

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



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

SPECIAL USE APPLICATION

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

For City Use

Project Name: 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.

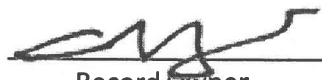
Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

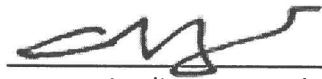
Site Plan or plans shall show the following information:

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:

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

- 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.

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

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.

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.

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

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

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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: PLPUD202600003

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.

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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

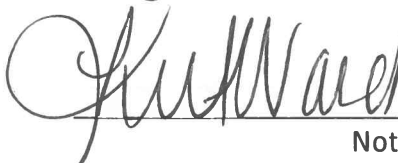
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<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} Exempt</u>	_____
<u>Andrew Cohen</u>	_____
<u>Kevin Guerin</u>	_____
<u>Zach Smrt</u>	_____

By: , Manager

Subscribed and Sworn before me this 6 day of

January, 20 26.


Notary Public



PROPERTY 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 5, 2020 DOCUMENT R2020-131136.

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.