will be attending tonights meeting, I truly hope that you will all vote NO to the current proposals. Much better can be done, you just need to listen to the citizens of St. Charles.

Thank you,

Robin Rosen
Resident of the Charlemagne Sub Division

From: Holli Spata <hspata@metroinfusioncenter.com>
Sent: Monday, August 17, 2026 11:11 AM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway "The shops at Pheasant Run"

I respectfully ask you to vote no on any TIF funding, any Special use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the city's most important gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you,

Holli Spata, APRN-FNP-BC
(residence 3002 King James Ave)

From: Dawn Inter <dawninter@yahoo.com>

Sent: Monday, August 17, 2026 1:00 PM

To: CD <cd@stcharlesil.gov>

Subject: The shops at Pheasant Run - Please distribute this email to all members of the committee

[Sent from Yahoo Mail for iPad](#)

St. Charles once had a beautiful entrance to our east side with Pheasant Run being there. It was a good feeling pulling into our city. Now that it's sadly gone, I was hoping that the city would put the land to better use than what is proposed.

The last thing we need is another ugly strip center. Drive around to the strip centers we already have. How many vacancies are there? How many cheap junk stores do we have Dollar tree, Five below, Ollie's, Goodwill. When nicer stores don't make it these junk stores seem to take their place.

The proposed stores for pheasant run shops may sound nice now, but I guarantee many of them won't be there long. Do we really need another car wash, coffee shop, Mexican restaurant? We have more than enough of them.

I hear enough truck noise from North Avenue already and adding a truck stop will make it worse not to mention the look of it.

I would hope that the city would care more about our city. Please vote NO to special use permits, the proposed 14 parcel PUD and NO to any TIF funding.

Dawn Interrante

From: Sharon Davern

Sent: Monday, August 17, 2026 5:19 PM

To: CD <cd@stcharlesil.gov>

Subject: tonight's vote

The developer for the parcel east of town is a no-brainer for a **NO** vote! No developer should have card blanche. this will not be good entrance into St. Charles.

PLEASE

From: Pat Carroll

Sent: Monday, August 17, 2026 7:58 PM

To: CD <cd@stcharlesil.gov>

Subject: No vote

Please vote no for the project at Pheasant Run Resort property!

Pat Carroll

34 year St. Charles resident

From: Julie Pisani
Sent: Friday, August 28, 2026 10:29 PM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway

Hello,

I respectfully ask you to VOTE NO on any TIF funding, any Special Use permits, and the proposed 14 parcel planned unit development for pheasant run. This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important Gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you for your consideration,
Julie

From: Nicole Regan
Sent: Monday, August 24, 2026 4:18 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote NO to PUD for the shops of Pheasant Run

Please vote no!

Nicole Regan

From: ray daniels

Sent: Tuesday, August 25, 2026 4:27 PM

To: CD <cd@stcharlesil.gov>

Subject: NO TO PUD

We have enough crap on East Main Street and don't want anymore. St Charles is supposed to be an upscale community and you are shitting it up. Why don't you concentrate on the redevelopment of Cobblestone into an entertainment district that would add some class and draw to the area rather than more industrial garbage. If we wanted more of that, we would move to Chicago.

Ray & Nancy Daniels

From: Katie Kimel

Sent: Wednesday, August 26, 2026 8:05 AM

To: CD <cd@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; jmunez@stcharlesil.gov; mfoulkes@stcahrlesil.gov; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>
Cc: Steven Kimel <skimel@lphs.org>

Subject: Vote No to PUD for the Shops at Pheasant Run

Good morning,

We are writing in response to the Pheasant Run redevelopment proposal.

We were pleased to hear last week that the council did not approve the most recent proposal for the Shops at Pheasant Run, but it sounds like this idea hasn't been completely squashed just yet.

It's our hope that this site does not become a truck stop, car dealership or car wash. Whatever takes over this space should reflect the character of St. Charles as a charming city along the Fox River. It should attract visitors to spend meaningful time here and benefit existing local businesses.

I urge you all to continue to vote no against another car dealership or car wash (we have enough already) and to fight against adding a truck stop that would just increase truck traffic, congestion and noise at the entrance of our city.

Thank you,

Katie and Steven Kimel

From: Amy Odenthal

Sent: Wednesday, August 26, 2026 10:37 AM

To: Hull, Clint <chull@stcharlesil.gov>

Cc: Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; dpietr1a@stcharlesil.gov <dpietr1a@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>

Subject: Please Reject the Shops at Pheasant Run Proposal

Dear Mayor Hull and Members of the City Council,

As a resident of the east side of St. Charles, I am writing to encourage you to object to any version of the Shops at Pheasant Run redevelopment plan. We do not need more suburban blight on the east side. Truck stops, gas stations, car washes, banks - these are all businesses that degrade the appeal of our town. I support my alderperson Jayme Muenz's push for a temporary moratorium on development along 64 until a more comprehensive plan can be made, one that aligns with the values and needs of the residents.

I believe the planning commission has lost sight of what makes the Tri-cities river towns unique and desirable - locally-owned businesses, walkability, bikeability, beautifully maintained community spaces, and yearly traditions. Developments such as those proposed for the old Pheasant Run location undercut that image without offering any substantial benefits to the residents.

This property sits at the southeast corner of E. Main Street and Kautz Road — one of the true gateways into our city. A truck stop at this location would:

- Increase heavy truck traffic and idling at a highly visible intersection, undermining safety for drivers, cyclists, and pedestrians
- Bring noise and light pollution that runs counter to a residential and civic corridor
- Cement an auto-oriented, strip-style development pattern rather than the walkable "gateway" our city should be aiming for
- Set a difficult precedent for the kind of development we accept at high-visibility sites in the future

I understand the developer has also requested TIF financing in the range of \$3.3 to \$4.8 million. I do not believe city taxpayers should subsidize a project that residents have so clearly opposed, particularly one that includes uses (a truck stop, and potentially a car wash and multiple drive-thrus) that conflict with the vision for this corridor.

I am not opposed to redevelopment of this property — I am opposed to this specific mix of uses. We appreciate the development by the Greco's along Kirk and 64 - unique local businesses that bring value to the community. Just this weekend, my family biked to dinner

at Simple EJ's. With the bike lanes on Fox Chase, the new sidewalk along Kirk, and the enhanced pedestrian crossings, the trip was safe and enjoyable for us all. These are the kinds of projects that really make a difference in the quality of life for the residents, not truck stops, car washes, big chains, and banks.

Thank you for listening to residents on this and for declining to rubber-stamp the plan as presented.

Sincerely,
Amy Pokorny

From: david kenny

Sent: Tuesday, August 25, 2026 4:12 PM

To: Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>
Subject: Deep Concerns and Strong Opposition to a Truck Stop at the Shops at Pheasant Run

Dear Mayor Hull and St. Charles Alderpersons,

I am writing to you today as a resident to voice my strong opposition to the inclusion of a gas station, travel center, or truck stop within the proposed redevelopment of the former Pheasant Run Resort site (East Main Street and Kautz Road).

While I support the thoughtful economic revitalization of this 33.7-acre gateway into our city, a truck stop is entirely inappropriate for this location for the following reasons:

- **Traffic & Congestion:** East Main Street (Route 64) is already heavily congested. Introducing large semi-truck traffic will severely exacerbate gridlock, impact local drivers, and create hazardous conditions near major intersections.
- **Community Aesthetics:** The Pheasant Run property represents the eastern entrance to St. Charles. A truck stop, multi-lane gas station, or travel center is visually unappealing and does not align with the family-friendly, high-quality character of our town.
- **Environmental & Noise Impact:** Heavy-duty trucks idling, traveling, and refueling will significantly increase noise and air pollution directly adjacent to local businesses and neighborhoods.

I would like to thank the Committee of the Whole for recently declining to advance the latest version of this proposal. I urge you to stand firm on this decision, listen to the hundreds of community objections, and mandate that the developer remove the truck stop and heavy automotive uses from all future iterations of the plan. We deserve a vibrant development that truly elevates the east side of St. Charles.

Thank you for your time, leadership, and dedication to protecting our community.

Sincerely,

David Kenny.

From: Edward Castans
Sent: Friday, August 21, 2026 5:05 PM
To: Muenz, Jayme <jmuenz@stcharlesil.gov>
Subject: Pheasant run project

Sent to the mayor

Mayor Hull,

Thanks for reaching out to me.

I felt compelled to attend the last council meeting to voice my opinion, as a concerned citizen on the direction of our city.

Our city seems to have two cultures. The aged downtown historic district and the outlying upscale areas.

Having been attracted here 18 years ago, I really do appreciate the historic value and charm that our city brings as well the setting here on the Fox River.

The challenge is to blend the old with the new in a tasteful productive manner. using existing structures as well as new construction.

The other challenge is to decide what types of businesses we want in our stretch of town from Randall Road to the eastern city limits.

We already have a great mixture of residential, hospitality, restaurant, bars, hotel, automotive, car washes, financial, grocery, retail and other small to medium Enterprises along north Avenue. Many of these serve a wonderful purpose and some I would not have chosen to go into those spaces, however that's beyond my control. Also, as you know, there are some stretches along north Avenue where the mixed structures are unsightly and aged. These several miles need gentrification in my opinion. This includes the Charlestown mall area.

As we move forward into the future, the question becomes. what is the vision for our city? What are the thoughts of the city Council? What are the thoughts for effective economic development that will meet the needs of the upscale citizens in this town, and draw visitors? Hopefully there is some real discussion about what this city can become. And not just settle for mediocrity and eclectic, economic filler

We are no longer just a historic town, supported by small businesses, we are an upscale community that is in need of a rebranding.

You look at Geneva, and that town has a much more upscale feel to it than Saint Charles. Thoughtful and tasteful with arguably more charm. There's no reason for this.

Beginning with the pheasant run development, we can begin gentrification heading west to Randall.

Selective upscale businesses reflect who Saint Charles is.

The word is now out so that we can expect many more citizens to submit their thoughts and get involved via email and attending the next committee meeting on September 8th.

If the city is going to continue to use this developer, they better have a completely revised plan or there is going to be a tremendous amount of pushback from the community.

The citizens in this town do not want what is being proposed. They don't want the same old same old that we currently have.

Thanks again for the feedback and your service

Look forward to seeing you there.

Respectfully,
Ed Castans

From: Nicole Regan

Sent: Wednesday, August 26, 2026 1:20 PM

Cc: Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>
Subject: Please Vote NO on the PUD for the Shops at Pheasant Run

Dear St. Charles City Council Members,

I am writing as a concerned resident to ask you to vote NO on the proposed PUD for the Shops at Pheasant Run.

I want to be very clear: I am not opposed to redevelopment of the Pheasant Run property. I want to see this property redeveloped, and I believe many residents do as well. But redevelopment should improve our community and reflect what the people who live here have repeatedly said they want.

A development consisting of uses such as another oil-change business, bank, drive-through businesses, car dealership, car wash — and potentially a truck stop — is not the kind of thoughtful redevelopment this important property deserves.

Residents should not have to settle for whatever uses are easiest or most profitable to develop. Pheasant Run is an opportunity to create something better for St. Charles, and once that opportunity is gone, we cannot get it back.

I am especially concerned about the possibility that certain controversial portions of the development could be removed from the current proposal and later pursued through a different committee or approval process. If a truck stop, car wash, dealership, or other high-traffic use is contemplated for this property, residents deserve complete transparency about that now.

Our community already deals with substantial semi-truck traffic associated with the large warehouse developments in the area. Adding uses that could generate even more truck and vehicle traffic raises legitimate concerns about congestion, road safety, noise, and the overall character of this area.

It is also important to ask who benefits most from this proposal and who will live with its consequences. Developers, warehouse owners, and businesses may benefit financially, but St. Charles residents will live with the traffic, appearance, land-use decisions, and long-term effects for decades.

Most importantly, please listen to your residents.

We are not asking the City to leave Pheasant Run vacant forever. We are asking the City to demand better.

We want thoughtful redevelopment that gives residents something to be proud of — businesses, restaurants, gathering places, and other quality uses that serve our community and strengthen St. Charles.

Please do not approve a PUD simply because something is being proposed. This property deserves the right development, not just any development.

I respectfully ask you to VOTE NO on the PUD for the Shops at Pheasant Run and require a better, more transparent plan that reflects the long-term interests of St. Charles residents. Thank you for listening to the people you represent.

From: Julie Pisani
Sent: Friday, August 28, 2026 10:29 PM
To: CD <cd@stcharlesil.gov>
Subject: East side gateway

Hello,

I respectfully ask you to VOTE NO on any TIF funding, any Special Use permits, and the proposed 14 parcel planned unit development for pheasant run. This proposal creates too much uncertainty about what may ultimately be built on one of the cities most important Gateway properties. Please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you for your consideration,
Julie

From: Carol Adams

Sent: Sunday, 30 August 2026 14:26:14

To: Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Hull, Clint <chull@stcharlesil.gov>

Subject: East Side Development - Shops at Pheasant Run

Dear Mayor and Members of the City Council,

I am writing to express my concern regarding the direction being considered for the east side development. My understanding is that this will be on the agenda for the next meeting on the 8th to be reconsidered.

My understanding is that the proposed development includes a 24-hour truck stop, along with a significant number of auto-oriented businesses, including yet another car wash. I have to question whether this is truly the vision we want for the entrance to St. Charles.

Development can certainly be positive for a community, but not all development is equally beneficial. A 24-hour truck stop and an abundance of automobile-oriented businesses do not seem consistent with the character and long-term vision that I believe residents expect for St. Charles. The entrance to our city should be an opportunity to create something that enhances our community and makes people proud to call St. Charles home—not simply another collection of businesses designed primarily to accommodate traffic and vehicles.

I am also very concerned about the proposal to provide the developer with approximately \$3.5 million in TIF funding while potentially giving the developer broad authority to determine what is ultimately developed on the property. If public funds are being used to support a private development in the amount of \$3.5 million, I believe our elected officials—and, by extension, the residents they represent—should have meaningful input and oversight regarding what is ultimately built. TIF funding should not amount to handing over a blank check or giving a developer the ability to determine the future of an important part of our city without sufficient public accountability. What protections are in place to ensure that the city's long-term interests—not simply the developer's short-term financial interests—are being prioritized?

A developer's primary responsibility is understandably to make a project financially successful. Once the project is completed, that developer can move on to the next opportunity. But the residents of St. Charles are the ones who will live with the consequences of these decisions for decades.

St. Charles has an opportunity to make a thoughtful, forward-looking decision about an important gateway into our community. I strongly encourage the City Council to take that

responsibility seriously and ensure that development on the east side reflects the values and long-term interests of the people who live here.

Please do not confuse opposition to this particular development approach with opposition to development itself. I support responsible economic development. What I am asking for is appropriate development that benefits St. Charles residents—not simply development for development's sake.

I hope our elected officials will carefully reconsider the proposed approach and ensure that residents have a meaningful voice in what is ultimately built and how public TIF funds are used.

Thank you for your consideration.

Sincerely,

Carol Adams

From: Carl Barnard
Sent: Sunday, August 30, 2026 9:44 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote No PUD shops at Pheasant Run

Please share this with the St Charles City Council Members

I encourage all of you to protect the City of Saint Charles and the eastern entrance of our city.

The proposed development needs to better represent our City and not become a string of business that do not add value to the community.

The redevelopment will be in place for 20-30 years and longer. We do not want to be another Villa Park, Northlake, or Melrose Park .

Vote No! We can demand better from property developers.

Thanks,

Carl Barnard

Saint Charles Ward 2 resident since 2012

From: Libby I
Sent: Tuesday, September 1, 2026 7:49 PM
To: CD <cd@stcharlesil.gov>
Subject: Sept 8 - City Council mtg - Shops at Pheasant Run

I am writing to you prior to the Sept 8th City Council meeting to share my wishes about the proposed *Shops at Pheasant Run*.

I am very interested in hearing the latest updated proposal from the developers and my hopes are that through this process both sides can work towards an agreeable solution.

When I talk to neighbors, the news of the former Pheasant Run property often comes up. A high percentage of the neighbors have the same reaction about the current proposal.

The consensus would be for the City Council members to vote “NO” to any TIF funding, any Special Use permits, and the proposed 14-parcel Planned Unit Development for Pheasant Run.

This proposal creates too much uncertainty about what may ultimately be built on one of the City’s most important gateway properties.
And please require future developments to be reviewed individually rather than granting blanket approvals that limit future public input.

Thank you very much for your time and consideration,

Charlemagne resident

From: MICHAEL P FRANZEN
Sent: Wednesday, September 2, 2026 2:55 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote No for the PUD for Pheasant Run

Thank you for your services to make St. Charles a great city to live in.

At this time, the plans for the Pheasant Run property do not enhance a great city. It doesn't seem like a welcoming sight to invite out of towners coming from the east to explore entertaining venues and charm of St.Charles. Please vote NO for a Truck Stop, Car Dealership and Car Wash. Note the east side has enough car dealerships and washes.

Mike & Joan Franzen

From: Kathleen Rosa

Sent: Thursday, September 3, 2026 8:16 AM

To: Hull, Clint <chull@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Foulkes, Mark <mfoulkes@stcharlesil.gov>; Spellman, Vicki <vspellman@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Petschke, Dave <dpetschke@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; John Rosa

Subject: Pheasant Run, etc...

Good Morning:

My name is Kathleen Rosa. I currently reside at XXXXXXXX Court. I have been a homeowner in St. Charles since approximately 1996.

I recently received the attached flyer, and thus, I am emailing all of you to state, 1) I do not object to the development of stores (except for weed), car dealerships, car washes, warehouses (except data centers), manufacturing plants or any other non-residential thing on all of the lots at the Pheasant Run location. That being said, be advised that 2) I strongly object to the continued development of rental, or potential rental property, including, but not limited to apartments, condos, duplexes, coach homes and other, similar housing whether at Pheasant Run, Charlestown Mall, Burr Road, or any other area in the whole of St. Charles. I do not believe that your current path will be a net positive for St. Charles over time.

Thank you.

Kathleen Rosa

From: Carrie Oberts
Sent: Sunday, September 6, 2026 2:04 PM
To: CD <cd@stcharlesil.gov>
Subject: Opposition to Shops at Pheasant Run Proposal

9/6/2026

Dear Mayor Clint Hull and St. Charles City Council,

My husband and I are residents of St. Charles. We moved into the Charlemagne neighborhood in the summer of 2021 and love the life we are building in this community for our family of five. We are writing to formally express our strong opposition to the current proposal for the Shops at Pheasant Run.

When we first moved to the area, we did not know the history of the abandoned buildings on North Ave. Having not grown up in the Chicagoland area, we never had the pleasure of experiencing Pheasant Run in their heyday. After the fire, many community members told us stories of weekends away, business meetings, or special nights with their families at the hotel. It sounded like quite the destination! We strongly urge you to oppose the current proposal for Pheasant Run redevelopment because we, like so many of our neighbors, would like to see the site returned to an echo of its former glory. Not a 24-hour truck stop. Not another car dealer. Not a quick oil change. Not another car wash (we already have our choice of over 5 locations within minutes of our home). Let this site return to something that states: Welcome to the historic and charming City of St. Charles! We would love to see a plan that brings value to the East Side, not more truck congestion with a strip mall catering to the industrial parks. This location will establish the tone of the East Side of the city and therefore matters deeply to us and our neighbors. We do not want millions of our tax dollars funneled to help advance a project that does not reflect the wishes of the tax payers. Vote no to PUD. No to TIF spending. No to special permits.

When it comes before the council, please vote against the current proposal and be purposeful in finding a solution that will bring value to your tax-paying residents. We are trusting you to work to protect our community's best interests. Thank you for your time, consideration, and service to our area. We look forward to hearing your stance on this matter.

Sincerely,

Carrie and Dr. Benjamin Oberts

From: Anne Gosz
Sent: Monday, September 7, 2026 11:41 AM
To: CD <cd@stcharlesil.gov>
Subject: Concerns for Pheasant Run Development

To whom it may concern,

This email is being written in regards to the proposed development plans for Pheasant Run. We live very near to the Pheasant Run location you are planning for. I would like to say that this city has more than enough car dealerships already so we don't need any more, thank you. Our area is already congested with traffic at intersections here. Just one truck turning at an intersection here tends to allow only a few vehicles to go through the short turning lights as it is, which causes waiting for more lights, so we do not need a truck stop bringing more trucks to make it worse. We have enough noisy traffic with the airport here. We also have enough car washes around. These things will not help attract people to our city nor will they help those who live here and pay taxes. It's bad enough we have to deal with the empty mall area by where we live. Also, a LOT of people live here and would like to have more useful shops for our area in the first place so we can shop locally as well as provide more jobs. Please make better decisions and allow us the right to decide what goes into the parcels at Pheasant Run. Please put our tax dollars to better use for our community as well!!

Please distribute this email to all members of the committee.

Best Regards,
Anne Gosz

From: Jacqueline Schalow Schalo

Sent: Monday, 07 September 2026 23:37:32

To: Bongard, Ryan <rbongard@stcharlesil.gov>; Muenz, Jayme <jmuenz@stcharlesil.gov>

Subject: Vote No for the Shops at Pheasant Run Proposal

Vote No for the Shops at Pheasant Run Proposal.

The vast majority of residents, I've spoken to, whom own and rent homes near the east corridor of St. Charles are opposed to the Shops at Pheasant Run Proposal. Citing the following specifics:

The traffic is already very heavy and difficult to navigate in our area. This issued has increased substantially since the multiples restaurants are establishing their businesses adjacent to the Jewel/Osco.

We have enough auto dealerships, gas stations and restaurants in our corridor. Two very large gas stations; The Mobile Pride station and the Thorntons station are mere blocks from each other.

I read that a truck stop was also being considered for inclusion on the site. Let's address the potential of Lot lizards (slang for prostitutes). They are notorious for visiting truck stops late at night: Conducting themselves like fools while banging on trucker's cab doors. Think that is an exaggeration, think one more time again. I have a relative that was a long-haul trucker for many years. He somehow tied his seat belts to the door handles to help shield himself from this behavior while he got some sleep at truck stops. Keep the Riff Raff out. Do not give a green light to allow location of proposed truck stops so close to residential neighborhoods, such as Charlemagne, Stuart's Crossing, and Kingswood Ect.

St. Charles used to be a quaint town. It is becoming a corridor of excess businesses and is quickly losing its unique appeal.

In addition, we site the vacated Charlestown mall. What a mess! Two blocks from my front door and driving down our property values while remaining the armpit of St. Charles year after year. Take a foot walk behind that mall... You will find garbage everywhere which is really telling what goes on there at night. Teenagers using it as a drag racing track, condom wrappers all over the ground, broken glass, shopping bags, fast food wrappers, spray paint cans and the list goes on.

If you walk back there and think it is not so bad, think again... Last summer I picked up 27 bags of garbage. Tonight I picked up one. Clean it up St. Charles and make it a priority.

I understand that your jobs are tough, however, remember, you were elected to represent the residents of your ward.

Jacqueline Schalow

From: Rick Meyer
Sent: Tuesday, September 8, 2026 4:02 PM
To: CD <cd@stcharlesil.gov>
Subject: Pheasant Run Redevelopment

To whom it may concern,

I just wanted to post my concerns and hopes for the redevelopment of the Pheasant Run Resort property. It is my hope that the City takes this opportunity to make this property special and unique. The thought of a PUD and "Car Dealer Row" is not something I want to see, and additionally, I don't want to see any truck stops, gas stations, fast food/drive thrus or car washes. We've got enough of those.

I really don't want to see multi-family housing either. The City doesn't need to grow from a population standpoint, it needs to grow culturally and economically. The City has a blank slate to create something special and unique. Something that will draw people to St. Charles again and again.

I would suggest restaurants, coffee shops, unique boutiques such as a specialty kitchen store or culinary school and unique activities like golf simulators or a blacksmith shop where guests can make their own knives and kitchenware, etc.

I don't have all of the answers but I just wanted to voice my concerns.

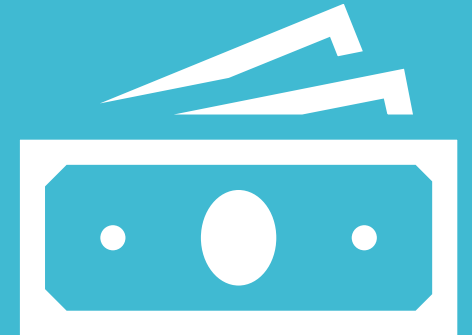
Thank you,
Rick Meyer

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 6a
	Title:	Non-union Compensation Presentation (2 of 3) – Information Only	
	Presenter:	Jennifer McMahon, Director of Human Resources	
Meeting: Committee of the Whole		Date: September 21, 2026	
Proposed Cost: N/A		Budgeted Amount:	Not Budgeted: ☐
TIF District: None			
Executive Summary (if not budgeted, please explain): During the June 22nd Council Workshop, some alderpersons requested information on the non-union compensation program. As the City begins its budget process, this background information will provide a foundation for non-union compensation discussions and decision-making. HR Director McMahon will make three presentations at upcoming Committee meetings going over the program. The September 21st presentation reviews what a compensation philosophy is, why it's important, how it applies, and the history of the City's decision to set it at the 75th percentile. The remaining presentation will cover internal equity, the City's compensation policy, the impact of union compensation and compression, and the City's recruitment profile. <i>Discussion of this item will occur if time permits.</i>			
Attachments (please list): – HR Director presentation on compensation philosophy			
Recommendation/Suggested Action (briefly explain): None; information only.			



CITY OF
ST. CHARLES
ILLINOIS ♦ 1834

Compensation Philosophy



Lead, Meet, or Lag the Market

Refresher



Established 15 new criteria in 2017.



Identified 18 comparable communities.



These make up the City's labor market.

Market Position

Market has been identified ✓

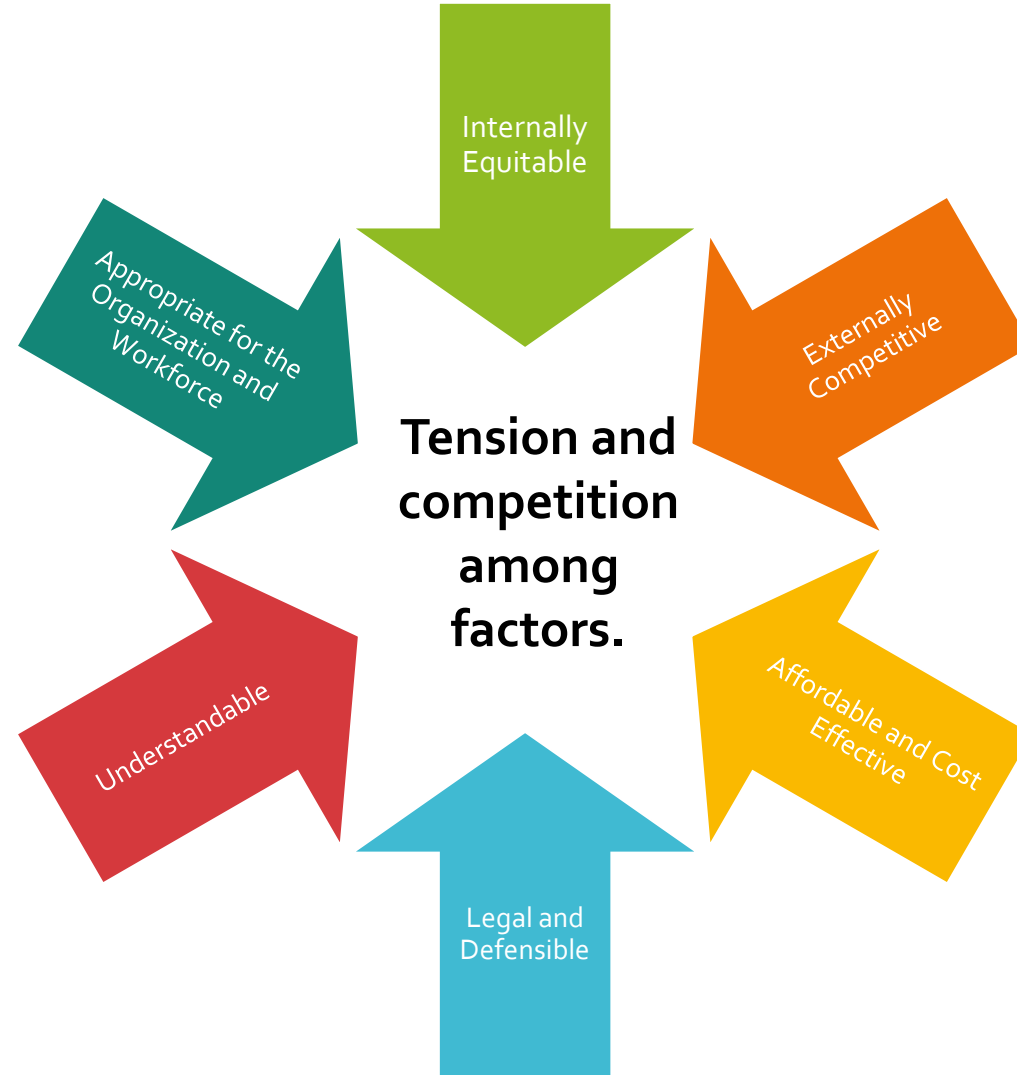
Where does St. Charles position itself
in within that market?

How do we want to compete?



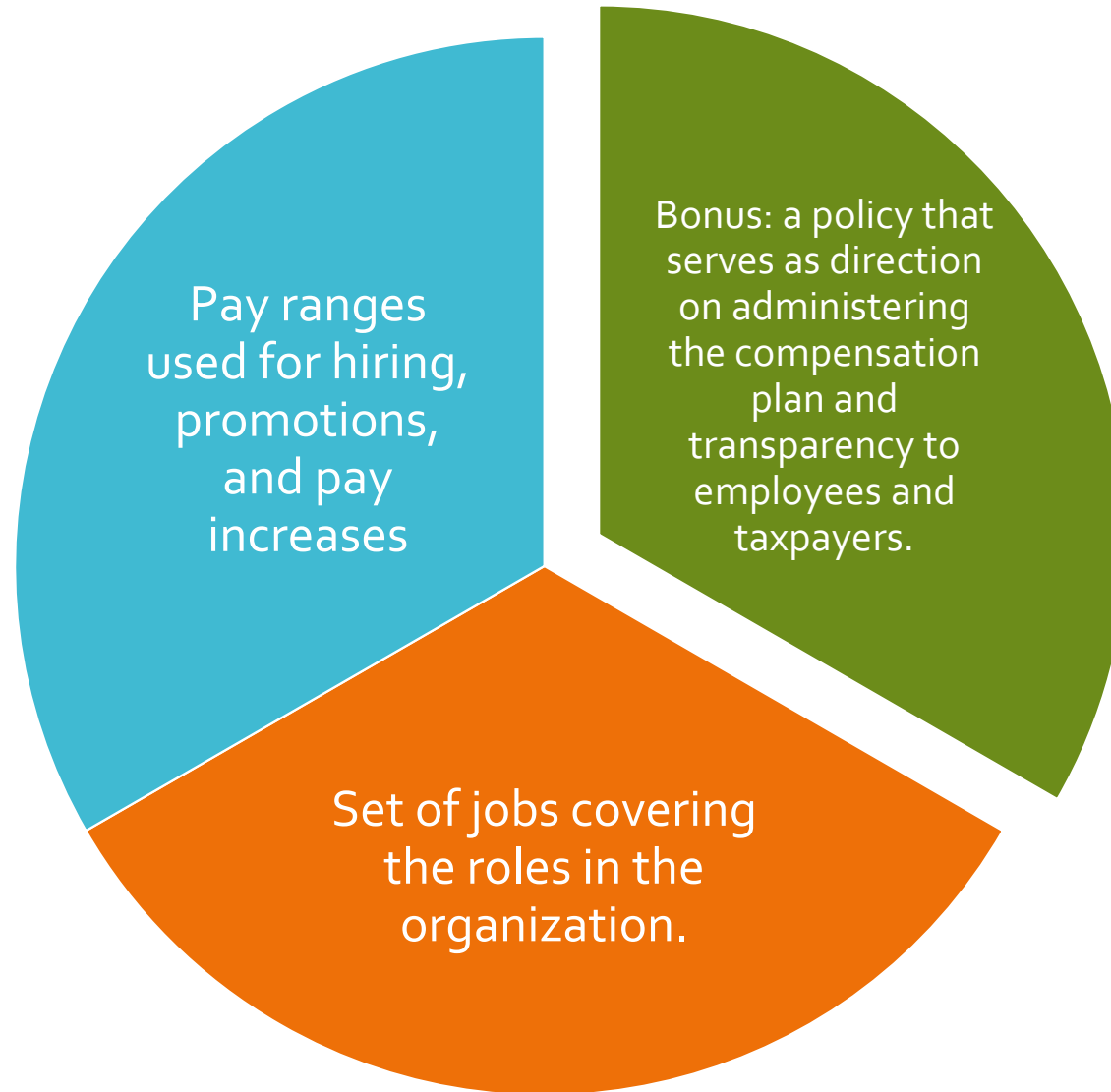
What Makes an Effective Compensation Strategy?

Prioritization is a policy decision.

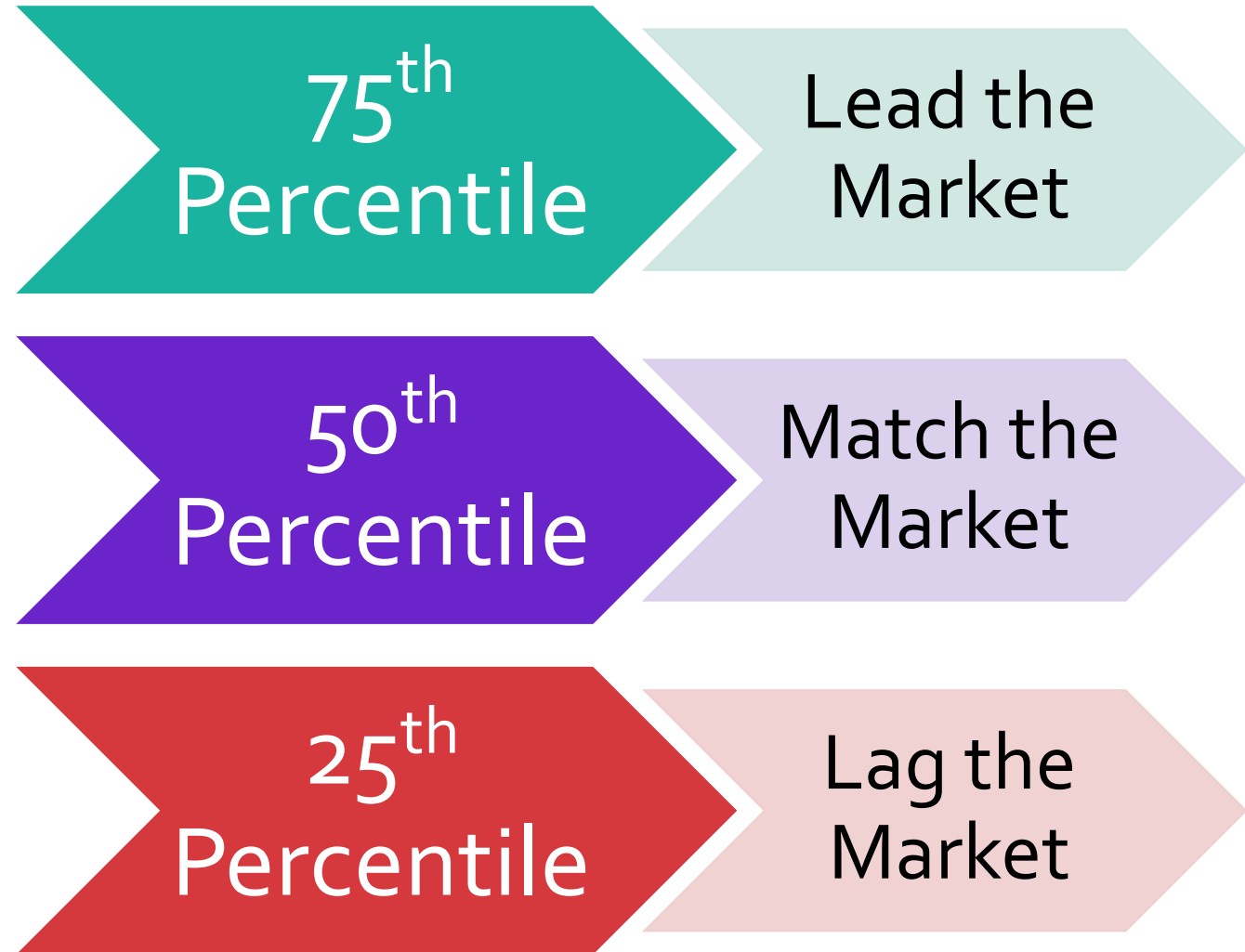


The “Why”: Compensation Philosophy

The “How”



Compensation Philosophy Options



Where does St. Charles want to compete?

Percentile =
market-
positioning
target for pay
structure

Percentile ≠
blanket 25%
premium

Efficiency wage compensation model

- Attracts and retains top talent
- Motivates higher performance

Why lead the market?

- Attract good people
- Retain experienced employees
- Compete for specialized skills
- Reduce turnover and vacancy costs
- Maintain organizational knowledge
- Support performance expectations



Well-Designed Compensation Philosophy

- ✓ Foundation for pay programs
- ✓ Connects pay programs to business strategy, competitive outlook, objectives, and talent needs
- ✓ Attracts talent
- ✓ Motivates employees to perform
- ✓ Retains key talent and rewards high-performers
- ✓ Defines how to pay and reward competitively

What is and is not “Percentile”?

What it is . . .

- **Position** of a value inside a dataset
- Indicator of **position** and not a value
- City's target market rate
 - 75% of comparable rates fall below target
 - 25% fall above target

What it isn't . . .

- Pay 75% more than the market
- Pay 75% more than the median
- Pay every employee 25% more than comparables
- Be highest-paying employer



Difference Impact – 3 Examples

Accountant

Percentile	Minimum Rate	Maximum Rate
50 th	60,963.00	85,476.00
60 th	63,365.80	89,544.20
65 th	63,600.75	92,268.75
70 th	64,142.50	93,228.50
75 th	64,698.10	94,710.32

\$ difference between
50th and 75th = \$9,234.32

Director of Finance

Percentile	Minimum Rate	Maximum Rate
50 th	120,353.00	172,711.50
60 th	121,795.60	175,804.60
65 th	122,552.17	176,569.95
70 th	123,683.05	177,274.00
75 th	125,765.18	177,807.00

\$ difference between
50th and 75th = \$5,096

Administrative Assistant

Percentile	Minimum Rate	Maximum Rate
50 th	51,341.68	72,569.00
60 th	52,508.00	72,774.00
65 th	52,547.00	73,546.98
70 th	53,155.50	74,270.34
75 th	53,781.00	74,843.27

\$ difference between
50th and 75th = \$2,274

What 75th Percentile Does and Does Not Mean?

It means . . .

- Intentionally position pay structure ahead of the median market
- Use comparable communities as the labor market benchmark
- Compete aggressively for qualified talent
- Establish a **target** that employees will be at 75th percentile

It *doesn't* mean . . .

- Every employee is paid at 75th percentile
- Every job is highest paid in market
- Employees automatically receive 25% more than market
- Compensation decisions made without regard to affordability

History of 75th Percentile

1996

Approved with
comparable
communities
and salary
ranges.

Mid-90's

Referenced
during
bargaining.

2008

NIU Study

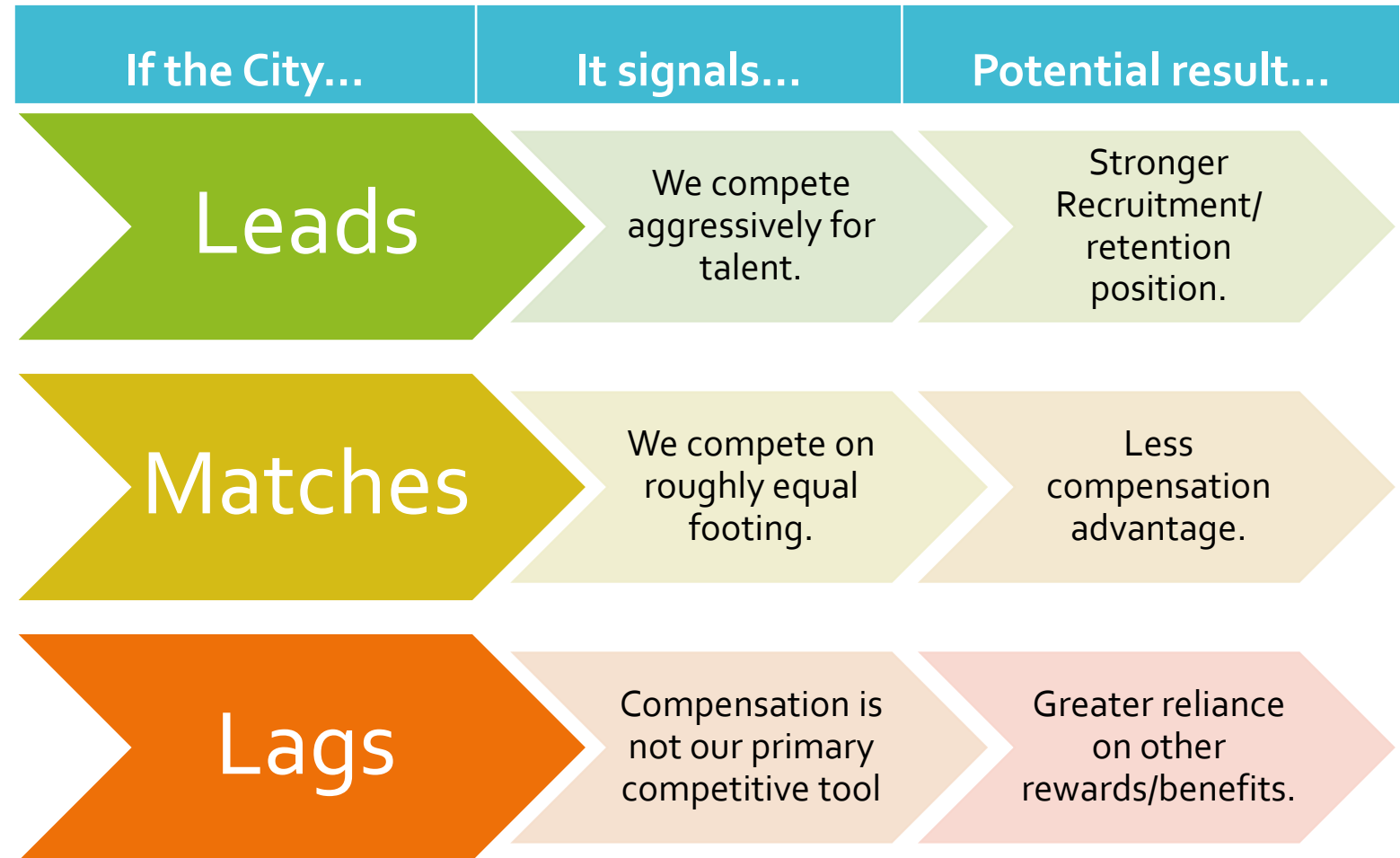
July 2017

Adoption by
City Council
with new
comparable
communities.

Current

Serves as
direction at
bargaining
table and basis
for non-union
annual market
adjustments
(ranges and
raises).

Changing the Compensation Philosophy Is a Strategic Choice



Compensation is the City's primary tool for competing for talent — and the City's chosen labor-market position determines how strong that tool is.

Where Does St. Charles Want to Compete?

The City Has Established . . .



WHO we compete with → the City's 18 comparable communities.



WHAT we compete for → qualified talent.



HOW we compete → compensation, benefits, career opportunity, culture, and other rewards.



WHERE we have historically positioned ourselves → 75th percentile.

The 75th percentile is a policy choice about competitiveness, not a promise to spend without regard to affordability.