

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



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

## CONCEPT PLAN APPLICATION

### For City Use

Project Name: The Shops at Pheasant Run  
Project Number: 2025-PR-009  
Cityview Project Number: PLCP202500113

Received Date

**RECEIVED**

**SEP 23 2025**

City of St. Charles  
Community Development

- File this application to request review of a Concept Plan 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 any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

|                                     |                                                                 |                      |
|-------------------------------------|-----------------------------------------------------------------|----------------------|
| <b>1. Property Information:</b>     | Location:<br>4051 EAST MAIN STREET, ST. CHARLES, ILLINOIS 60174 |                      |
|                                     | Parcel Number (s):<br>01-30-300-051 AND 01-30-300-052           |                      |
|                                     | Proposed Name:<br>THE SHOPS AT PHEASANT RUN                     |                      |
| <b>2. Applicant Information:</b>    | Name:<br>SC LANDMAN LLC                                         | Phone:<br>[REDACTED] |
|                                     | Address<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]               | Email:<br>[REDACTED] |
| <b>3. Record Owner Information:</b> | Name:<br>SC LANDMAN LLC                                         | Phone:<br>[REDACTED] |
|                                     | Address:<br>[REDACTED]                                          | Email:<br>[REDACTED] |

**4. Identify the Type of Application:**



**PUD Concept Plan**

Proposed PUD Name: THE SHOPS AT PHEASANT RUN



**Subdivision Concept Plan**

Proposed Subdivision Name:



**Other Concept Plan**

**5. Zoning & Use Information:**

Current zoning of the property: BR Regional Business District

Current use of the property: VACANT

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

Proposed zoning of the property: BR Regional Business District

PUD? Yes

Proposed use of the property: RETAIL DEVELOPMENT

**6. Required Attachments:**

***Provide 1 copy of each required item, unless otherwise noted.***



**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                      | \$1,000       | \$2,000    | \$3,000     | \$4,000       |
| 2 or 3                 | \$2,000       | \$4,000    | \$5,000     | \$7,000       |
| 4 or more              | \$3,000       | \$5,000    | \$7,000     | \$10,000      |



**PROOF OF OWNERSHIP:** 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 Concept Plan application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ 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.
- ☒ **SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
- Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- ☐ **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.
- ☐ **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.
- ☒ **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](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- ☒ **AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- ☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**Concept Plans shall show the following information:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage
  - Existing streets on and adjacent to the subject property
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage

**Concept Plans shall show the following information:**

**1. Existing Features:**

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Existing streets on and adjacent to the subject property
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

**2. Proposed Features:**

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

**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  
SC Landman LLC, by Christopher Ileki, its Manager

9/19/25

\_\_\_\_\_  
Date



\_\_\_\_\_  
Applicant or Authorized Agent  
SC Landman LLC, by Christopher Ileki, its Manager

9/19/25

\_\_\_\_\_  
Date

**The Shops at Pheasant Run**  
**Concept Plan Application**  
**Project Narrative**

SC Landman LLC (the “**Developer**”) proposes the redevelopment of the approximately 27-acre parcel located at 4051 E Main Street (the “**Property**”). The Property is located on the southeast side of Main and Kautz and is the former Pheasant Run resort and zoned BR – Regional Business.

The Developer proposes redeveloping the Property with a new, mixed-used phased development consisting of 15 lots. Proposed uses will include restaurant (including drive thru), general retail, bank, hotel, car wash, gas station/truck stop (including video gaming, 24-hour operation and beer/wine/liquor/cigarette sales), medical, oil change, auto parts, car dealership, daycare, grocery, self-storage and health/fitness club. All drive-through and car wash uses will comply with the standards of Section 17.24.100.

The westernmost portion of the site will be developed in the first phase with a bank, two multi-tenant retail/restaurant buildings with drive-through, daycare and a drive-through coffee shop. The center of the site will be developed in future phases in accordance with market demand from users. The easternmost portion of the site will consist of the development of a gas station/truck stop on the northeast corner of the site with a car wash/oil change facility directly to its west.

Access will be provided through two right-in/right-out curb cuts on Main, a full-access curb cut on Kautz and two curb cuts on Pheasant Run.

Development of the site involves extraordinary costs given the site conditions and required critical infrastructure. As a result, the Developer will be separately seeking financial assistance in order for the plan to proceed.

The proposal serves the purposes of and meets the requirements for planned unit developments under the St. Charles Zoning Ordinance. 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.



# PER MODIFIED V31 SITE PLAN

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

### ASSUMPTIONS:

NORTH AVE ROW AS FRONT YARD

INDUSTRIAL SITE TO SOUTH AS REAR YARD

KAUTZ ROAD ROW AS EXTERIOR SIDE YARD

PHEASANT RUN DRIVE EASEMENT AS INTERIOR SIDE YARD

ASSUMES ACCESS DRIVES ARE PRIVATE

Name of Development:

THE SHOPS AT PHEASANT RUN

|                                               | Zoning District Requirement                                                      | Existing PUD Requirement (if applicable) | Proposed               |
|-----------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------|------------------------|
|                                               | District:<br>CBD                                                                 | Ordinance #:                             |                        |
| Minimum Lot Area                              | 1 acre                                                                           |                                          | 1 acre                 |
| Minimum Lot Width                             | None                                                                             |                                          | N/A                    |
| Maximum Building Coverage                     | 30%                                                                              |                                          | 5.2%                   |
| Maximum Gross Floor Area per Building         | None                                                                             |                                          | N/A                    |
| Maximum Building Height                       | 40ft                                                                             |                                          | NEED INFO FROM VEQUITY |
| Front Yard                                    | B, P:<br>Minimum 20 ft                                                           |                                          | 38'                    |
| Interior Side Yard                            | B: Minimum 15 ft<br>P: None                                                      |                                          | B: 134'                |
| Exterior Side Yard                            | B, P:<br>Minimum 20 ft                                                           |                                          | B: 98'<br>P: 39'       |
| Minimum Rear Yard                             | B: 30 ft<br>P: None                                                              |                                          | B: 60'                 |
| Landscape Buffer Yard <sup>2</sup>            | 40 ft, exception lots with a building over 150,000 sf of gross floor area: 80 ft |                                          | SEE TABLE FROM LA      |
| % Overall Landscaped Area                     | 20%                                                                              |                                          | SEE TABLE FROM LA      |
| Building Foundation Landscaping               | 50%                                                                              |                                          | SEE TABLE FROM LA      |
| Public Street Frontage Landscaping            | 75%                                                                              |                                          | SEE TABLE FROM LA      |
| Parking Lot Landscaping                       | 50%                                                                              |                                          | SEE TABLE FROM LA      |
| # of Parking Spaces                           | *See below                                                                       |                                          | SEE PAGE 2             |
| Drive-through Stacking Spaces (if applicable) | 5-15, depending on use                                                           |                                          | SEE PAGE 2             |

67,925 SF OF BUILDING AREA OVER 33 ACRE SITE AREA

ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE

MIN. PER PLAN LOT 12 BUILDING TO PHEASANT RUN DRIVE EASEMENT

B: LOT 3 DAYCARE BUILDING TO KAUTZ ROAD ROW  
P: LOT 1 BANK PARKING TO KAUTZ ROAD ROW

B: LOT 14 HOTEL BUILDING TO INDUSTRIAL SITE PROPERTY LINE

\*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

<sup>2</sup> 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.

| Use           | Lot    | Building Area (S.F.) | Parking Provided | Required (Per Zoning) | Stacking Provided | Stacking Required (Per Zoning) |
|---------------|--------|----------------------|------------------|-----------------------|-------------------|--------------------------------|
| Bank          | Lot 1  | 3295                 | 21               | 13                    | 2                 | 10                             |
| Restaurant    | Lot 2  | 3658                 | 79               | 37                    | 16                | 30                             |
| Day Care      | Lot 3  | 10000                | 38               | 35                    | 0                 | 0                              |
| Restaurant    | Lot 4  | 986                  | 22               | 10                    | 22                | 30                             |
| Multi tenant  | Lot 5  | 6911                 | 82               | Need Info on Use      | 15                | Need Info on Use               |
| Restaurant    | Lot 6  | 2785                 | 39               | 28                    | 15                | 30                             |
| Restaurant    | Lot 7  | 2076                 | 48               | 21                    | 19                | 30                             |
| Retail        | Lot 8  | 7381                 | 47               | 30                    | 0                 | 0                              |
| Restaurant    | Lot 9  | 2553                 | 53               | 26                    | 15                | 30                             |
| Oil Change    | Lot 10 | 2001                 | 42               | 10                    | 0                 | 0                              |
| Car Wash      | Lot 11 | 6127                 | 15               | 6                     | 23                | 30                             |
| Gas + C-Store | Lot 12 | 5023                 | 68               | 31                    | 0                 | 0                              |
| Parking       | Lot 13 | 0                    | 193              | 0                     | 0                 | 0                              |
| Hotel         | Lot 14 | 15129                | 148              | Need Info on Rooms    | 0                 | 0                              |
| Urgent Care   | Lot 15 | 6729                 | 50               | Need Info on Rooms    | 0                 | 0                              |

# PER MODIFIED V36 SITE PLAN

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

**ASSUMPTIONS:**  
 NORTH AVE ROW AS FRONT YARD  
 INDUSTRIAL SITE TO SOUTH AS REAR YARD  
 KAUTZ ROAD ROW AS EXTERIOR SIDE YARD  
 PHEASANT RUN DRIVE EASEMENT AS INTERIOR SIDE YARD  
 ASSUMES ACCESS DRIVES ARE PRIVATE

**Name of Development:**

**THE SHOPS AT PHEASANT RUN**

|                                               | Zoning District Requirement                                                        | Existing PUD Requirement (if applicable) | Proposed               |
|-----------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------|------------------------|
|                                               | District:<br>BR                                                                    | Ordinance #:                             |                        |
| Minimum Lot Area                              | 1 acre                                                                             |                                          | 1 acre                 |
| Minimum Lot Width                             | None                                                                               |                                          | N/A                    |
| Maximum Building Coverage                     | 30%                                                                                |                                          | 8.2%                   |
| Maximum Gross Floor Area per Building         | None                                                                               |                                          | N/A                    |
| Maximum Building Height                       | 40ft                                                                               |                                          | NEED INFO FROM VEQUITY |
| Front Yard                                    | B, P:<br>Minimum 20 ft                                                             |                                          | 38'                    |
| Interior Side Yard                            | B: Minimum 15 ft<br>P: None                                                        |                                          | B: 63'<br>P: *         |
| Exterior Side Yard                            | B, P:<br>Minimum 20 ft                                                             |                                          | B: 74'<br>P: 39'       |
| Minimum Rear Yard                             | B: 30 ft,<br>P: None                                                               |                                          | N/A                    |
| Landscape Buffer Yard <sup>2</sup>            | 40 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft. |                                          | SEE PAGE 2             |
| % Overall Landscaped Area                     | 20% = 293,923 SF                                                                   |                                          | 514,879 SF             |
| Building Foundation Landscaping               | 50% of 3,640 LF= 1,082 LF                                                          |                                          | 1,082 LF               |
| Public Street Frontage Landscaping            | 75% of 2,485 LF and 1 tree : 50 LF                                                 |                                          | 50 Trees and 2,010 LF  |
| Parking Lot Landscaping                       | 1 tree : 10 spaces                                                                 |                                          | 116 Trees              |
| # of Parking Spaces                           | *See below                                                                         |                                          | SEE PAGE 3             |
| Drive-through Stacking Spaces (if applicable) | 5-15, depending on use                                                             |                                          | SEE PAGE 3             |

117,677 SF OF BUILDING AREA OVER 33 ACRE SITE AREA

ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE

MIN. PER PLAN LOT 12 BUILDING TO PHEASANT RUN DRIVE EASEMENT  
 \*PORTION OF PARKING WITHIN PHEASANT RUN DRIVE EASEMENT

B: LOT 1 BANK TO KAUTZ ROAD ROW  
 P: LOT 1 BANK DRIVE AISLE TO KAUTZ ROAD ROW

B: NO BUILDING IMMEDIATELY ADJACENT TO REAR YARD PARCEL

\*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

<sup>2</sup> 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                                                               |                     |                 |                 |
|-----------------------------------------------------------------------------------|---------------------|-----------------|-----------------|
| Landscape Requirements Summary                                                    |                     |                 |                 |
|                                                                                   |                     | <i>Required</i> | <i>Proposed</i> |
| <b>Overall Lot Area</b>                                                           | <b>1,469,617 SF</b> |                 |                 |
| Overall Landscaped Area                                                           | 20% Required        | 293,923 SF      | 514,879 SF      |
| Detention Area                                                                    |                     |                 | 223,027 SF      |
|                                                                                   |                     |                 |                 |
| <b>Public Street Frontage Landscaping (LF)-<br/>West and North Property Lines</b> | <b>2,485 LF</b>     |                 |                 |
| Shade, Evergreen or Ornamental Trees                                              | 1:50 LF             | 50              | 50              |
| Shrub / Perennial Coverage                                                        | 75%                 | 1,843 LF        | 2,010 LF        |
|                                                                                   |                     |                 |                 |
| <b>Parking Lot Screening</b>                                                      | <b>2,164 LF</b>     |                 |                 |
| Shrub Planting Coverage (30" HT.)                                                 | 50%                 | 1,082 LF        | 1,082 LF        |
|                                                                                   |                     |                 |                 |
| <b>Interior Parking Lot</b>                                                       | <b>1,166 Spaces</b> |                 |                 |
| Shade Trees                                                                       | 1:10 Spaces         | 116             | 116             |
|                                                                                   |                     |                 |                 |
| <b>Sign Landscaping</b>                                                           |                     |                 |                 |
| 3' minimum planting around base                                                   |                     | --              | --              |
|                                                                                   |                     |                 |                 |
| <b>Building Foundation Landscaping</b>                                            | <b>3,641 LF</b>     |                 |                 |
| Landscaped coverage                                                               | 50%                 | 1,820 LF        | 1,820 LF        |
| Shade, Evergreen or Ornamental Trees                                              | 2:50 LF             | 72              | --              |
| Shrubs and Perennials                                                             | 20:50 LF            | 730             | --              |
|                                                                                   |                     |                 |                 |

(80,879SF for building foundation)

0.75

| Use            | Lot    | Building Area (S.F.) | Parking Provided | Required (Per Zoning) | Stacking Provided | Stacking Required (Per Zoning) |
|----------------|--------|----------------------|------------------|-----------------------|-------------------|--------------------------------|
| Bank           | Lot 1  | 3295                 | 21               | 13                    | 2                 | 10                             |
| Multi Tenant   | Lot 2  | 13562                | 133              | Need Info on Use      | 0                 | Need Info on Use               |
| Day Care       | Lot 3  | 10000                | 38               | 35                    | 0                 | 0                              |
| Restaurant     | Lot 4  | 986                  | 22               | 10                    | 22                | 30                             |
| Multi Tenant   | Lot 5  | 6911                 | 82               | Need Info on Use      | 15                | Need Info on Use               |
| Restaurant     | Lot 6  | 2785                 | 39               | 28                    | 15                | 30                             |
| Restaurant     | Lot 7  | 2076                 | 48               | 21                    | 19                | 30                             |
| Retail         | Lot 8  | 7381                 | 47               | 30                    | 0                 | 0                              |
| Restaurant     | Lot 9  | 2553                 | 53               | 26                    | 15                | 30                             |
| Oil Change     | Lot 10 | 2001                 | 42               | 10                    | 0                 | 0                              |
| Car Wash       | Lot 11 | 6127                 | 15               | 6                     | 23                | 30                             |
| Car Dealership | Lot 12 | 60000                | 626              | 180                   | 0                 | 0                              |

[illegible]

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

Christopher Ileakis

Kyle Glascott

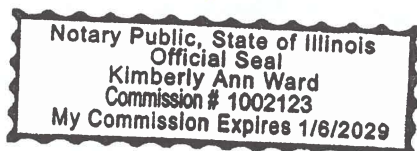
Andrew Cohen

By: Christopher Ileki, Manager

Subscribed and Sworn before me this 19 day of September, 2025.

*K. M. M. M.*

Notary Public



**EXHIBIT A**

**Legal Description**

**PARCEL 1:**

**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.**

**PARCEL 2:**

**EASEMENTS FOR BENEFIT OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION CONTAINED IN NON-EXCLUSIVE ACCESS, INGRESS EGRESS AND UTILITY EASEMENT RECORDED OCTOBER 13, 2020 DOCUMENT R2020-117035.**