

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 foregoing, 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; Ilekis Associates; dated 3/13/2026
- Architectural Elevations- Lot 4; Ilekis Associates; dated 3/13/2026
- Architectural Elevations- Lot 6; Ilekis 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.

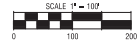
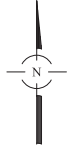
EXHIBIT “F”
PUD PRELIMINARY
PLAN (71 pages)

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

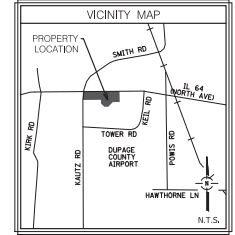
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

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

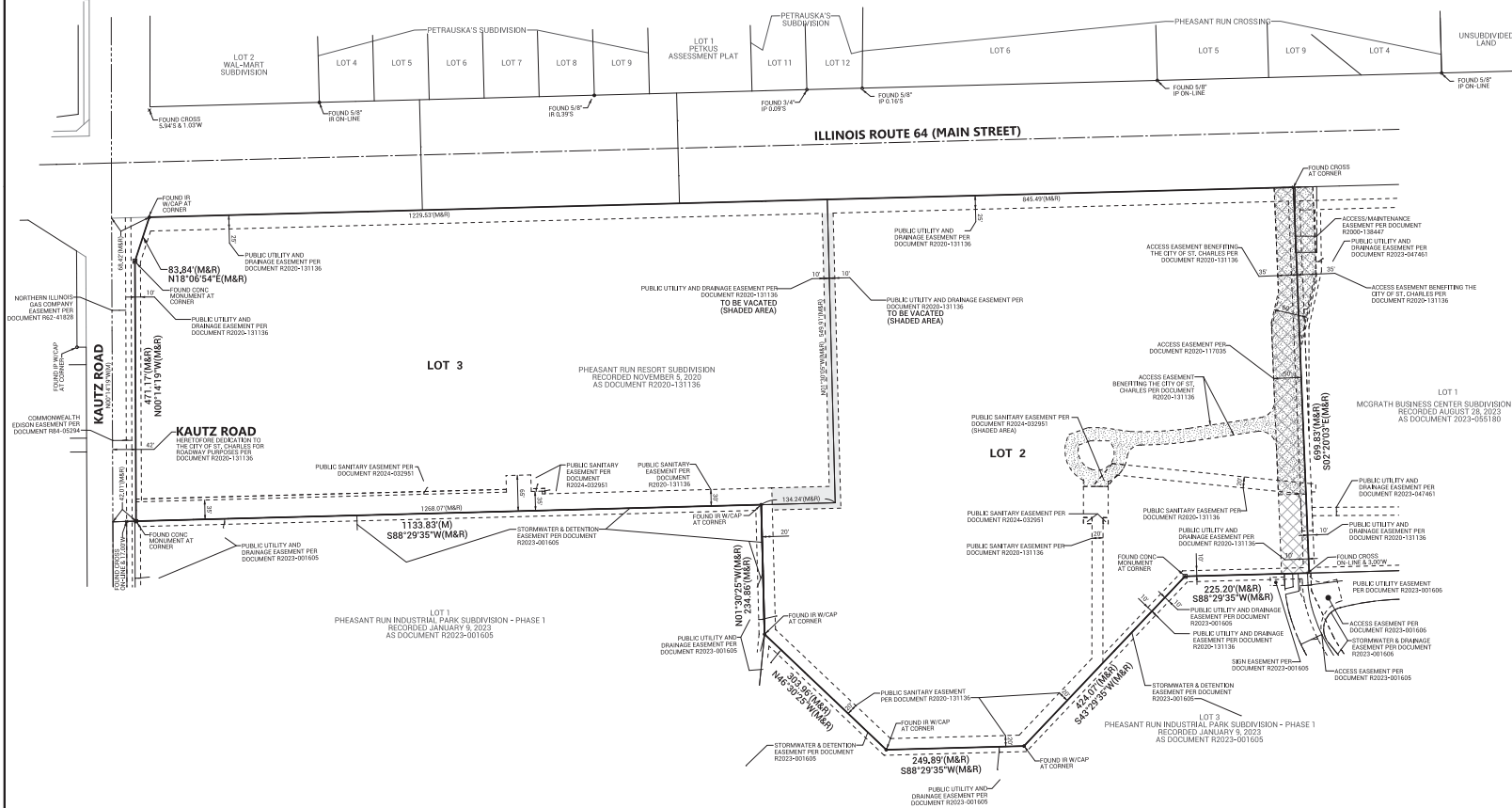


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



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 9, 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.MXD-01
DATE:
01/05/2026
JOB NO.
9352.14
SHEET

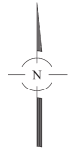
1 OF 3

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

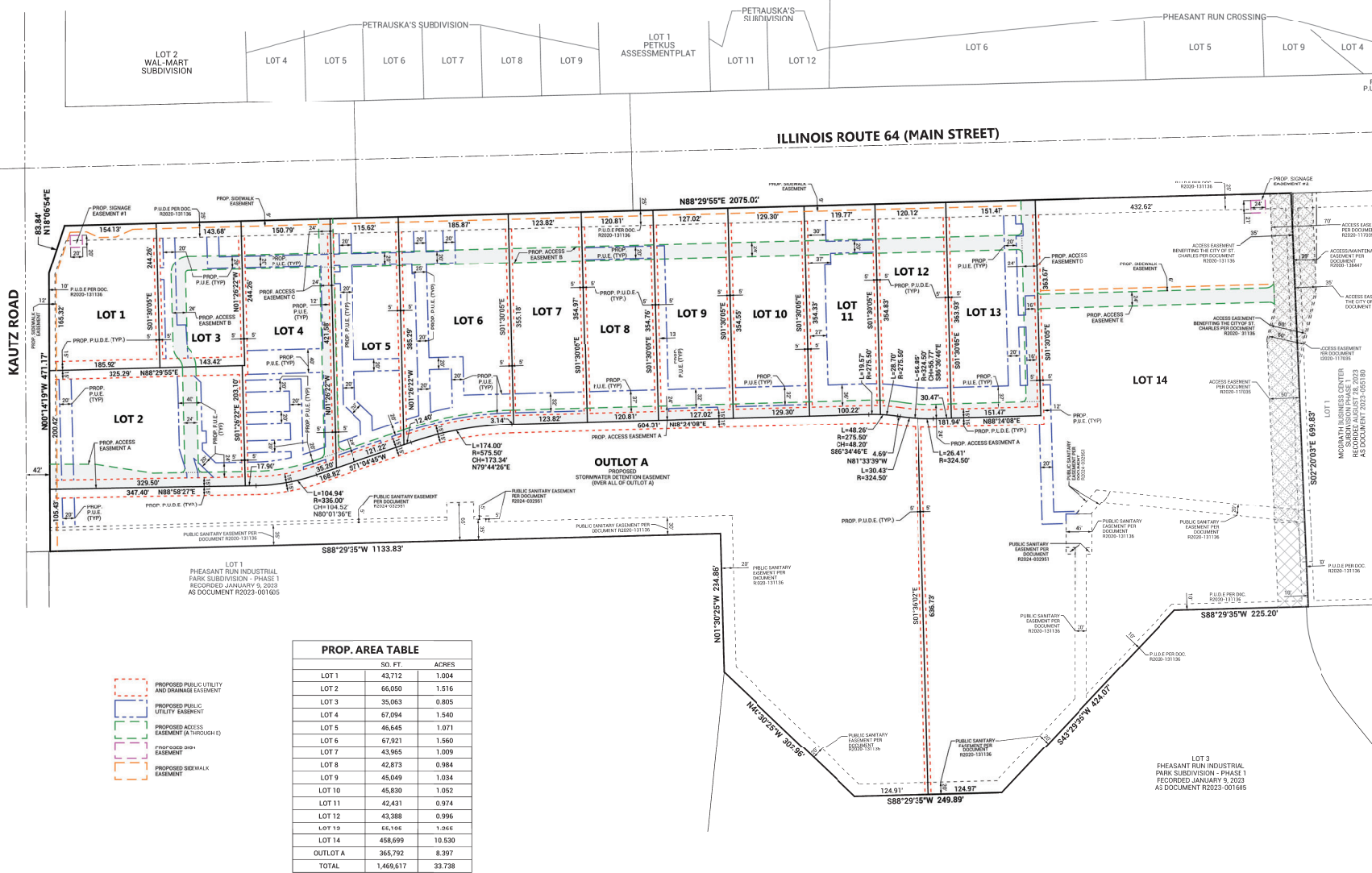
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

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

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Rosemont, IL - Morris, IL - Indianapolis, IN
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FILENAME:
9350-14PHE-01
DATE:
01/15/2026
JOB NO.
9350-14
SHEET

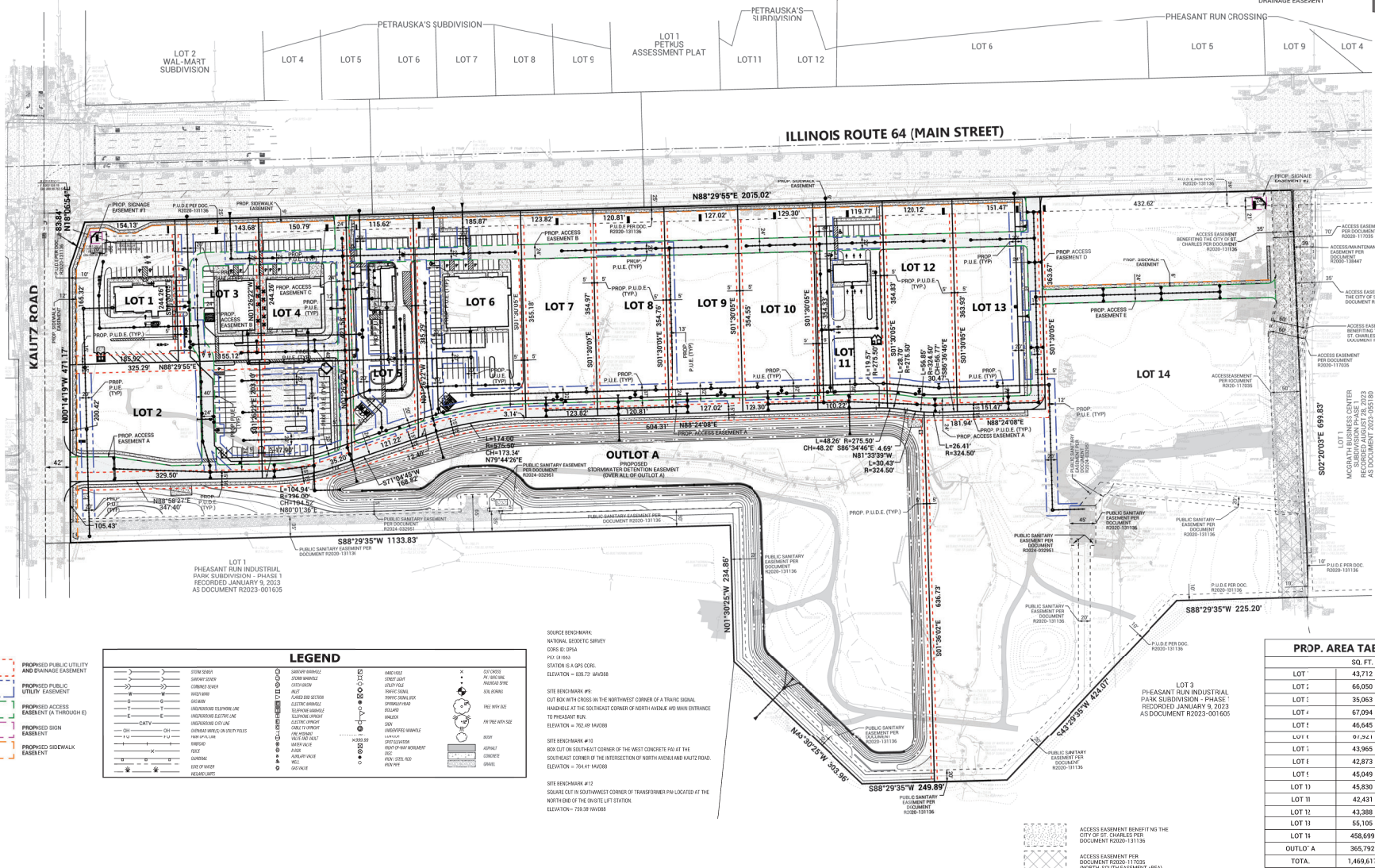
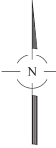
THIS IS A PRELIMINARY PLAT OF NO LEGAL EFFECT AND NOT TO BE RECORDED

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

SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON EDDICT
OBSERVATION IL EAST ZONE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT



LEGEND	
	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED ACCESS EASEMENT (A THROUGH E)
	PROPOSED SIGN EASEMENT
	PROPOSED SIDEWALK EASEMENT
	STORM DRAIN
	SEWER LINE
	WATER MAIN
	GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CABLE TV LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER MAIN
	UNDERGROUND SEWER LINE
	UNDERGROUND STORM DRAIN
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	ACCESS EASEMENT
	SIGN EASEMENT
	SIDEWALK EASEMENT

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
CORS 02 0154
P.O. 14 1414
STATION = 020 700 1408
ELEVATION = 726.49 MGD00

SITE BENCHMARK #1:
CUT BOX WITH CROSS IN THE NORTHWEST CORNER OF A TRAFFIC SIGNAL
WADSWORTH AT THE SOUTHWEST CORNER OF NORTH AVENUE AND MAIN DRIVE
TO PRESENTATION ROAD
ELEVATION = 726.49 MGD00

SITE BENCHMARK #2:
BOX CUT ON SOUTHWEST CORNER OF THE WEST CONCRETE PAV AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF NORTH AVENUE AND KAUTZ ROAD
ELEVATION = 726.49 MGD00

SITE BENCHMARK #3:
SQUARE CUT IN SOUTHWEST CORNER OF TRANSDUCER PAV LOCATED AT THE
NORTH END OF THE CRUISE LEFT STATION
ELEVATION = 726.49 MGD00

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	43,965	1.009
LOT 7	42,873	0.984
LOT 8	45,049	1.034
LOT 9	45,830	1.052
LOT 10	42,431	0.974
LOT 11	43,388	0.996
LOT 12	55,105	1.265
LOT 13	458,699	10.530
LOT 14	365,792	8.397
OUTLOT A	1,469,617	33.738
TOTAL		

PROPOSED LOT AND EASEMENT INFORMATION
WITH EXISTING CONDITIONS
AND PROPOSED IMPROVEMENTS

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

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FILENAME:
9350-14PR-01
DATE:
01/15/2025
JOB NO.
9350.14
SHEET

SAINT CHARLES, ILLINOIS
PROJECT NO:9350.14

CALL J.U.L.I.E. 1-800-892-0123

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

DESCRIPTION: SEE SHEET OVERT FOR BENCHMARK INFORMATION

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

[illegible][illegible]

This aerial map of the Kingswood area in the City of Richmond, British Columbia, identifies the proposed project location. The map shows a network of roads including Kingswood Road, Main Street, and various residential streets. A black rectangle labeled 'PROJECT LOCATION' is situated on Kingswood Road, east of the intersection with Main Street. Surrounding areas are labeled with neighborhood names such as Royal Fox, Charlmerston, Sturges, and Main Street. A north arrow and 'N.T.S.' (Not To Scale) are located in the bottom right corner.

The site plan illustrates the proposed development at the intersection of E Main Street and Pleasanton. The main building footprint is a large rectangle with internal divisions, suggesting multiple units or sections. To the left of the building is a parking area. The plan includes detailed road layouts with sidewalks, landscaping, and a north arrow in the bottom right corner. The label 'RTS' is also present near the bottom right corner.

Brett Duffy

ENGINEER
BRETT M. DUFFY, P.E.

BLINDS REGISTRATION NO: 062-053198
EXPIRATION DATE: 11/30/2025

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

0/0/26
DATE

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ALL INDS.

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

paceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



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FILENAME:
50.14_P-TITLE

DATE: 15/25

OB NO.
150.14

HEET
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1 OF 14

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CONTACT INFORMATION

PRELIMINARY TYPICAL SECTIONS AND GENERAL NOTES

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

SAINT CHARLES, ILLINOIS



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P-GN
2 OF 14

1.) BENCHMARK #12 TO EXIST POST DEVELOPMENT
BENCHMARKS #9 AND #10 LIKELY TO BE
IMPACTED BY DEVELOPMENT

SITE BENCHMARK #9:
CUT BOX WITH CROSS ON THE NORTHWEST CORNER OF A
TRAFFIC SIGNAL HANDHOLE AT THE SOUTHEAST CORNER OF
NORTH AVENUE AND MAIN ENTRANCE TO PHEASANT RUN.
ELEVATION = 762.69' NAD83

SITE BENCHMARK #10:
BOX CUT ON SOUTHEAST CORNER OF THE WEST CONCRETE
PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION OF
NORTH AVENUE AND KAUTZ ROAD.
ELEVATION = 764.41' NAVD83

SITE BENCHMARK #12
SQUARE CUT IN SOUTHWEST CORNER OF TRANSFORMER PAD
LOCATED AT THE NORTH END OF THE ON-SITE LIFT STATION
ELEVATION = 759.38' NAVD88

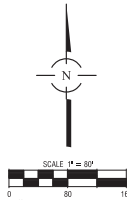
LEGEND

2000 FT. 3000 FT. 4000 FT. 5000 FT. 6000 FT. 7000 FT. 8000 FT. 9000 FT. 10000 FT. 11000 FT. 12000 FT. 13000 FT. 14000 FT. 15000 FT. 16000 FT. 17000 FT. 18000 FT. 19000 FT. 20000 FT. 21000 FT. 22000 FT. 23000 FT. 24000 FT. 25000 FT. 26000 FT. 27000 FT. 28000 FT. 29000 FT. 30000 FT. 31000 FT. 32000 FT. 33000 FT. 34000 FT. 35000 FT. 36000 FT. 37000 FT. 38000 FT. 39000 FT. 40000 FT. 41000 FT. 42000 FT. 43000 FT. 44000 FT. 45000 FT. 46000 FT. 47000 FT. 48000 FT. 49000 FT. 50000 FT. 51000 FT. 52000 FT. 53000 FT. 54000 FT. 55000 FT. 56000 FT. 57000 FT. 58000 FT. 59000 FT. 60000 FT. 61000 FT. 62000 FT. 63000 FT. 64000 FT. 65000 FT. 66000 FT. 67000 FT. 68000 FT. 69000 FT. 70000 FT. 71000 FT. 72000 FT. 73000 FT. 74000 FT. 75000 FT. 76000 FT. 77000 FT. 78000 FT. 79000 FT. 80000 FT. 81000 FT. 82000 FT. 83000 FT. 84000 FT. 85000 FT. 86000 FT. 87000 FT. 88000 FT. 89000 FT. 90000 FT. 91000 FT. 92000 FT. 93000 FT. 94000 FT. 95000 FT. 96000 FT. 97000 FT. 98000 FT. 99000 FT. 100000 FT. 101000 FT. 102000 FT. 103000 FT. 104000 FT. 105000 FT. 106000 FT. 107000 FT. 108000 FT. 109000 FT. 110000 FT. 111000 FT. 112000 FT. 113000 FT. 114000 FT. 115000 FT. 116000 FT. 117000 FT. 118000 FT. 119000 FT. 120000 FT. 121000 FT. 122000 FT. 123000 FT. 124000 FT. 125000 FT. 126000 FT. 127000 FT. 128000 FT. 129000 FT. 130000 FT. 131000 FT. 132000 FT. 133000 FT. 134000 FT. 135000 FT. 136000 FT. 137000 FT. 138000 FT. 139000 FT. 140000 FT. 141000 FT. 142000 FT. 143000 FT. 144000 FT. 145000 FT. 146000 FT. 147000 FT. 148000 FT.
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UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD
INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE
OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW
DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK



NO.	DATE	REMARKS
1.	10/17/75	REVISIONS PER CLIENT
2.	1/15/76	PRELIMINARY PUD SUBMITTAL
3.	2/12/76	REVISED PRELIMINARY PUD SUBMITTAL
4.	4/3/76	REVISED PRELIMINARY PUD SUBMITTAL

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

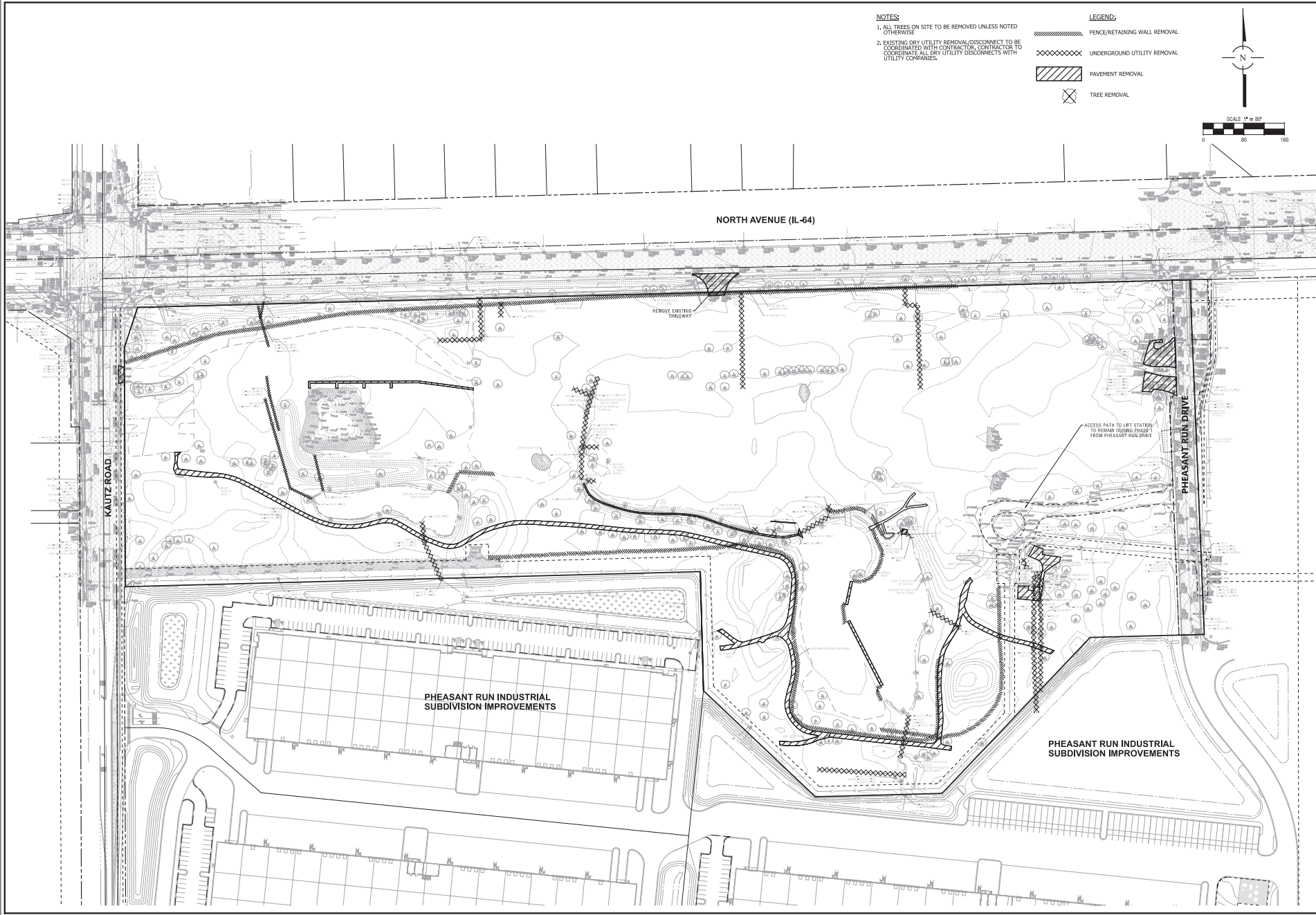
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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9350.14_P-OVET

DATE:
7/15/25

JOB NO.
9350.14

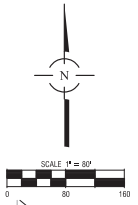
SHEET
P-OVET
3 OF 14



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

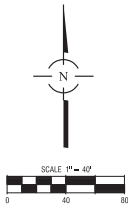
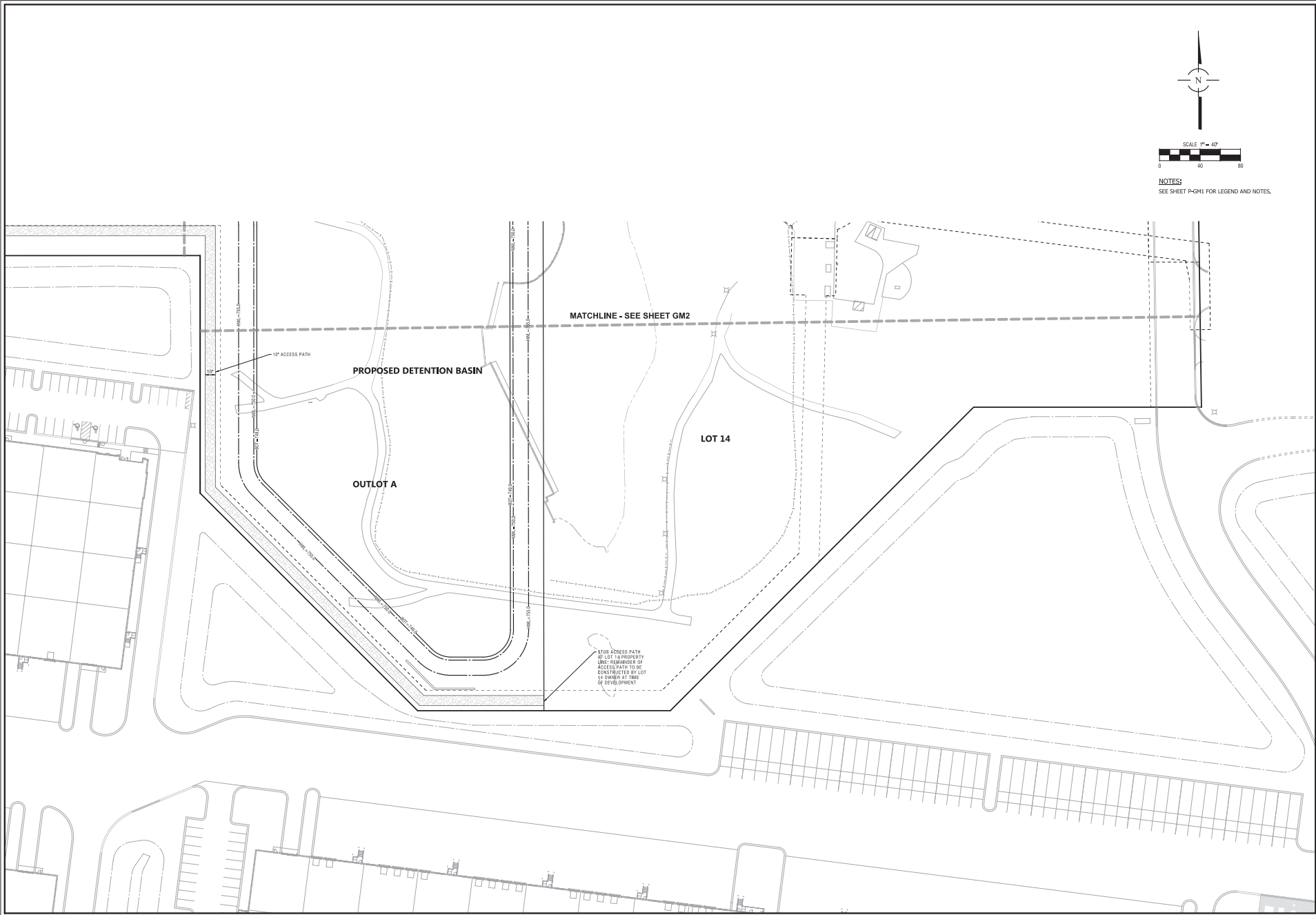
Spaceco
 Civil Engineering & Surveying
 Rosemont, IL - Morris, IL - Indianapolis, IN
 spacecoinc.com

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



NO.	DATE	REMARKS
5.	4/27/26	REVISED PER TWO SQUARE FOOTAGE
	4/23/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	2/12/26	REVISED PRELIMINARY PUD SUBMITTAL
2.	1/15/26	PRELIMINARY PUD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT
NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL
NO.	DATE	REMARKS



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

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

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GEOMETRIC PLAN - 3

OVERALL SUBDIVISION -

THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

4/17/25	INVESTIGATOR	INVESTIGATOR HAS SUBMITTED
5/1/25	DESIGNER	DESIGNER HAS SUBMITTED
5/1/25	REVIEWER	REVIEWER HAS SUBMITTED
5/1/25	DATE	DATE
5/1/25	NO.	NO.
5/1/25	REMARKS	REMARKS

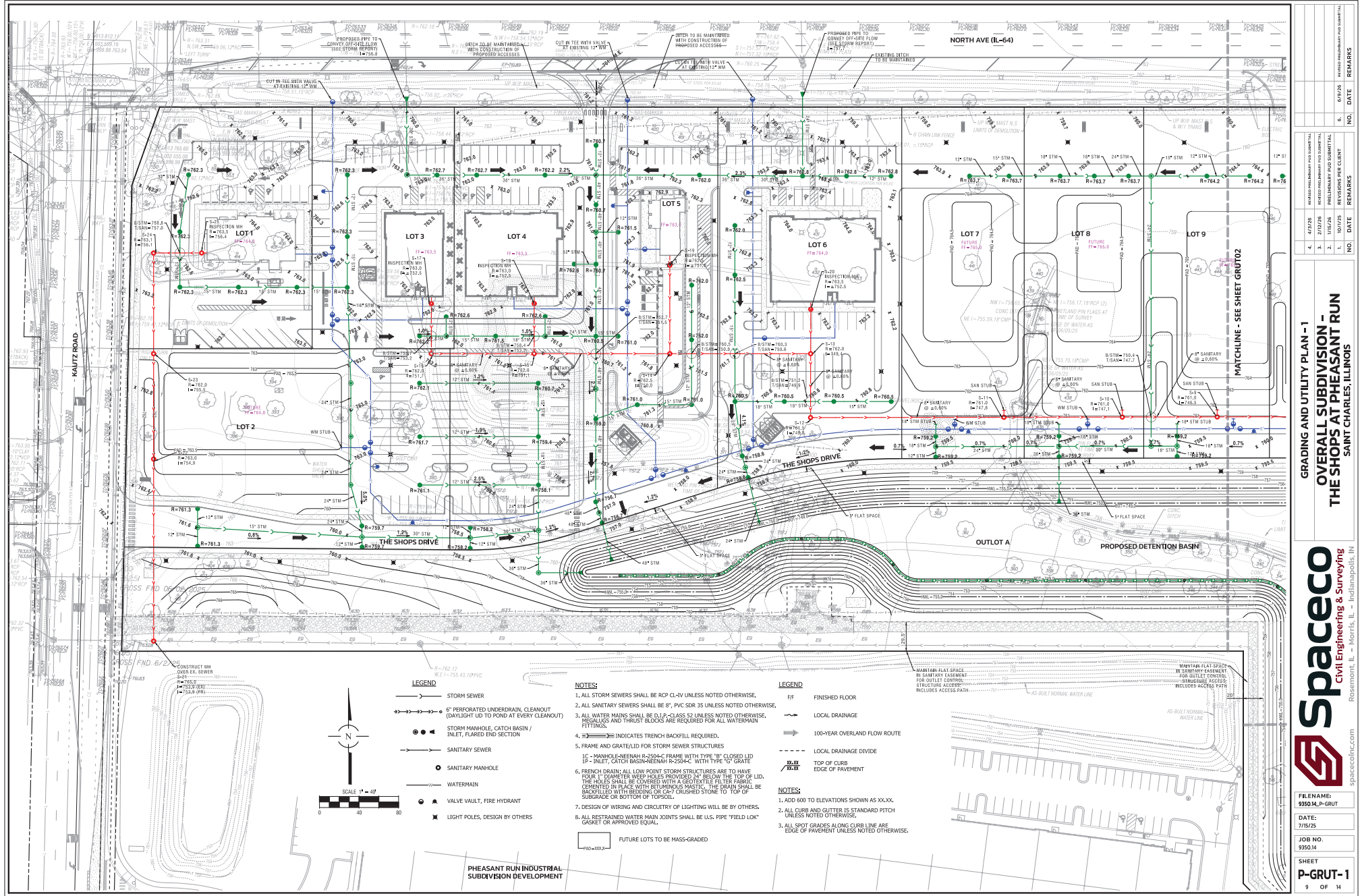
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DATE:
7/15/25

JOB NO.
9350-14

SHEET
P-GM3

8 OF 14

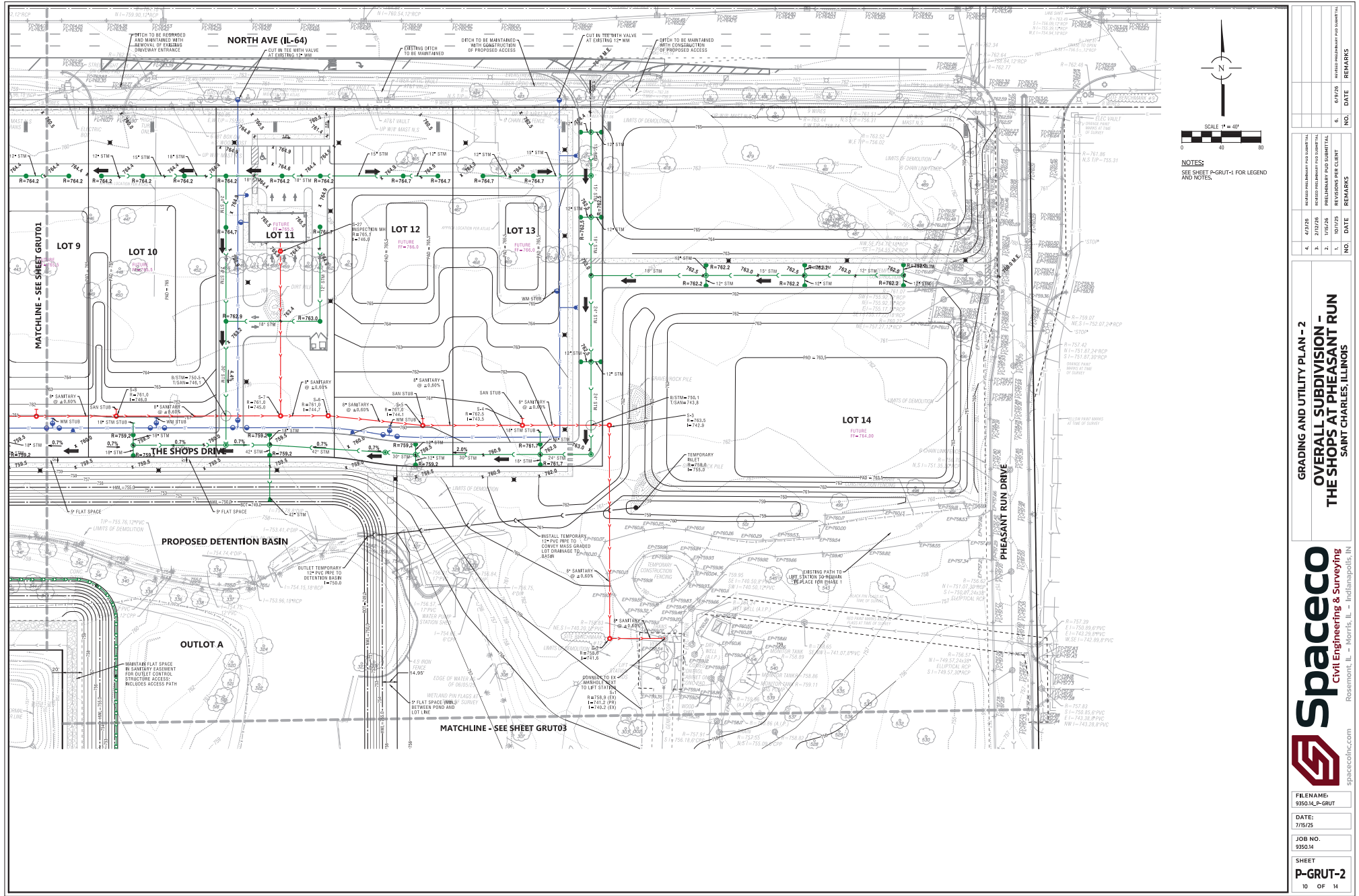


GRADING AND UTILITY PLAN - 1
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



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

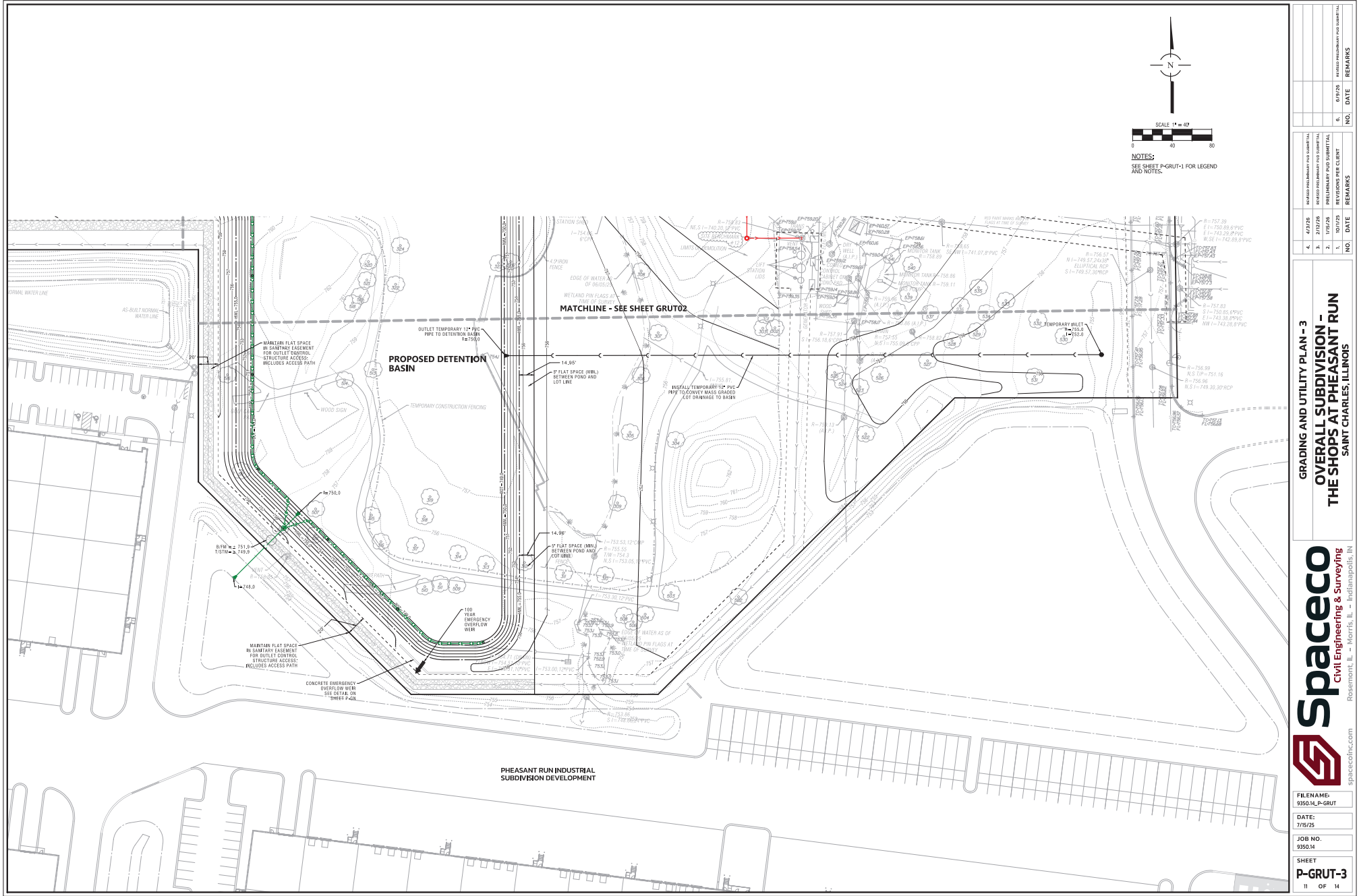
NO.	DATE	REMARKS
1.	7/15/25	ISSUED FOR PERMIT
2.	7/15/25	ISSUED FOR PERMIT
3.	7/15/25	ISSUED FOR PERMIT
4.	7/15/25	ISSUED FOR PERMIT
5.	7/15/25	ISSUED FOR PERMIT
6.	7/15/25	ISSUED FOR PERMIT



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



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



GRADING AND UTILITY PLAN - 3
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



FILENAME:
9350-14-P-GRUT
DATE:
7/15/25
JOB NO.
9350-14
SHEET
P-GRUT-3
11 OF 14

NO.	DATE	REMARKS
1	7/15/25	ISSUED FOR PERMIT
2	7/15/25	ISSUED FOR PERMIT
3	7/15/25	ISSUED FOR PERMIT
4	7/15/25	ISSUED FOR PERMIT
5	7/15/25	ISSUED FOR PERMIT

NO.	DATE	REMARKS
1	7/15/25	ISSUED FOR PERMIT
2	7/15/25	ISSUED FOR PERMIT
3	7/15/25	ISSUED FOR PERMIT
4	7/15/25	ISSUED FOR PERMIT
5	7/15/25	ISSUED FOR PERMIT

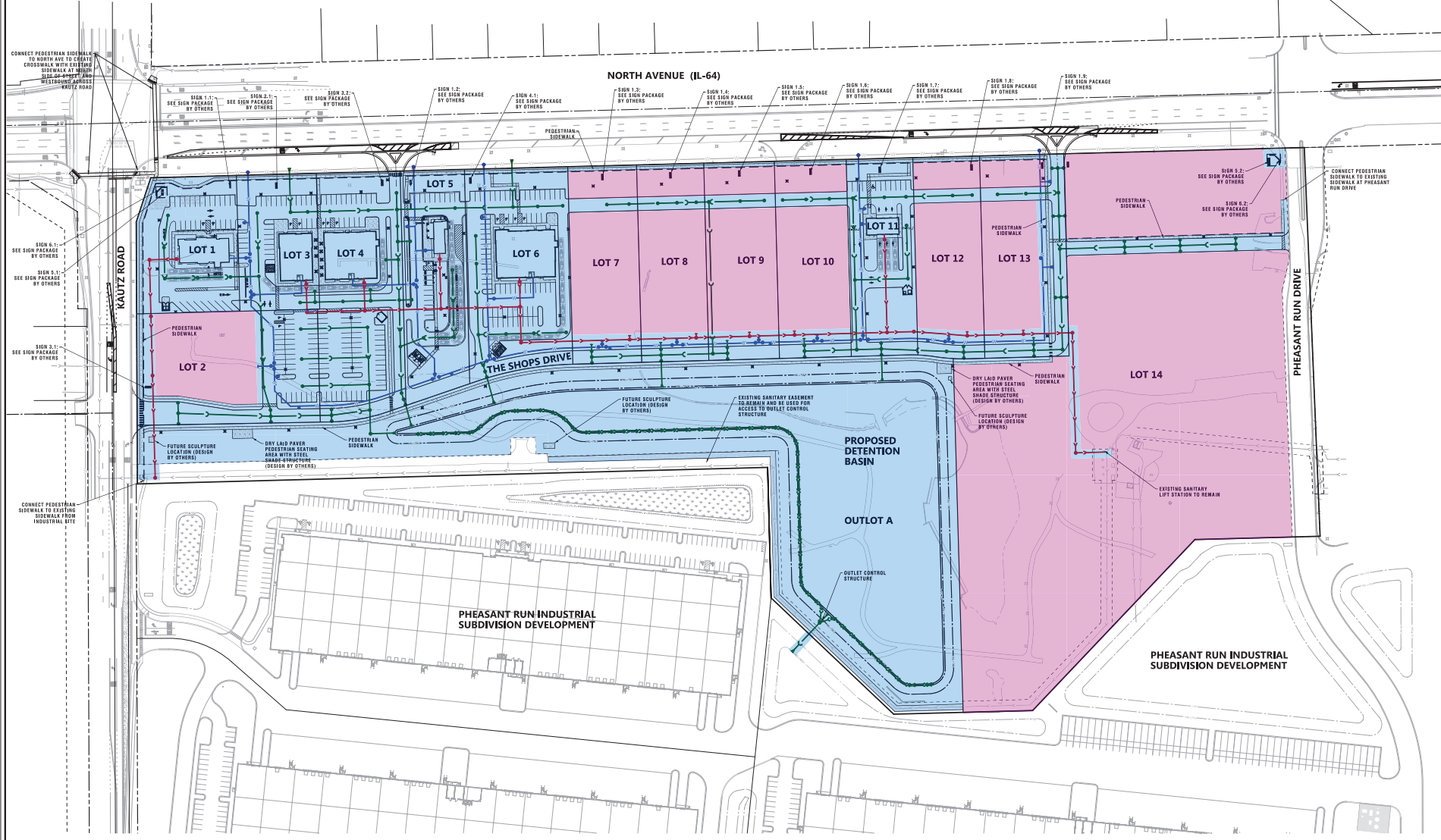
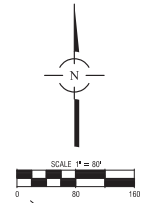
NOTES:
SEE SHEET P-GRUT-1 FOR LEGEND
AND NOTES.

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.

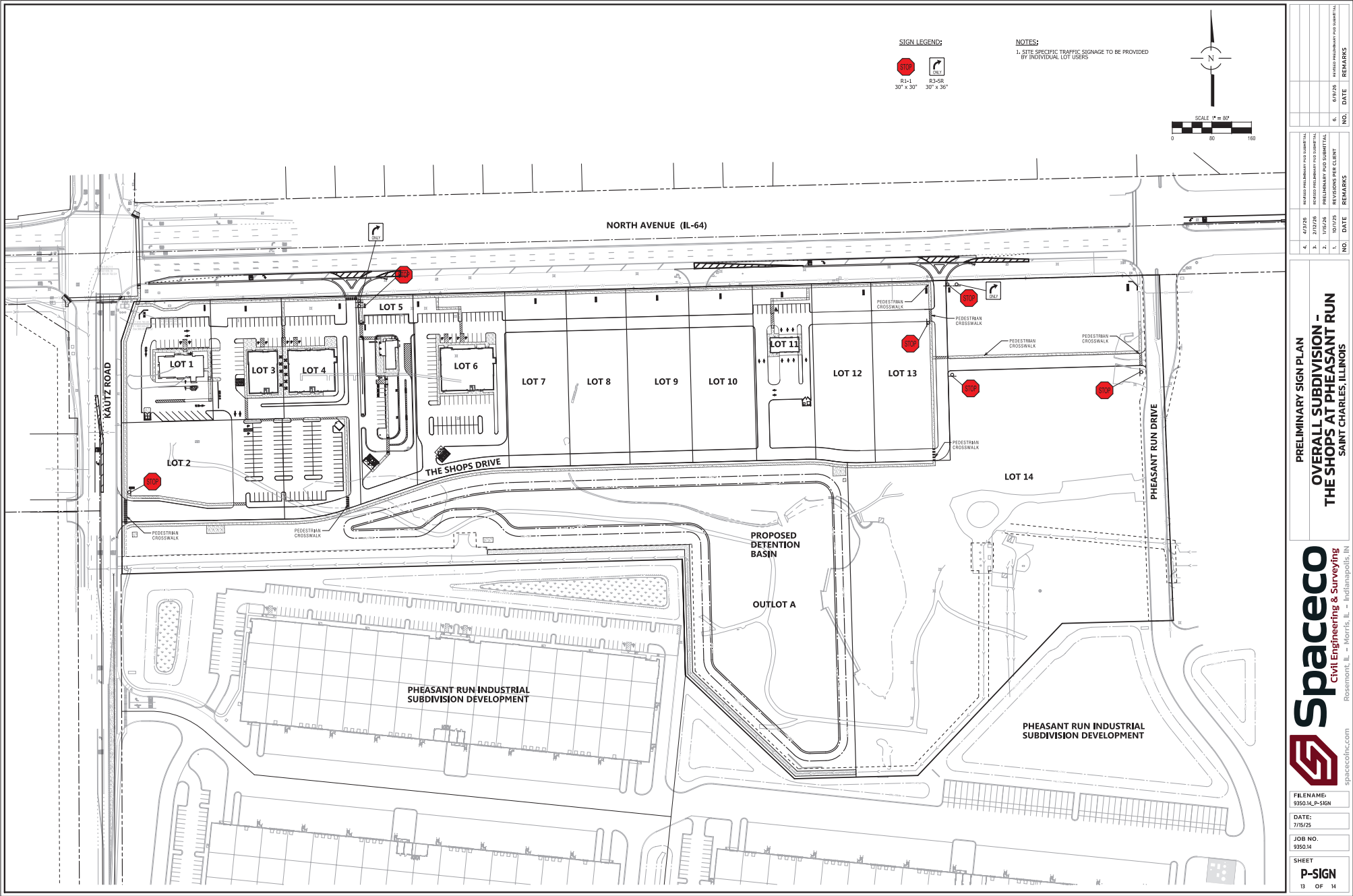


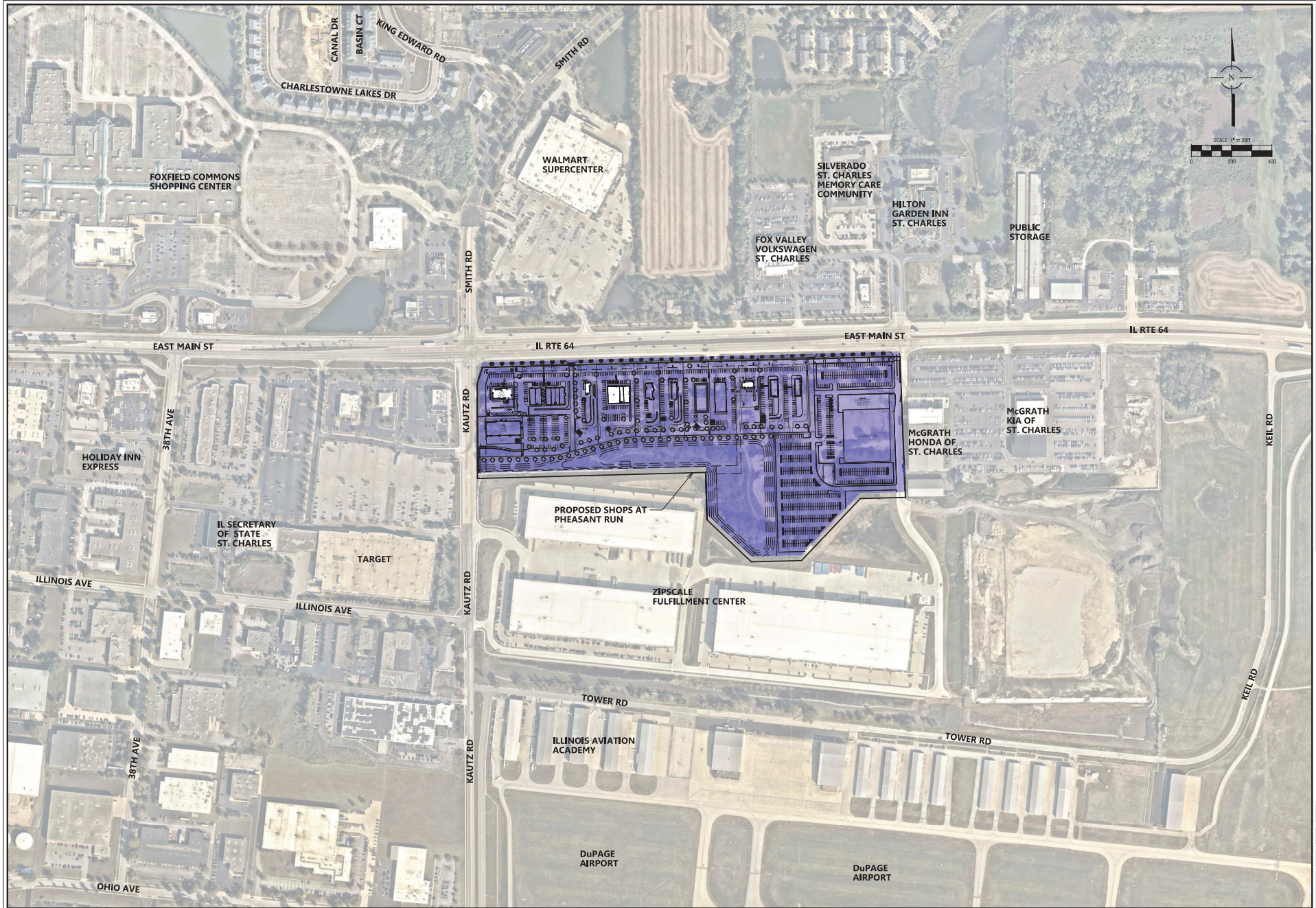
PRELIMINARY PHASING PLAN
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

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

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 SUBMITTAL
5.	7/15/25	ISSUED FOR REVIEW AND SUBMITTAL
6.	6/15/25	ISSUED FOR REVIEW AND SUBMITTAL





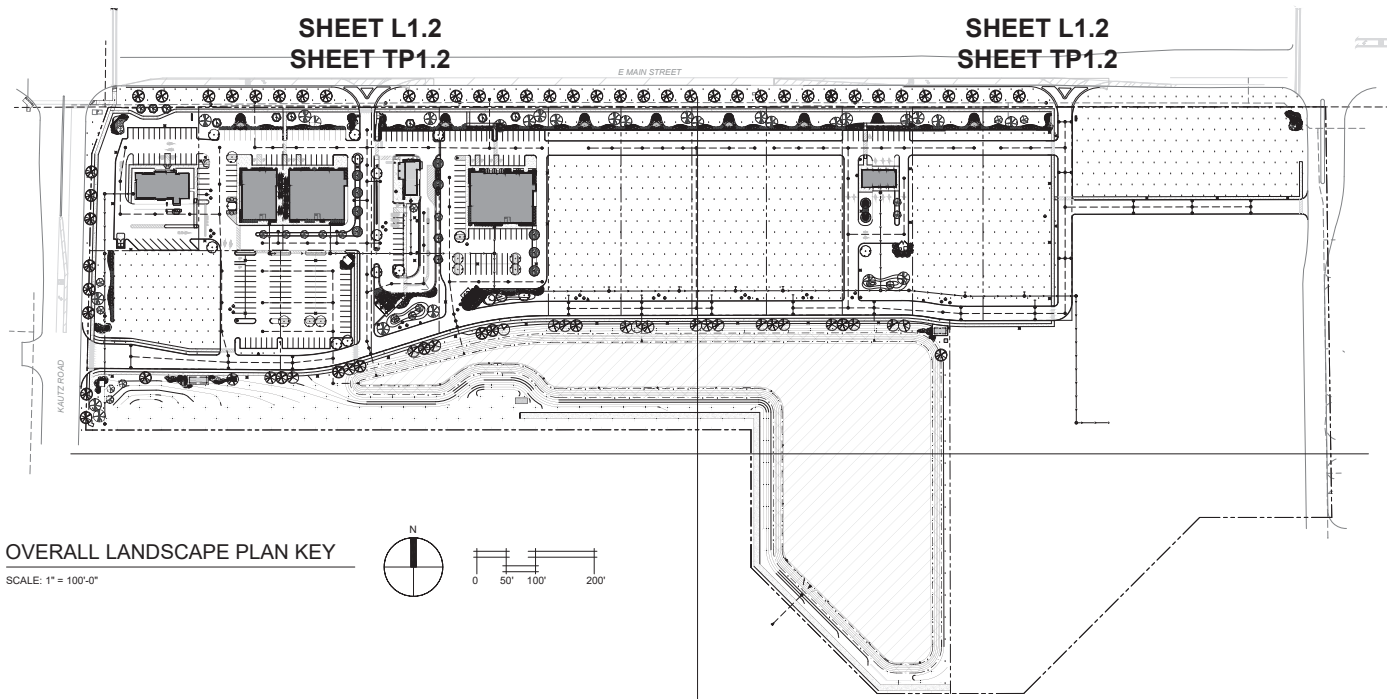
AERIAL SITE VIEW

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

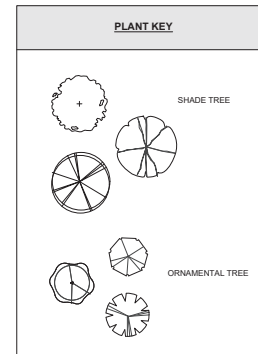
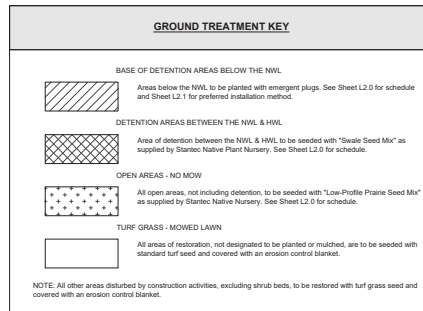
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:	9350.14
DATE:	7/15/25
JOB NO.	9350.14
SHEET	AERIAL
14	OF 14

4/17/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS
7/17/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS
7/17/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS
7/17/25	INVESTIGATE/REVIEW AND SUBMIT	NO	DATE	REMARKS



VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY		
	Required	Proposed
General Landscaping Requirement	1,468,617	
Green Space (SF)	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.	date
1	ISSUED FOR PRELIMINARY PLAN APPROVAL	D.W.	02-12-24
2	PER CITY COMMENTS	D.W.	04-12-24
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-12-24

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

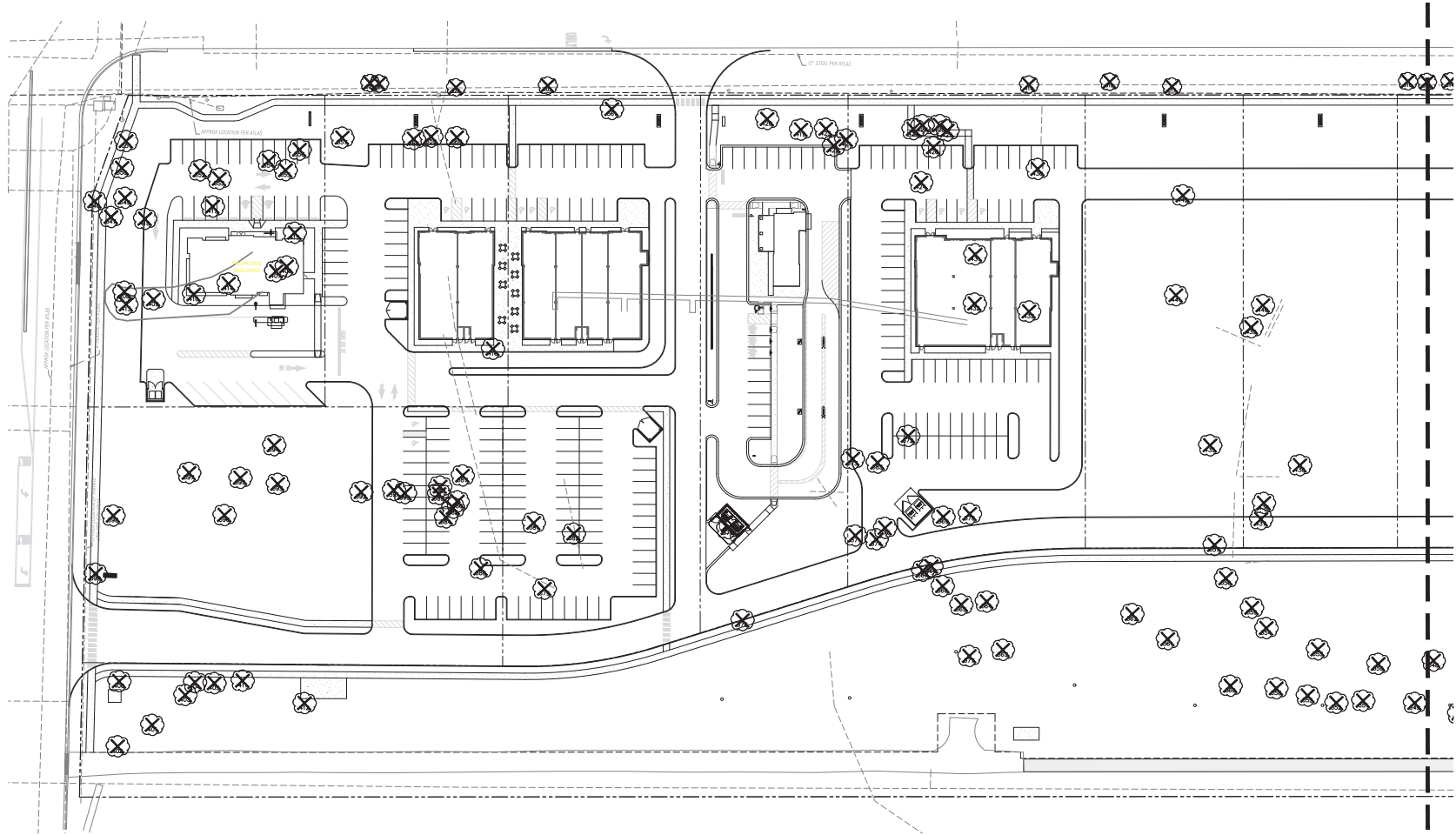
OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
CONSTRUCTION NOTES

date	10-03-25
drawn	D.W.
checked	D.W.
next	

job no.
25290

sheet no.
L1.0

PRELIMINARY



TREE PRESERVATION PLAN - WEST

SCALE: 1" = 40'-0"



PRELIMINARY

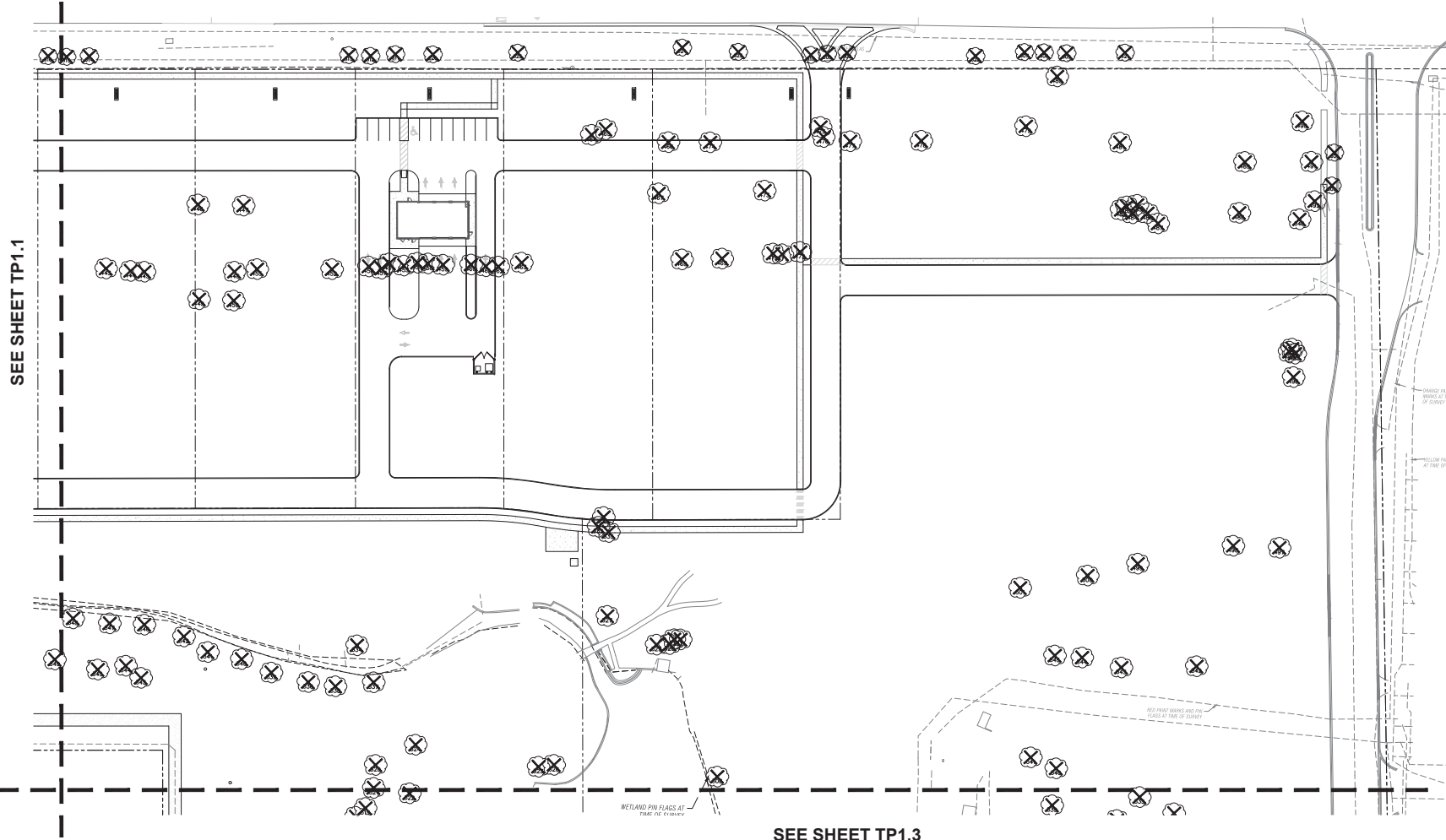
date: 10.03.20
job no. 25290
sheet no. TP1.1

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.	10-12-20
	2	REV. CITY COMMENTS	D.W.	11-26-20

Kathryn Talty
landscape architecture
1805 Waukegan Road Suite 340
Clermont, Illinois 60025
c 847.623.5541 www.ktalandry.com



TREE PRESERVATION PLAN - EAST

SCALE: 1" = 40'-0"



PRELIMINARY

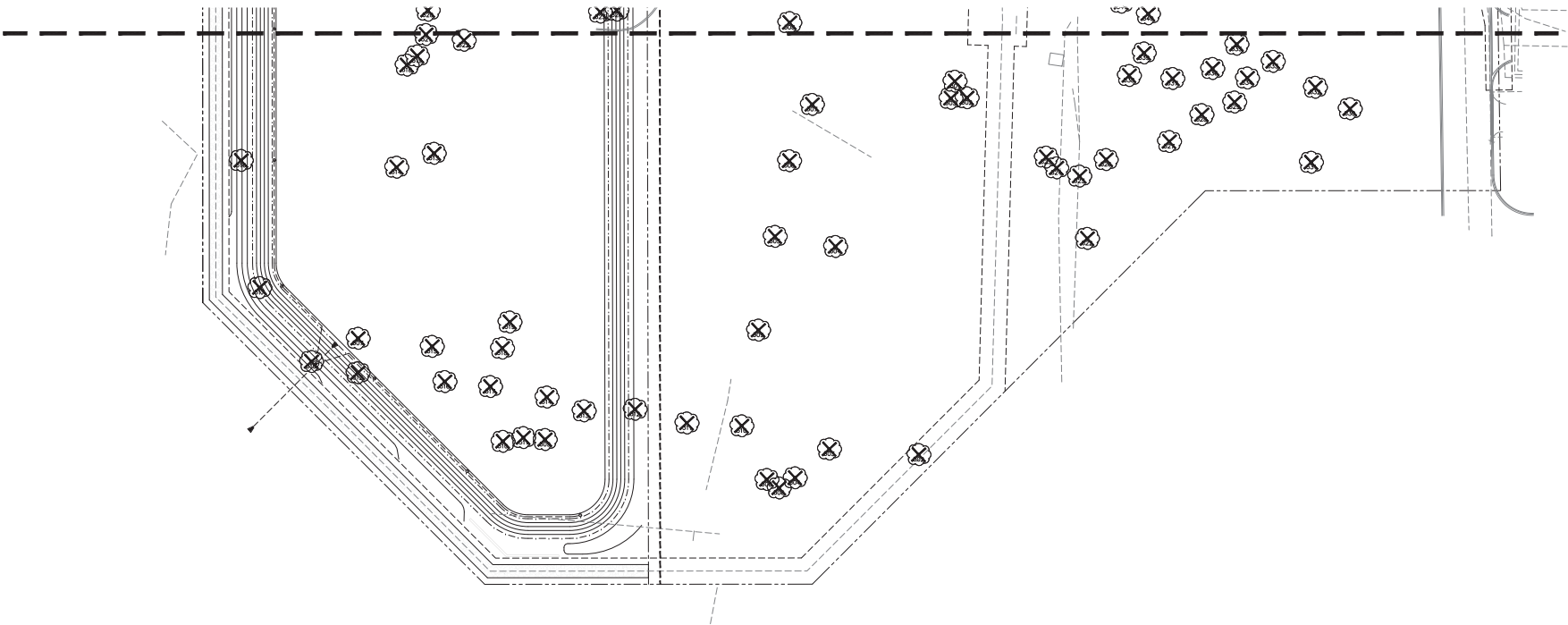
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✓	✓	PER CITY COMMENTS	D.W.	04-06-26
✓	✓	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-26
✓	✓			
✓	✓			

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

TREE PRESERVATION PLAN
EAST

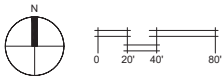
date	drawn	checked	inset
10.03.26			
job no.	25290		
sheet no.	TP1.2		

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.	04-06-20	
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-20	

Kathryn Talty

landscape architecture

1805 Wolcott Road | Suite 400

Claremont, Illinois 60025

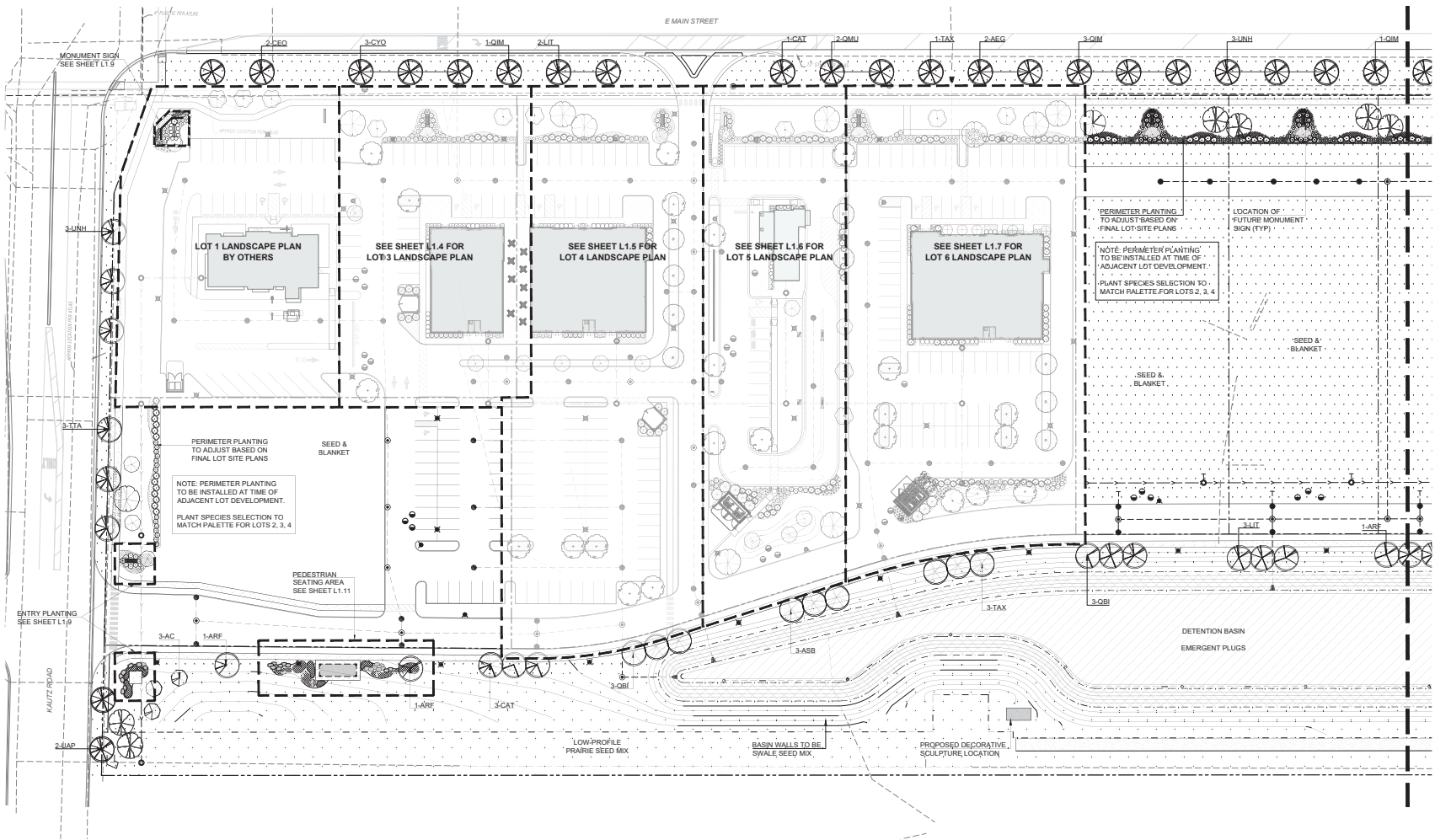
c 847.623.554 | www.ktlandscape.com

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	Platanus occidentalis	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	14	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	13	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	Platanus occidentalis	Fair	26	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
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	9	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	4	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



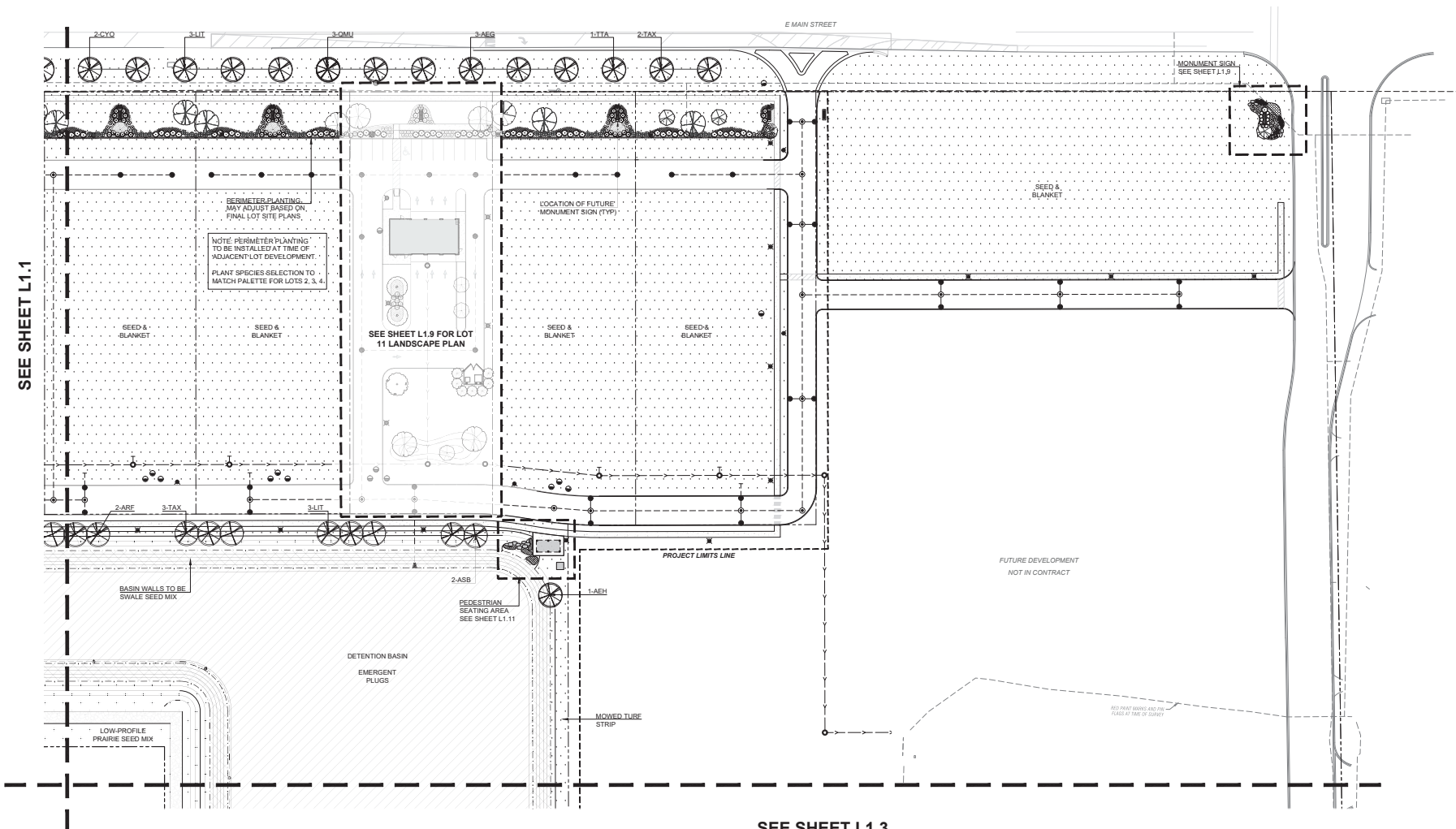
PRELIMINARY

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	FOR 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

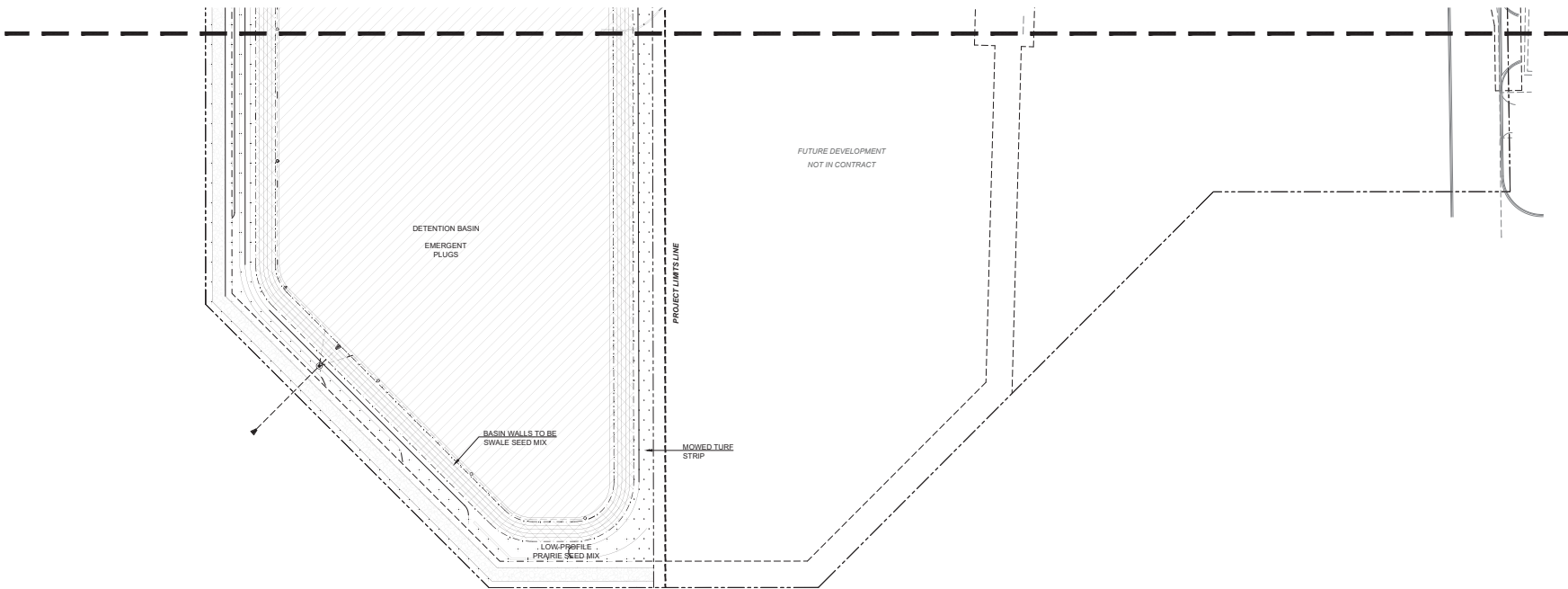


SEE SHEET L1.3

PRELIMINARY

LANDSCAPE PLAN - EAST				PHEASANT RUN RETAIL 4051 EAST MAIN STREET ST. CHARLES, IL			
date.	0-0-20						
drawn	LAW						
job no.	25290						
sheet no.	L1.2						
checked							
RAIT							
no.	revision description	initial	date				
☒	ISSUED FOR PRELIMINARY PERMIT APPROVAL	DWM	02-12-20				
☒	PRE DDT COMMENTS	DWM	04-08-20				
☒	PLAN REVIEW - NO SUBMITTAL COMMENTS	DWM	04-09-20				
☒							
☒							

SEE SHEET L1.2



LANDSCAPE PLAN - SOUTH

SCALE: 1" = 40'-0"



PRELIMINARY

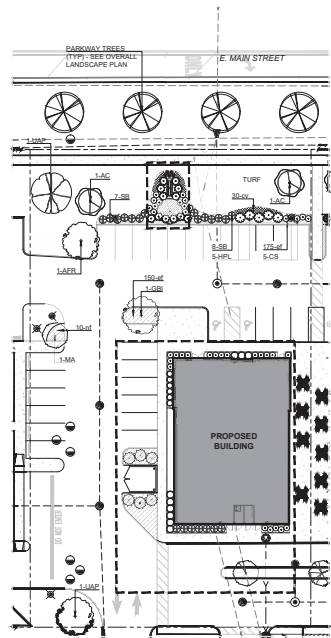
Kathryn Talty
landscape architecture
1806 Waukegan Road | Suite 340
Clermont, Illinois 60025
© 847.623.5541 | www.ktalandry.com

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-26
	2	PER CITY COMMENTS	D.W.	04-26-26
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-29-26

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

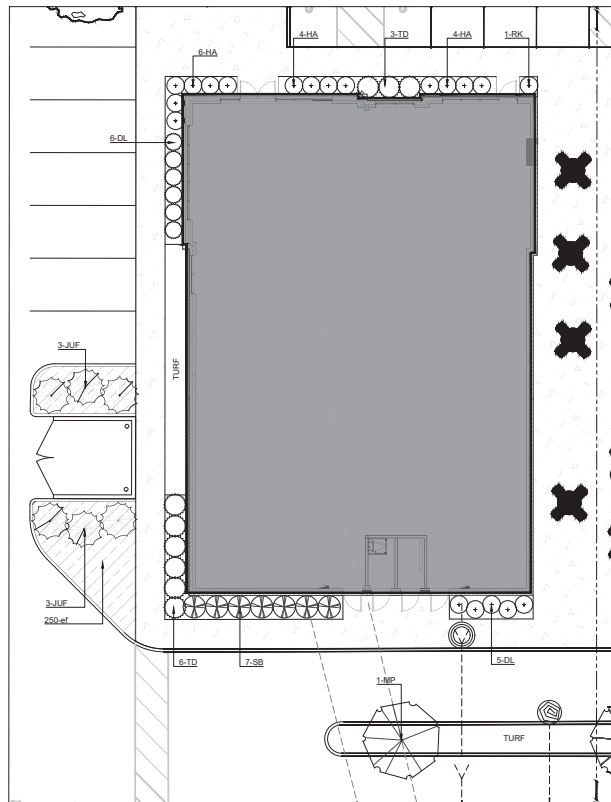
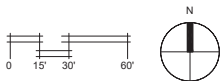
LANDSCAPE PLAN - SOUTH

date:	10.09.26
drawn:	KT
checked:	KT
job no.	25290
sheet no.	L1.3



LANDSCAPE PLAN - LOT 3

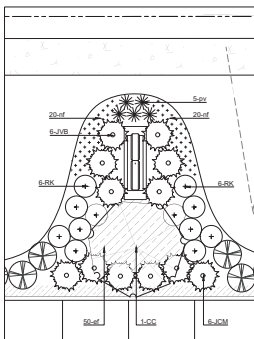
SCALE: 1" = 30'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

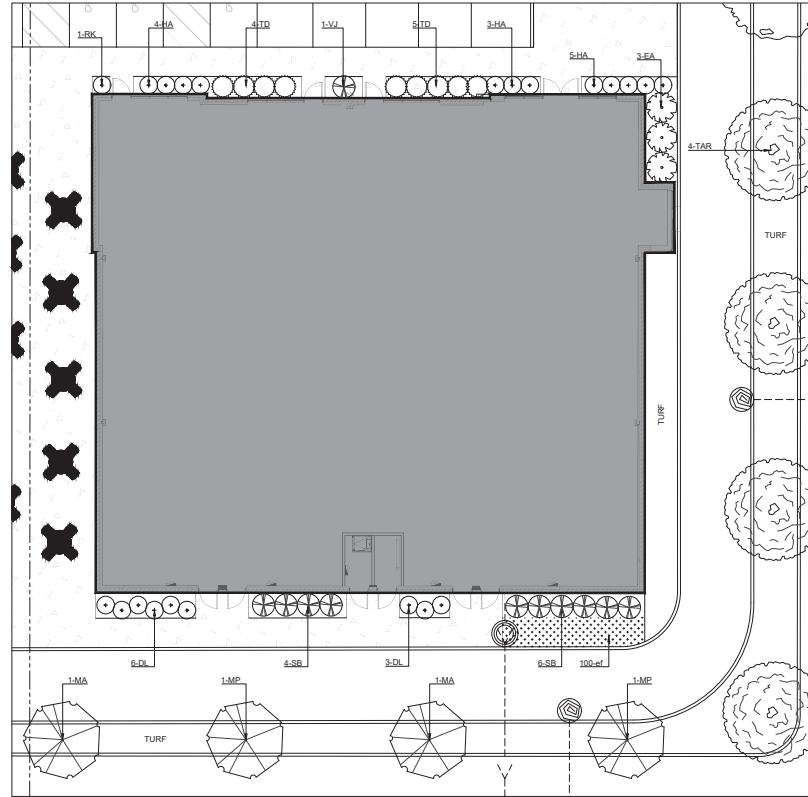
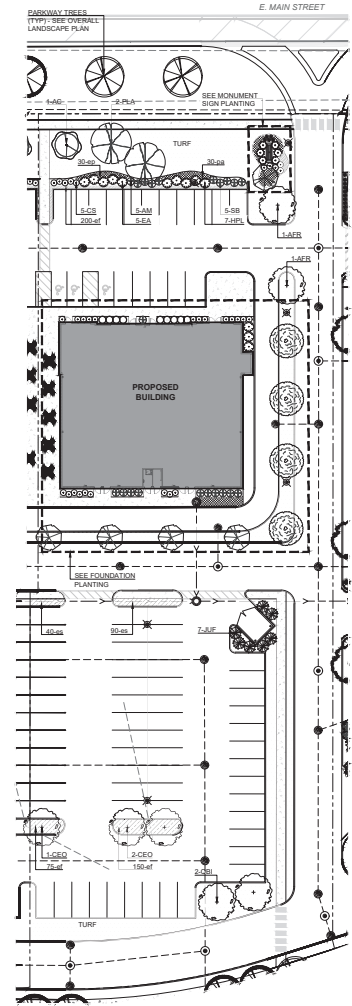
LANDSCAPE PLAN LOT 3			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	35,063 SF	20%	7,012 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	143 LF	1:50 LF	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

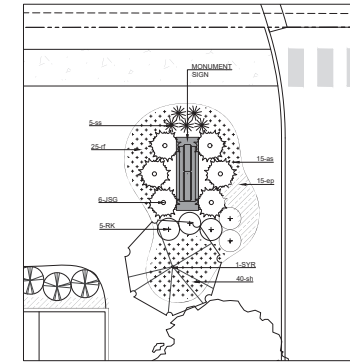
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PRELIMINARY

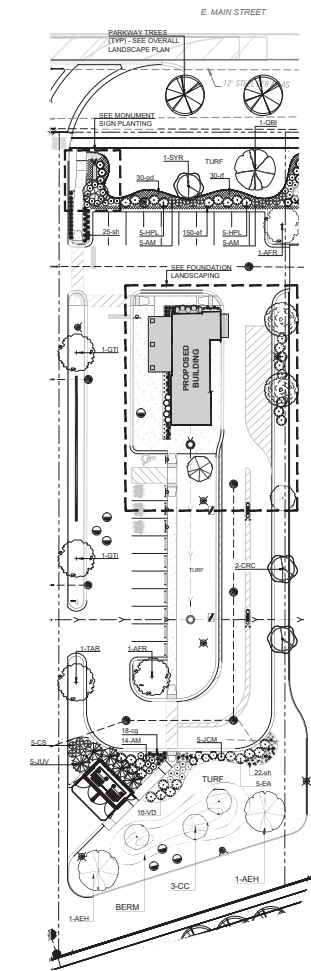


LANDSCAPE PLAN LOT 4 VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	20%	13,429 SF	11,199 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	151 LF	3	3
Landscape 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.

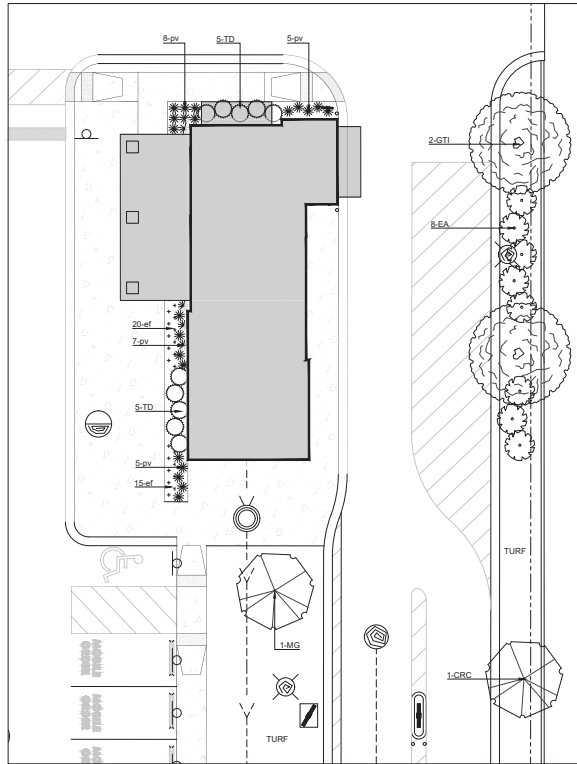
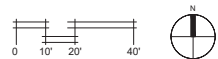


PRELIMINARY



LANDSCAPE PLAN - LOT 5

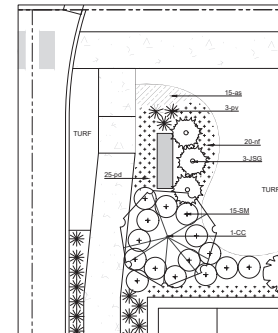
SCALE: 1" = 20'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

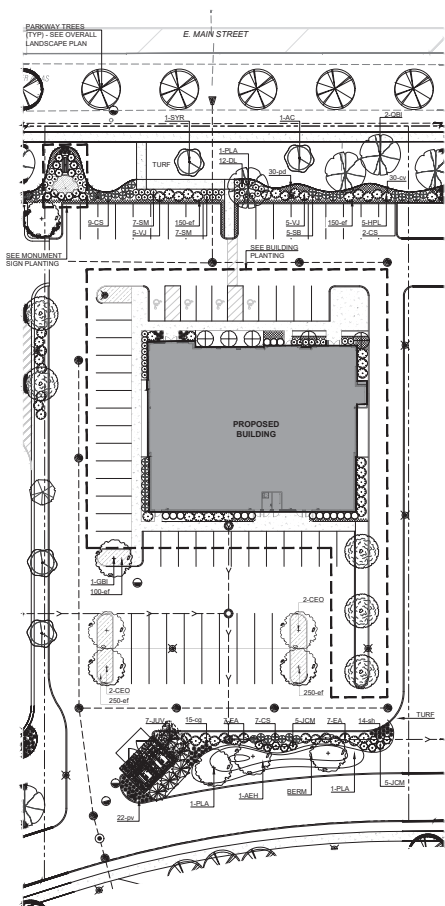
LANDSCAPE PLAN LOT 5				
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY				
		Required	Proposed	
General Landscaping Requirement - Overall Lot Area		46,645 SF		
Green Space	20%	9,329 SF		15,828 SF
Public Street Frontage Landscaping - North Property Line		115 LF		
Shade, Evergreen or Ornamental 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.				



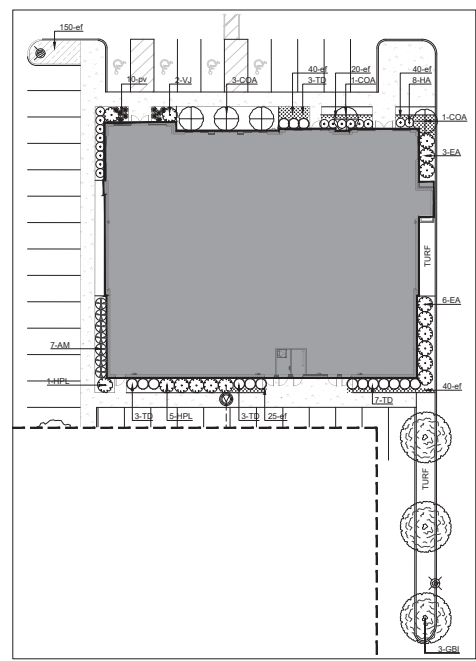
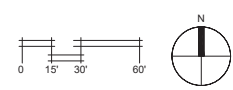
MONUMENT SIGN PLANTING

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

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	PER CITY COMMENTS	D.W.	04-26-20
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-29-20

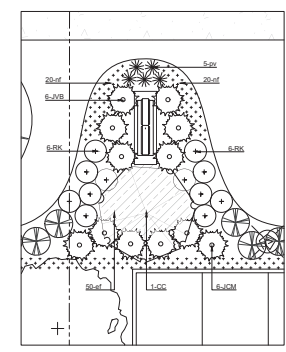


LANDSCAPE PLAN - LOT 6
SCALE: 1" = 30'-0"



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"

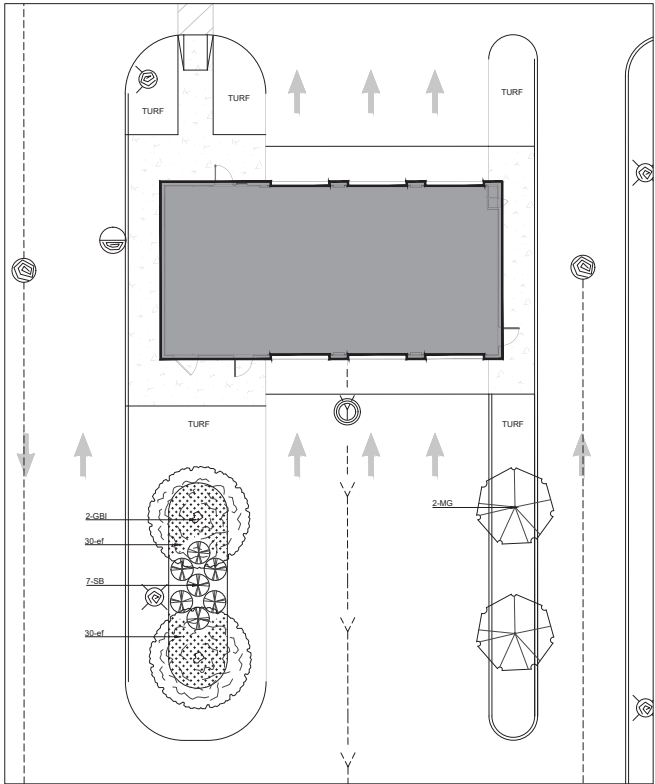
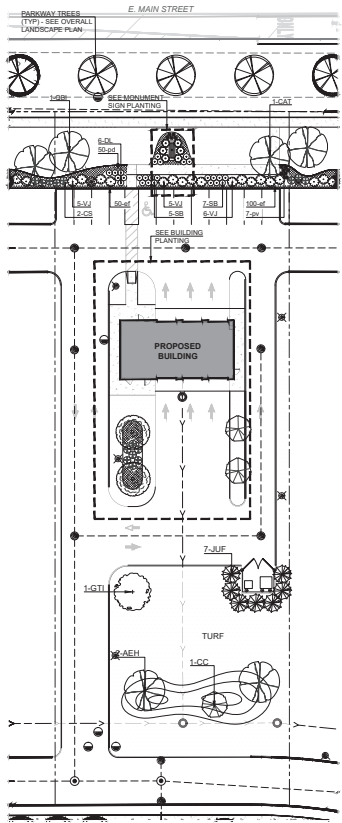
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1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
2	REV. CITY COMMENTS	D.W.	04-26-20
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	04-26-20

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

LANDSCAPE PLAN - LOT 6

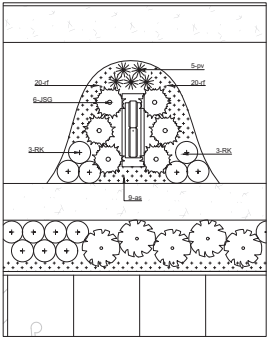
date	10.03.20	drawn	checked	not
job no.	25290			
sheet no.	L1.7			

PRELIMINARY



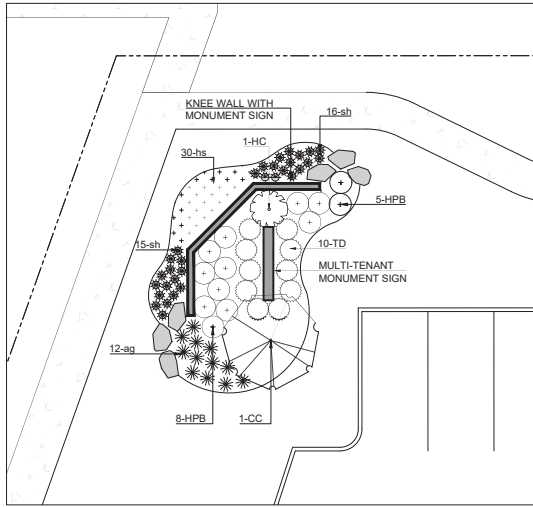
LANDSCAPE PLAN LOT 11			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area		42,424 SF	
Green Space	20%	8,484 SF	14,537 SF
Public Street Frontage Landscaping - North Property Line		120 LF	
Shade, Evergreen or Ornamental Trees	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.



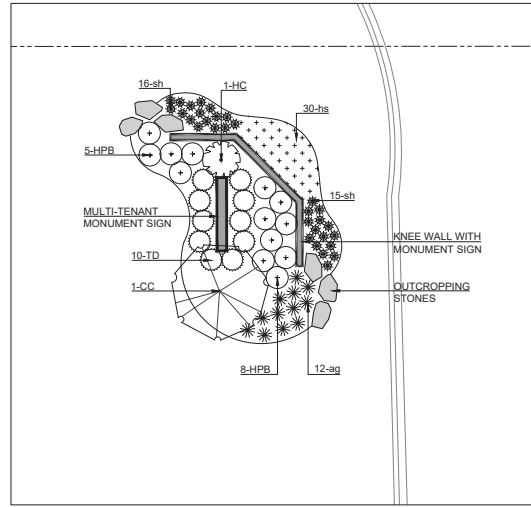
PRELIMINARY

no.	revision	description	initial	date
	D.W.	ISSUED FOR PRELIMINARY PLAN APPROVAL	D.W.	02-12-20
	D.W.	PER CITY COMMENTS	D.W.	04-26-20
	D.W.	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	04-26-20



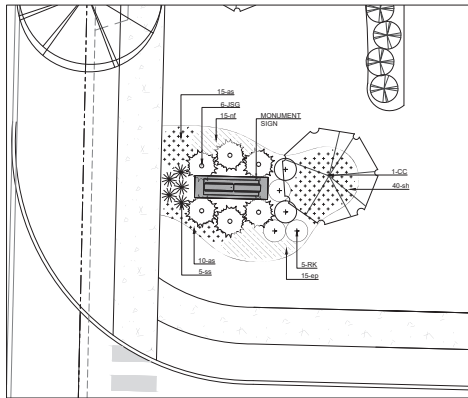
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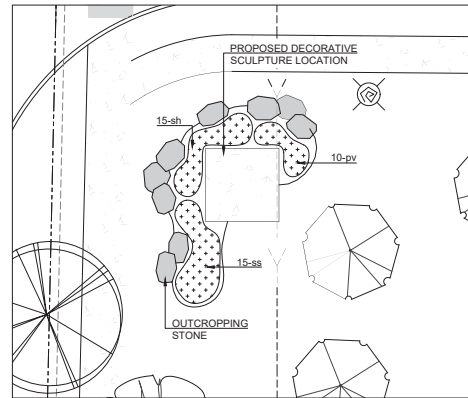
MONUMENT SIGN - WEST

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



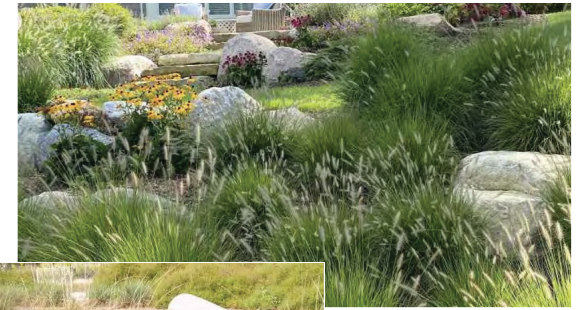
EAST ENTRANCE

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



EAST SCULPTURE

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



ORNAMENTAL
LANDSCAPE WITH
OUTCROPPING STONE



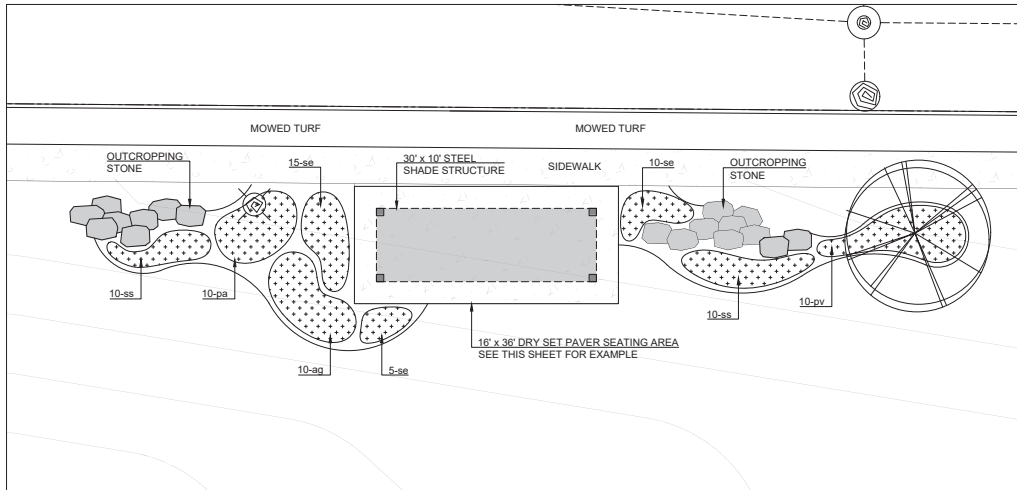
DECORATIVE
SCULPTURE
CONCEPT



KNEE WALL WITH
MONUMENT SIGN

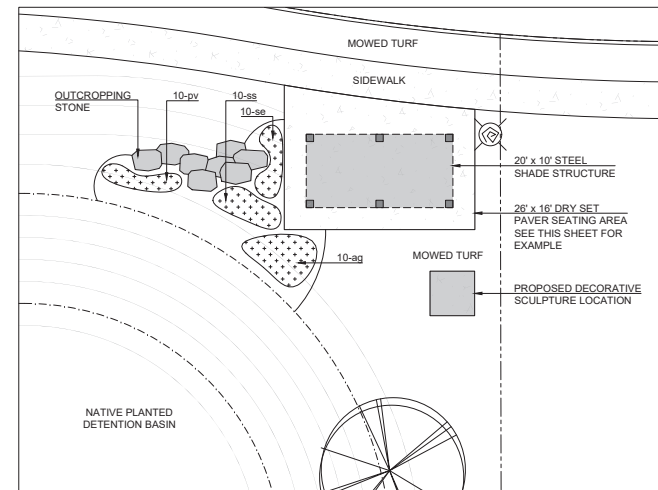
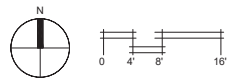
PRELIMINARY

revision	description	initial	date
1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
2	FOR CITY COMMENTS	D.W.	04-20-20
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20



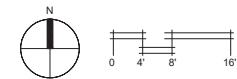
PEDESTRIAN SEATING AREA - WEST

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



PEDESTRIAN SEATING AREA - EAST

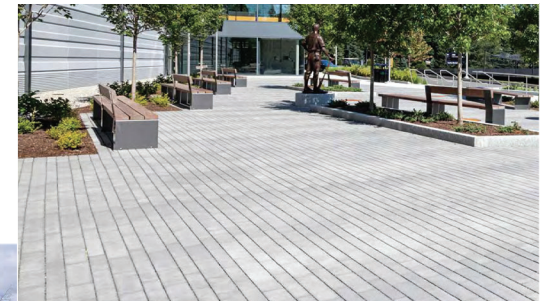
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STEEL SHADE
STRUCTURE CONCEPT



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

date	drawn	checked	not
10.03.20			
job no.	25290		
sheet no.	L1.11		

Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Origin
Shade Trees					
AFR	5	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
ARF	5	ACER RUBRUM FRANK JR.	REDPOINT MAPLE	3" BB	NATIVE
ASB	5	ACER SACCHARUM 'BARNETT COLE'	APOLLO SUGAR MAPLE	3" BB	NATIVAR
ARB	5	AESCULUS GLABRA	CHD BUCKEY	3" BB	NATIVE
AEH	6	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	NATIVE
CYO	5	CARYA OVATA	SHAGBARK OAK	3" BB	NATIVE
CAT	7	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE
CDO	9	CELTIS OCCIDENTALIS	HICKBERRY	3" BB	NATIVE
GBI	7	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB	MALE SPEC. ONLY
GTI	5	QUERUS ILEX	SHADEMASTER HONEYLOCUST	3" BB	
LIT	11	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	
PLA	5	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANTREE	3" BB	
QBI	12	QUERUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE
QMI	5	QUERUS IMBRICARIA	SHINGLE OAK	3" BB	NATIVE
QMU	5	QUERUS MUEHLBERGII	CHINQUAPIN OAK	3" BB	NATIVE
TAX	9	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB	
TAR	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR
TTA	4	TILIA TORENTOSA	SILVER LINDEN	3" BB	
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" BB	NATIVAR
UNH	6	ULMUS NEW HORIZON	NEW HORIZON ELM	3" BB	

Evergreen Trees					
JUF	20	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6" BB	
ELJ	12	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" BB	NATIVE
Ornamental Trees					
AC	7	AMELANCHIER CANADENSIS	SHADELOW STRUTCHERRY	6" BB	NATIVE
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	6" BB	NATIVE
COA	5	CORNUS ALTERNIFOLIA	PAQUOTA DOGWOOD	6" BB	NATIVE
CR	3	CRATAEGUS CRUGALLI VAR. INERMIS	THORNLEAF HAWTHORN	6" BB	
MS	3	MAGNOLIA STELLATA	STAR MAGNOLIA	6" BB	NATIVE
MA	3	MALUS DONALD WYMAN	CRABAPPLE	6" BB	
MP	3	MALUS PRAIRIE FIRE	CRABAPPLE	6" BB	
SYR	3	SYRINGA RETICULATA 'VIOXY SLIC'	VIOXY SLIC TREE LILAC	6" BB	
Evergreen Shrubs					
JCM	27	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	24" MIN. HEIGHT
JSG	21	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	24" MIN. HEIGHT
JVB	12	JUNIPERUS VIRGINIANA 'BLUE MOUNTAIN'	NORCIC BLUE MOUNTAIN JUNIPER	5 GAL	24" MIN. HEIGHT
TD	64	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	24" BB	24" MIN. HEIGHT

Deciduous Shrubs					
AM	36	ARNICA MELANDRARIA 'TROCLOS BEAUTY'	TROCLOS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR
CS	36	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	NATIVAR
DL	36	DIERILLA LONICERA	DWARF BUSH HONEYBUCKLE	3 GAL	NATIVE
EA	44	EUNYMIUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3 BB	24" MIN. HEIGHT
HC	2	HIBISCUS SYRIACUS 'PINK CHIFFON'	ROSE OF SHARON	2 BB	24" MIN. HEIGHT
HA	34	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	NATIVAR
HPB	26	HYDRANGEA PANCULATA 'BORO'	BORO HYDRANGEA	5 GAL	24" MIN. HEIGHT
HPL	33	HYDRANGEA PANCULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL	24" MIN. HEIGHT
RK	42	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL	24" MIN. HEIGHT
SD	29	SYRINGA MEYER 'PALUBIN'	DWARF KOREAN LILAC	24" BB	24" MIN. HEIGHT
SM	61	SYRINGA X BLOOMERIAN	BLOOMERIAN LILAC	5 GAL	24" MIN. HEIGHT
VO	10	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR
VJ	29	VIBURNUM X JUDDI	JUDD VIBURNUM	38" BB	24" MIN. HEIGHT

Groundcover					
ef	2850	EUNYMIUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
ES	130	ERAGORIS SPECTABILIS	PURPLE LOTUSGRASS	3" POTS	NATIVE
Perennials					
as	55	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL	
cv	60	COREOPSIS VERTICILLATA 'CREME BRULEE'	CRICKET	1 GAL	NATIVAR
ep	60	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE
hp	60	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	1 GAL	
if	135	HEPETA X FASSONI	PASSIFLORA CATMINT	1 GAL	
pd	135	PENTSTEMON 'RED RINGDOOD'	BEARDTONGUE	1 GAL	NATIVAR
pb	40	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAIGE	1 GAL	
rt	55	RUEDECKIA FLUGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE

Grasses					
ag	20	ANDROPOGON GERARDI	BIG BLUESTEM	1 GAL	NATIVE
ca	33	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	
pv	105	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE
ss	55	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	1 GAL	NATIVAR
se	40	ISELLERIA AUTUMNALIS	AUTUMN MOON GRASS	1 GAL	
sh	218	SPOROBOLUS HETEROLEPIS	RAIRIE DROPSSEED	1 GAL	NATIVE

Emergent Plants - Permanent Standing Water					
Symbol	Quantity	Botanical Name	Common Name	Size	Mean height
12	ACORUS AMERICANUS	SWEET FLAG	3" PLUG	2	12" O.C. - FORB
18	ALISM SUBCORDATUM	MUD PLANTAIN	3" PLUG	3	24" O.C. - FORB
18	ASCLERAS INCARNATA	SWAMP MILKWEED	3" PLUG	4	24" O.C. - FORB
12	CALTHA PALLETIS	WATER SEDGE	3" PLUG	5	48" O.C. - FORB
3	CAREX AQUATILIS	COMMON LAKE SEDGE	3" PLUG	3	36" O.C. - FORB
3	CAREX LACUSTRIS	COX SEDGE	3" PLUG	3	36" O.C. - FORB
3	CAREX VALLPANDER	BLUE FLAG IRIS	3" PLUG	3	24" O.C. - FORB
8	JUNCUS EFFRUSUS	COMMON RUSH	3" PLUG	2	24" O.C. - FORB
6	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4	36" O.C. - FORB
3	PONDEROSA CORDATA	PICKERWEED	3" PLUG	3	24" O.C. - FORB
8	SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	3" PLUG	3	24" O.C. - FORB
3	SCHENOPLECTUS ACUTUS	HARD-STEMMED BURRHEAD	3" PLUG	6	48" O.C. - FORB
3	SCHENOPLECTUS TABERNEMONTAN	GREAT BURRHEAD	3" PLUG	6	48" O.C. - FORB
8	SOLDAGO OCHOENSIS	GOLD GOLDENROD	3" PLUG	3	24" O.C. - FORB
8	SPARGANGLUM EURYCARPUM	OHIO BUR REED	3" PLUG	4	24" O.C. - FORB

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

Swale Seed Mix		
Botanical Name	Common Name	PLS Quinces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardi	Big Bluestem	4.00
Carex cristatella	Crested Owl Sedge	0.50
Carex lasio	Boleblueish Sedge	3.00
Carex lasiocoma	Copper-Shrouded Owl Sedge	3.00
Carex alipata	Common Fox Sedge	2.00
Carex vespertina	Brown Fox Sedge	6.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus effusus	Common Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
Total:		60.00

Temporary Cover:		
Avena sativa	Common Oat	512.00
Total:		512.00

Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	3.00
Cornopsis rugosa	Tall Cornopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Impatiens n. threves	Blue Flag Species	3.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horsehound	0.50
Mentula rigens	Monkey Flower	3.00
Platichium sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rubus occidentalis	Sweet Black-Eyed Susan	1.00
Rubus odoratus	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Symphoricarum nove-angliae	New England Aster	0.50
Verbena hastata	Blue Verana	1.50
Zizia aurea	Golden Alexander	2.00
Total:		20.00

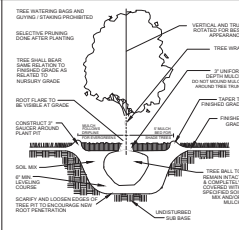
Mix Statistics			
Native Component	PLS lbs./Acre	PLS Seeds/Acre	% of Native Mix
Forbs	1.25	1,181,855	27.13
Grasses	3.75	2,619,490	66.91
Total Natives	5.00	3,801,345	87.28
Cover	32.00	576,000	13.22
Totals	37.00	4,377,345	100.00

Low-Profile Prairie Seed Mix		
Botanical Name	Common Name	PLS Quinces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex lasiocoma	Copper-Shrouded Owl Sedge	32.00
Elymus canadensis	Canada Wild Rye	1.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
Total:		90.00

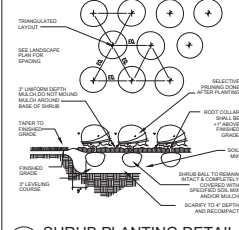
Temporary Cover:		
Avena sativa	Common Oat	512.00
Total:		512.00

Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Cornopsis lanceolata	Sand Cornopsis	1.50
Prairie palmetto	Prairie Coreopsis	5.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad Leaved Purple Coneflower	6.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Moranda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Panicum virgatum	Wild Quinine	1.00
Pentstemon digitalis	Foeglove Beard Tongue	0.50
Pentstemon hirsutus	Hairy Beard Tongue	1.00
Rubus privatus	Yellow Cowslip	1.00
Rubus hirta	Black-Eyed Susan	5.00
Rubus occidentalis	Sweet Black-Eyed Susan	1.00
Silphium laciniatum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	1.00
Symphoricarum angustifolium	Heath Aster	0.25
Symphoricarum laeve	Smooth Blue Aster	1.00
Symphoricarum nove-angliae	New England Aster	0.50
Tradescantia virginiana	Common Spiderwort	1.00
Verbena stricta	Hoary Verana	1.00
Veronica virginiana	Culver's Root	0.25
Total:		65.00

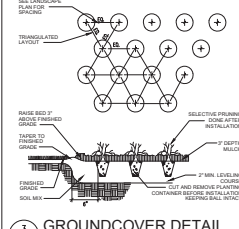
Mix Statistics			
Native Component	PLS lbs./Acre	PLS Seeds/Acre	% of Native Mix
Forbs	4.13	1,731,814	39.78
Grasses	5.63	891,416	20.46
Total Natives	9.76	2,623,230	60.22
Cover	32.00	576,000	13.22
Totals	41.79	3,199,230	73.54



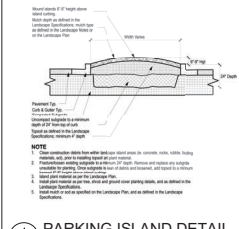
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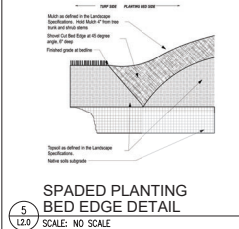
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3 U2/0 SCALE: NO SCALE



4 U2/0 SCALE: NO SCALE



5 U2/0 SCALE: NO SCALE

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 ERECTED AROUND THE DRP-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 DOESN'T 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 PEATMOS, 1 PART COMPOST, 1 PART SAND).
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GROUND SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIXEDST TRAFFIC, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH SHREDDED HARDWOOD MULCH.
- 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 SEEDS 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 OF 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.

Kathryn Talty
Landscape Architecture
1825 Wagon Road Suite 340
Cleveland, OH 44122
c 847.923.5554 | www.kathtalty.com

revision	description	initial	date
01	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJM	02-12-20
02	PER CITY COMMENTS	DJM	04-26-20
03	PER CITY COMMENTS	DJM	04-26-20
04	PER CITY COMMENTS	DJM	04-26-20

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

LANDSCAPE INSTALLATION AND
MONITORING SPECIFICATIONS
CONSTRUCTION NOTES
PLANTING DETAILS

date	10/26/20
drawn	by DJM
checked	by DJM
job no.	25290
sheet no.	L2.0



NOTE:
ALL LANDSCAPE BEDS SHALL BE
MULCHED WITH HARDWOOD MULCH

ORNAMENTAL GRASSES					
63	CAA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	36" o.c.
70	SPH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Cont.	24" o.c.

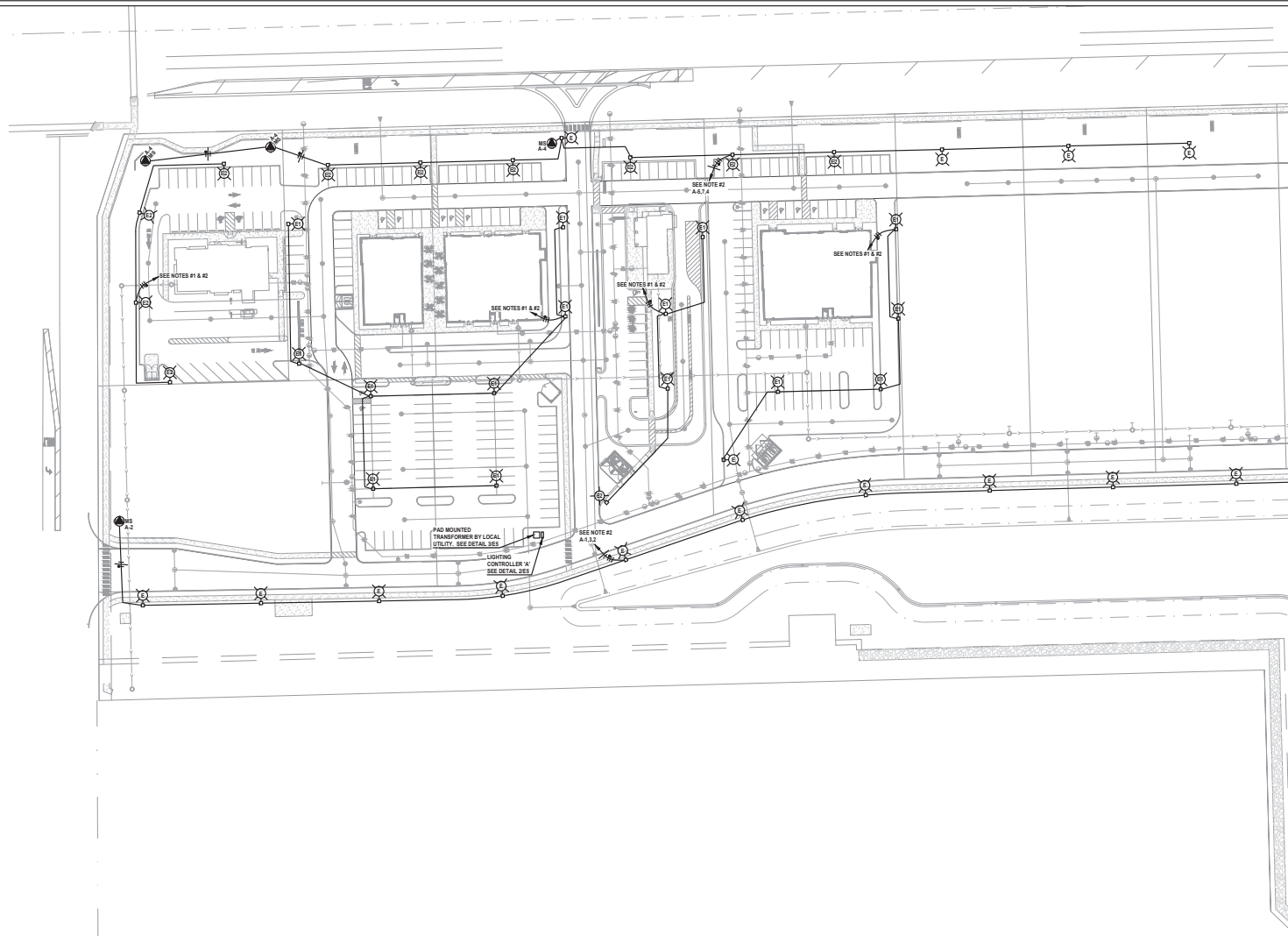
TERRA Project No. 18-162-063



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

Stamp

TEJRA 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 #8 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"



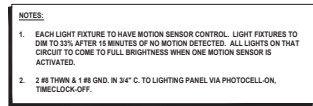
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Lic. Exp.: 11/30/27

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
2845 S. Woodward Ave., New Berlin, WI 53151
262-784-3323

K&A JOB NO. 25114	DATE 02/12/2026	JOB NO. 9359.14	SHEET E1
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DESIGN 06/09/26	PERMIT REVIEW COMMENTS 06/09/26	NO.	DATE	REMARKS
06/09/26	06/09/26			

[illegible]

A	06/09/26				PERMIT REVIEW COMMENTS 2
A	04/03/26				PERMIT REVIEW COMMENTS
	02/12/26				ISSUED FOR PERMIT & BID
NO	DATE				REMARKS

PARTIAL ELECTRICAL SITE PLAN

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

Corporation Registration #184.005374



KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants

262-784-3323

2845 S. Moorland Rd., New Berlin, WI 53151

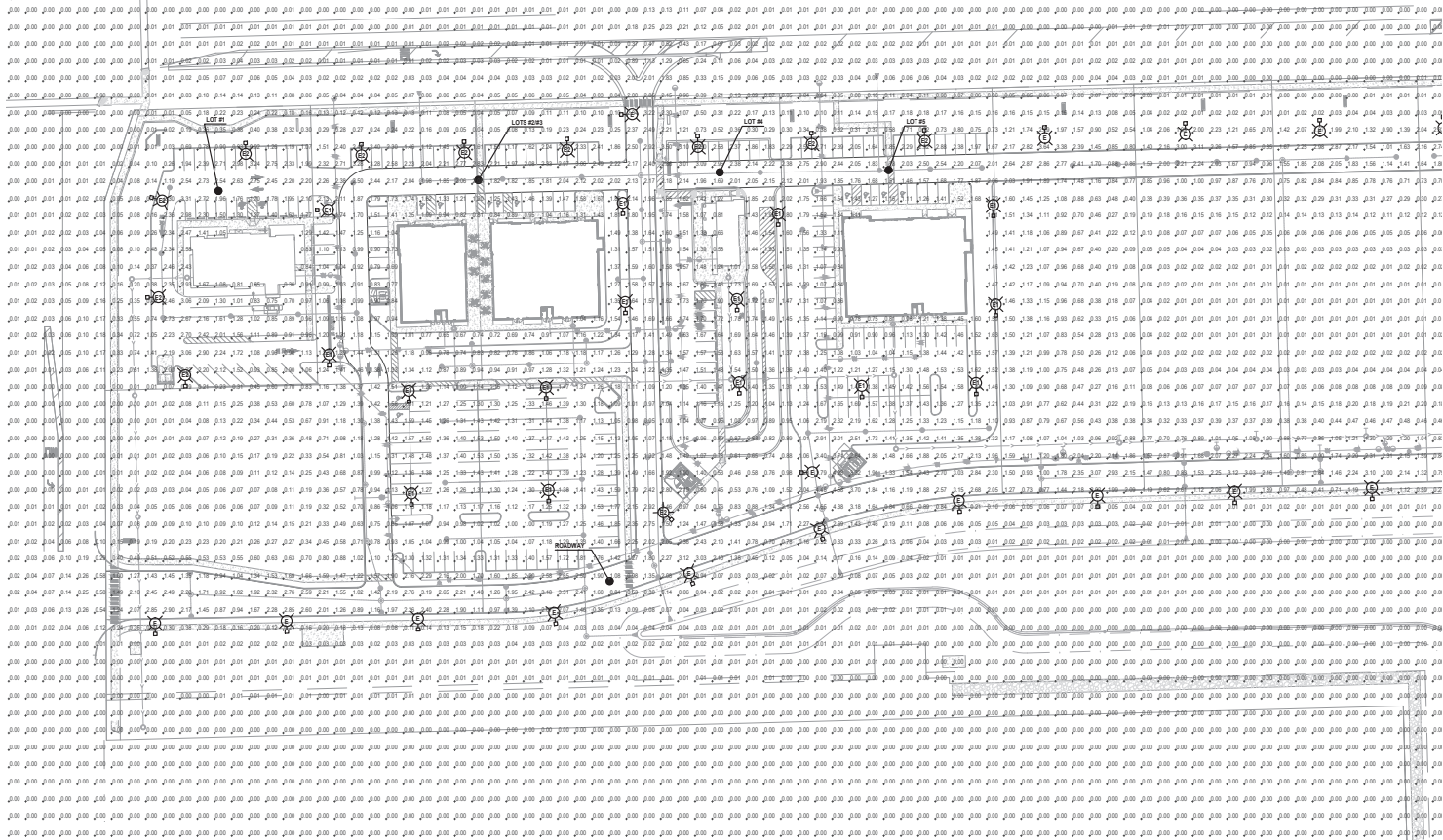
K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
9350 14

SHEET

E2



LIGHTING ANALYSIS NOTES:
(LOT #6)

1. AVERAGE FOOTCANDLES: 1.80
2. MAXIMUM FOOTCANDLES: 3.31
3. MINIMUM FOOTCANDLES: 0.69
4. MAXIMUM/MINIMUM RATIO: 4.81
5. AVERAGE/MINIMUM RATIO: 2.61

LIGHTING ANALYSIS NOTES:
(LOT #8)

1. AVERAGE FOOTCANDLES: 1.44
2. MAXIMUM FOOTCANDLES: 3.28
3. MINIMUM FOOTCANDLES: 0.65
4. MAXIMUM/MINIMUM RATIO: 5.01
5. AVERAGE/MINIMUM RATIO: 2.21

LIGHTING ANALYSIS NOTES:
(LOT #4)

1. AVERAGE FOOTCANDLES: 1.66
2. MAXIMUM FOOTCANDLES: 3.10
3. MINIMUM FOOTCANDLES: 0.82
4. MAXIMUM/MINIMUM RATIO: 3.81
5. AVERAGE/MINIMUM RATIO: 2.01

LIGHTING ANALYSIS NOTES:
(LOT #8)

1. AVERAGE FOOTCANDLES: 1.63
2. MAXIMUM FOOTCANDLES: 4.46
3. MINIMUM FOOTCANDLES: 0.84
4. MAXIMUM/MINIMUM RATIO: 7.31
5. AVERAGE/MINIMUM RATIO: 1.91

LIGHTING ANALYSIS NOTES:
(ROADWAY)

1. AVERAGE FOOTCANDLES: 1.99
2. MAXIMUM FOOTCANDLES: 4.66
3. MINIMUM FOOTCANDLES: 0.64
4. MAXIMUM/MINIMUM RATIO: 7.31
5. AVERAGE/MINIMUM RATIO: 2.61

 **PARTIAL PHOTOMETRIC SITE PLAN**
SCALE 1"=40'-0"



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

PROJECT REVIEW COMMENTS:
NO CORRECTIONS REQUIRED FOR PERMIT & ESD

DATE: _____

NO: _____

REMARKS:

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

Corporation Registration #184-03574

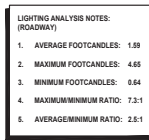
**KORNAKCI & ASSOCIATES, INC.**
Professional Engineering Consultants
282-784-3323
2845 S. Woodstock Rd., New Bern, WI 53151

K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
8352.14

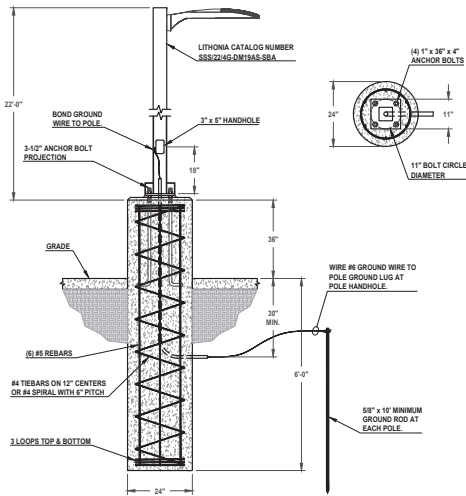
SHEET
E3



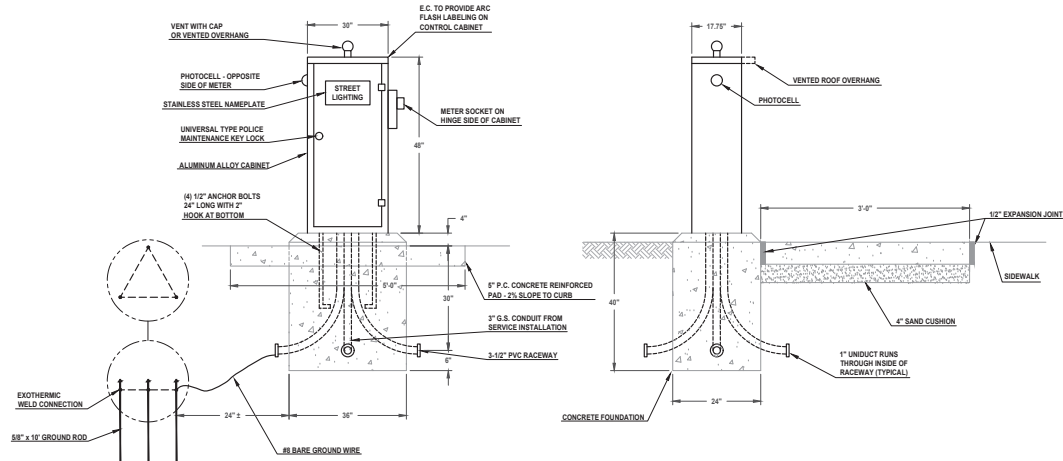
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Lic. Exp.: 11/30/27

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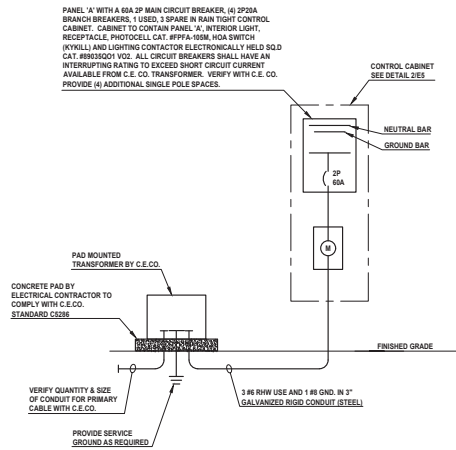
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1 ELECTRICAL
FIXTURE TYPES 'E,E1,E2' MOUNTING DETAIL
NOT TO SCALE



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

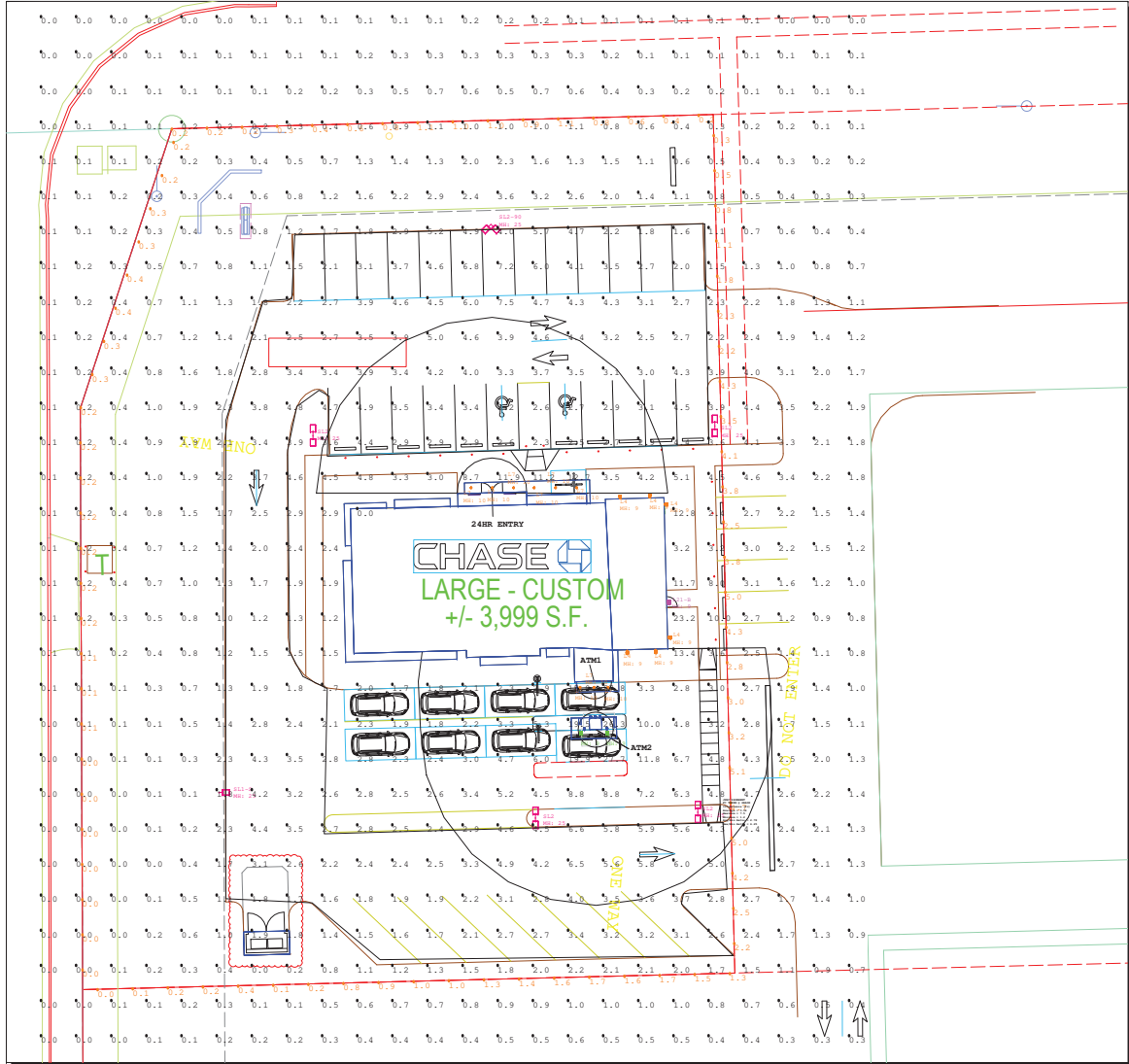
DATE:
02/12/2026

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	EACLO10EAA740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL2-90	1	EACLO10FAA740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	L7	9	SB11-SAT20LR040W	RECESSED DOWN LIGHT

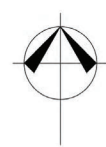
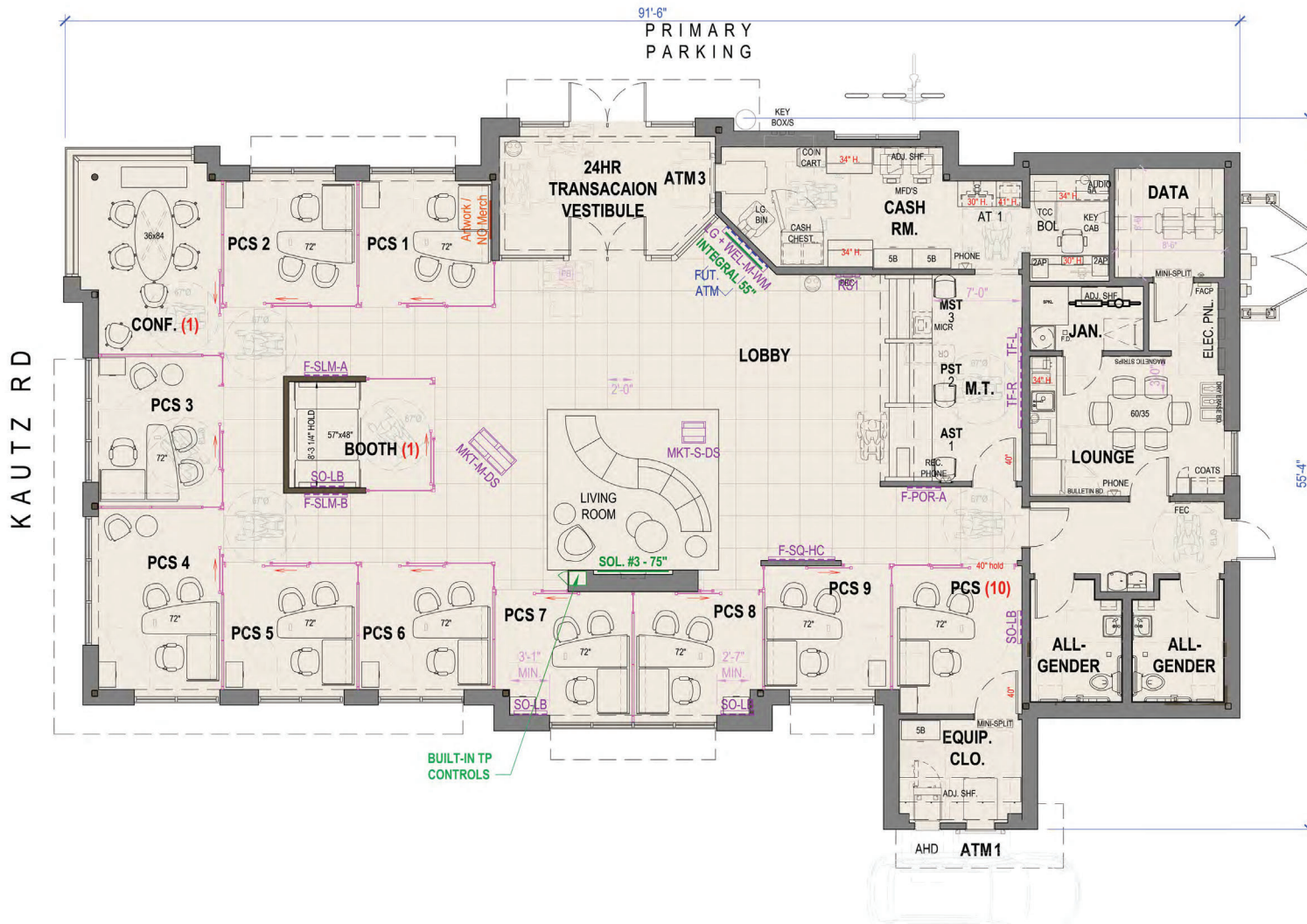


- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES 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

#	Date	Comments

Revisions

Drawn By: JJM	Checked By:	Date: 3/5/2026
JPMC ST. CHARLES, IL LIGHTING LAYOUT PHOTOMETRIC CALCULATIONS		



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

0 5' 10' 15'



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





WEST ELEVATION



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 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





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

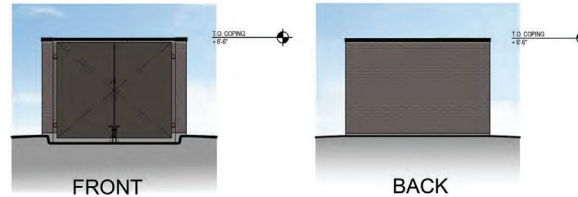
05.22.26

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

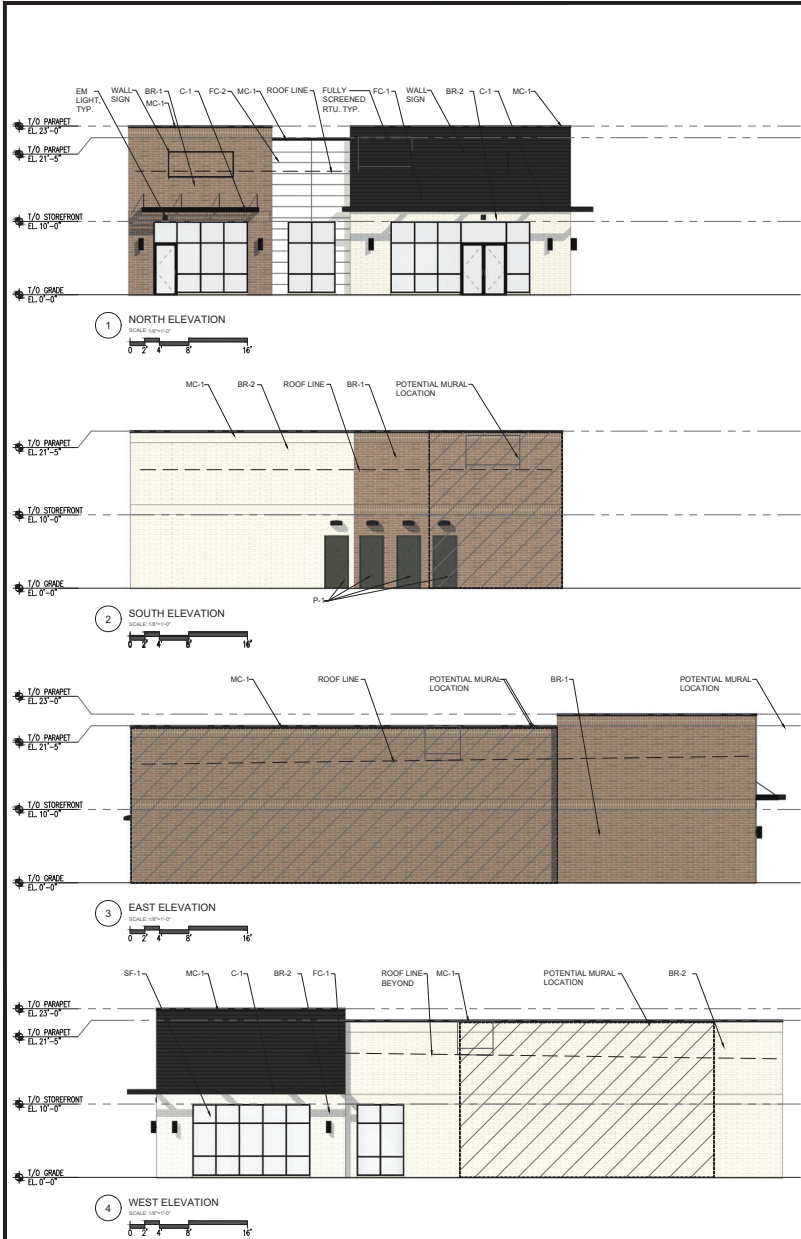
ARCHITECTURAL ELEVATIONS
01.30.26

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

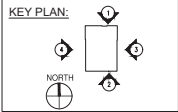




A3.01



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	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:
vequity
vequity
220 N Morgan Street
Suite 300
Chicago, IL 60607
312-685-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

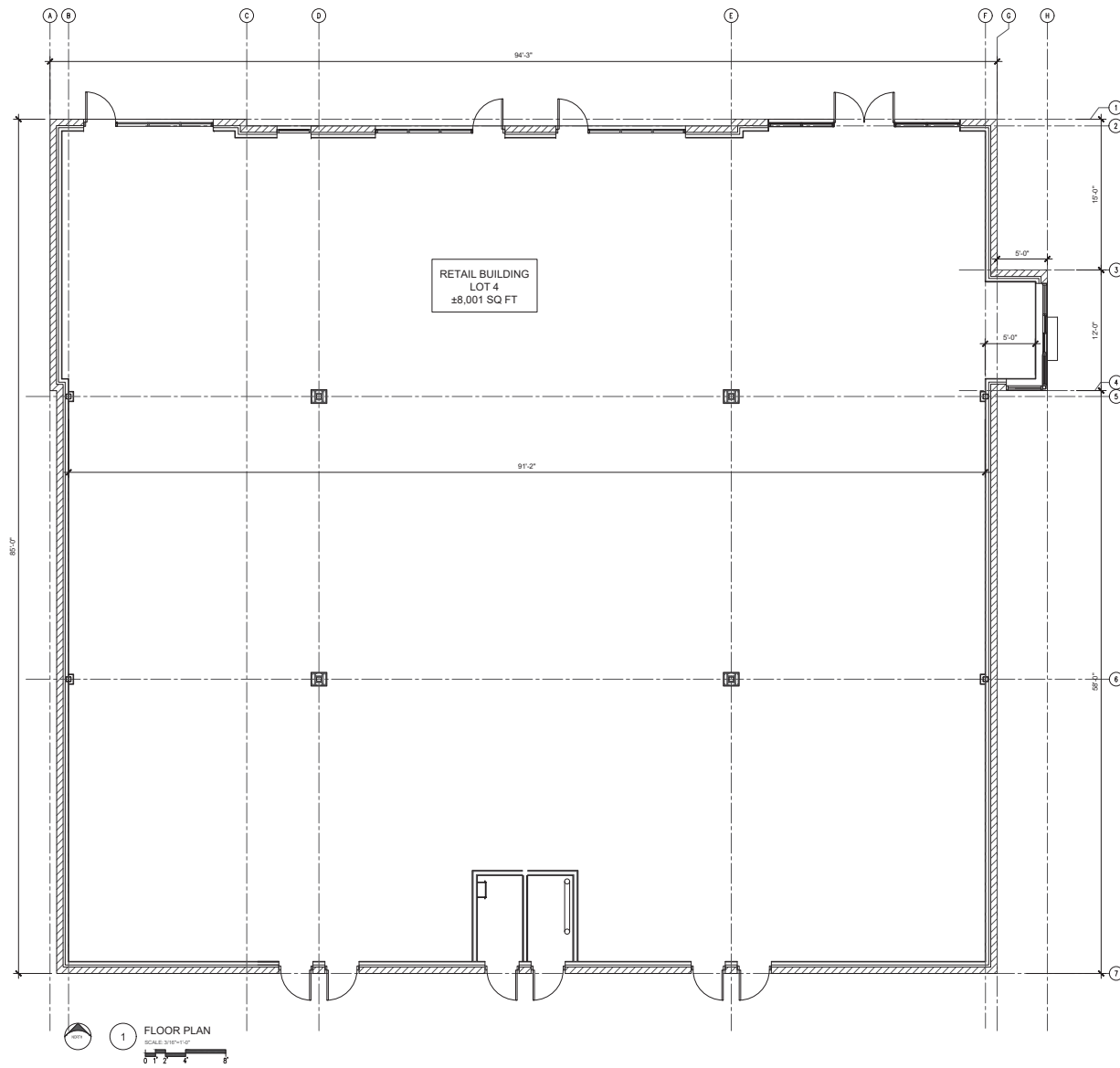
iLEKIS ASSOCIATES
223 W JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009
www.iLEKIS.com
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NOTE:

PROJECT # 2514-19
LOT 3
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ST CHARLES, IL 60174
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DATE: 03/13/26
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ISSUED FOR CLIENT REVIEW

GENERIC COLOR
EXTERIOR
ELEVATIONS
A3.02



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CITY APPROVAL

CLIENT:



vequity

220 N Morgan Street

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Email info@vequity.com

www.vequity.com

PROJECT TEAM:



I.E.K.I.S.

Associates + Planners

I.E.K.I.S. ASSOCIATES

223 W. JACKSON BLVD.

SUITE 1000

CHICAGO, IL 60606

312-419-0009

www.I.E.K.I.S.

NOTE:

PROJECT # 2514-10

LOT 4

20% PRELIMINARY DESIGN

4015 E MAIN ST.

ST CHARLES, IL 60174

DATE:

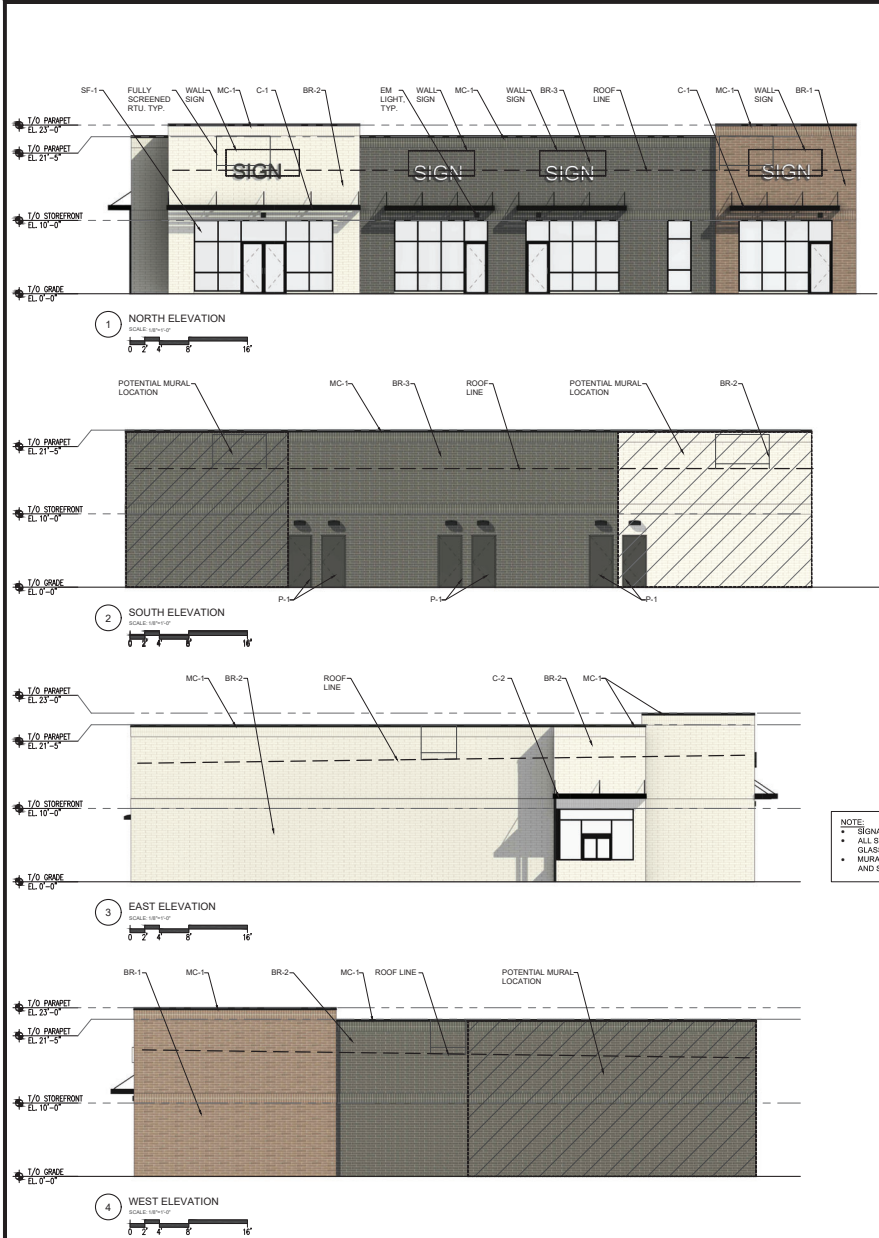
ISSUED FOR:

03/13/20

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
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

228 N Morgan Street
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312-885-0987
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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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NOTE:

PROJECT # 2514-19

LOT 4

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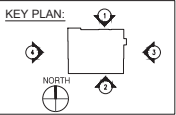
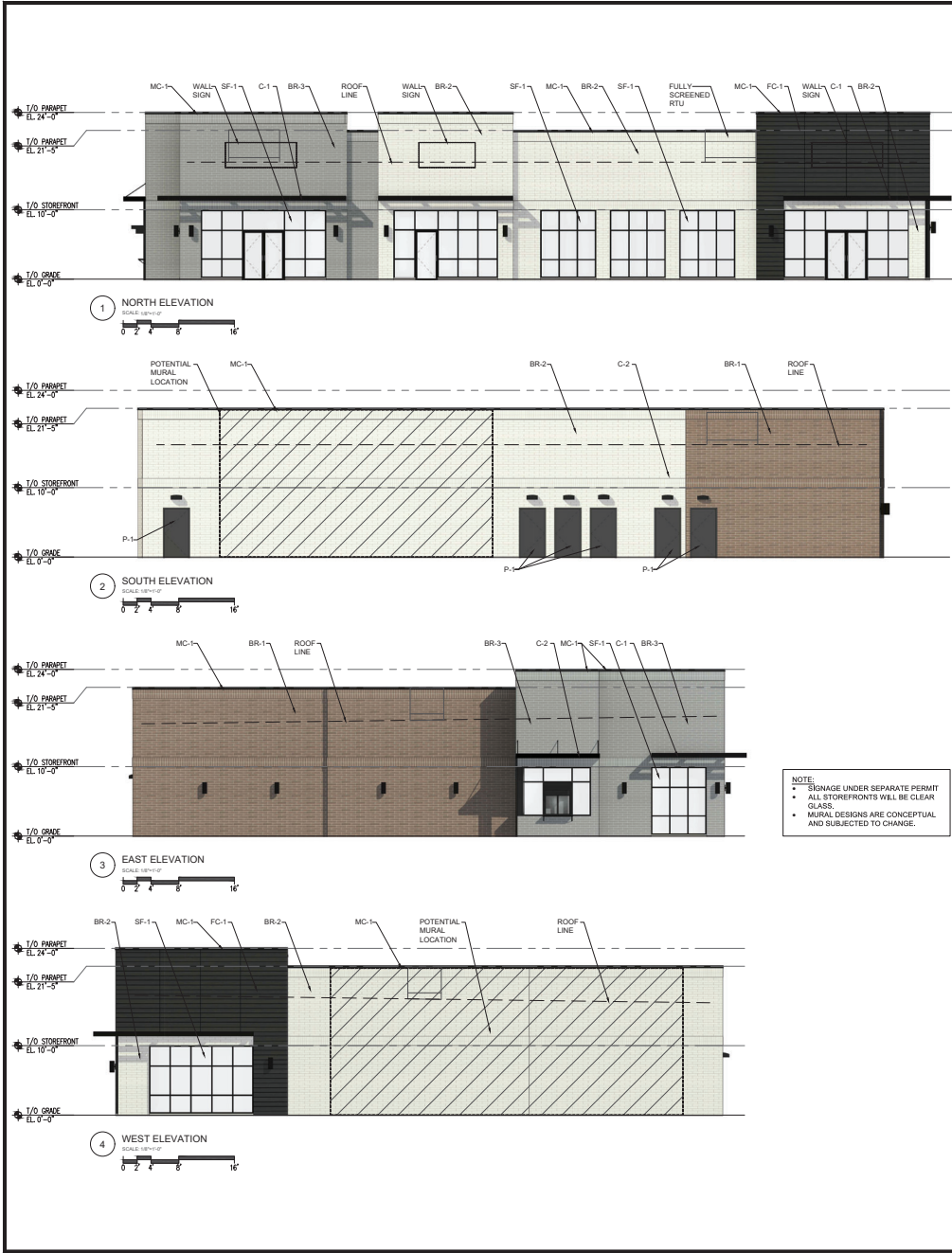
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GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

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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		NICHIA	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	

CITY APPROVAL

CLIENT:
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www.vequity.com

PROJECT TEAM:
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DATE: 03/13/26
ISSUED FOR:
ISSUED FOR CLIENT REVIEW

EXTERIOR
COLOR ELEVATIONS

A3.02



1 PERSPECTIVE VIEW
SCALE N.T.S.



2 PERSPECTIVE VIEW
SCALE N.T.S.

NOTE:
MURAL DESIGNS ARE CONCEPTUAL AND
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CITY APPROVAL

CLIENT:
vequity | *real estate. redefined.*
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www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners
ILEKIS ASSOCIATES
223 W JACKSON BLVD.
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CHICAGO, IL 60606
312-419-0009 www.ilekis.com
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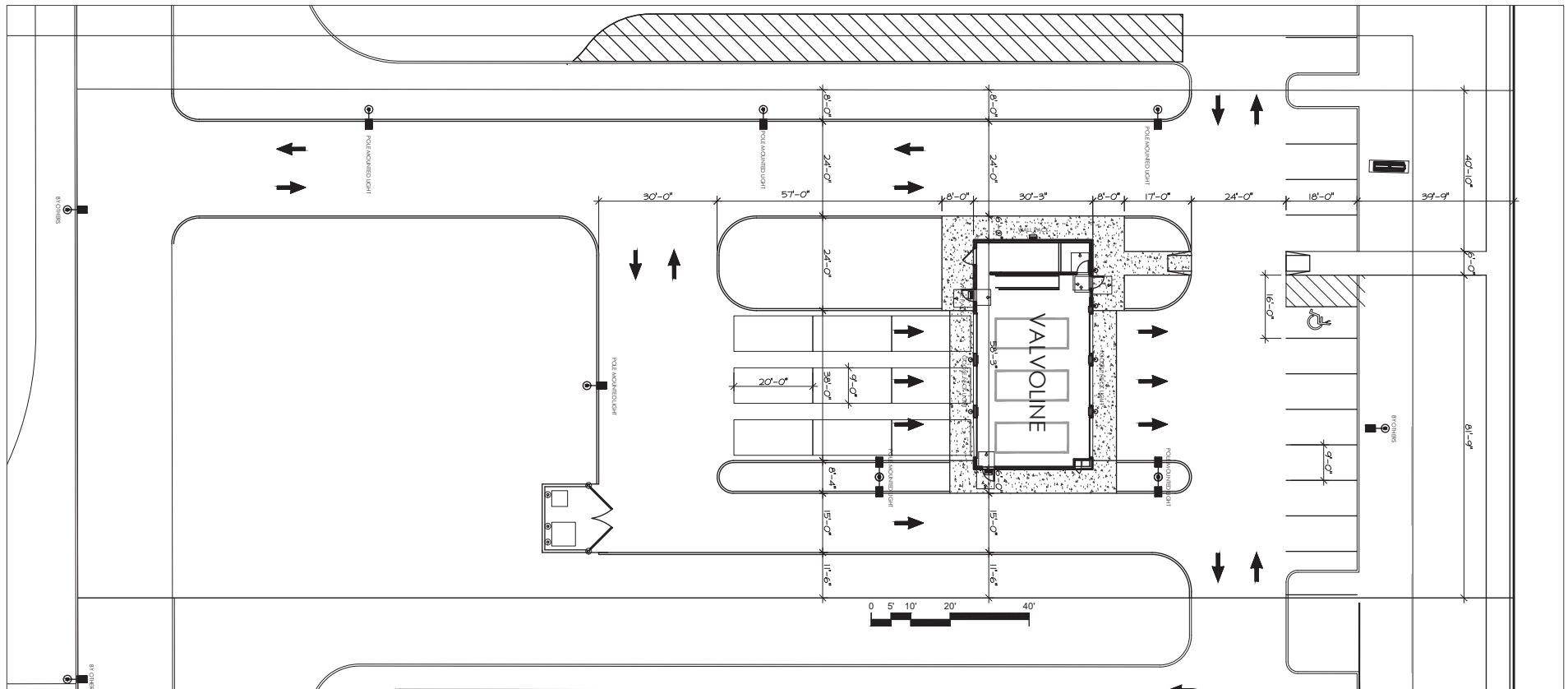
PROJECT # 2514-11
LOT 8
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ST CHARLES, IL 60174

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DATE: ISSUED FOR:

03/13/20 ISSUED FOR CLIENT REVIEW



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

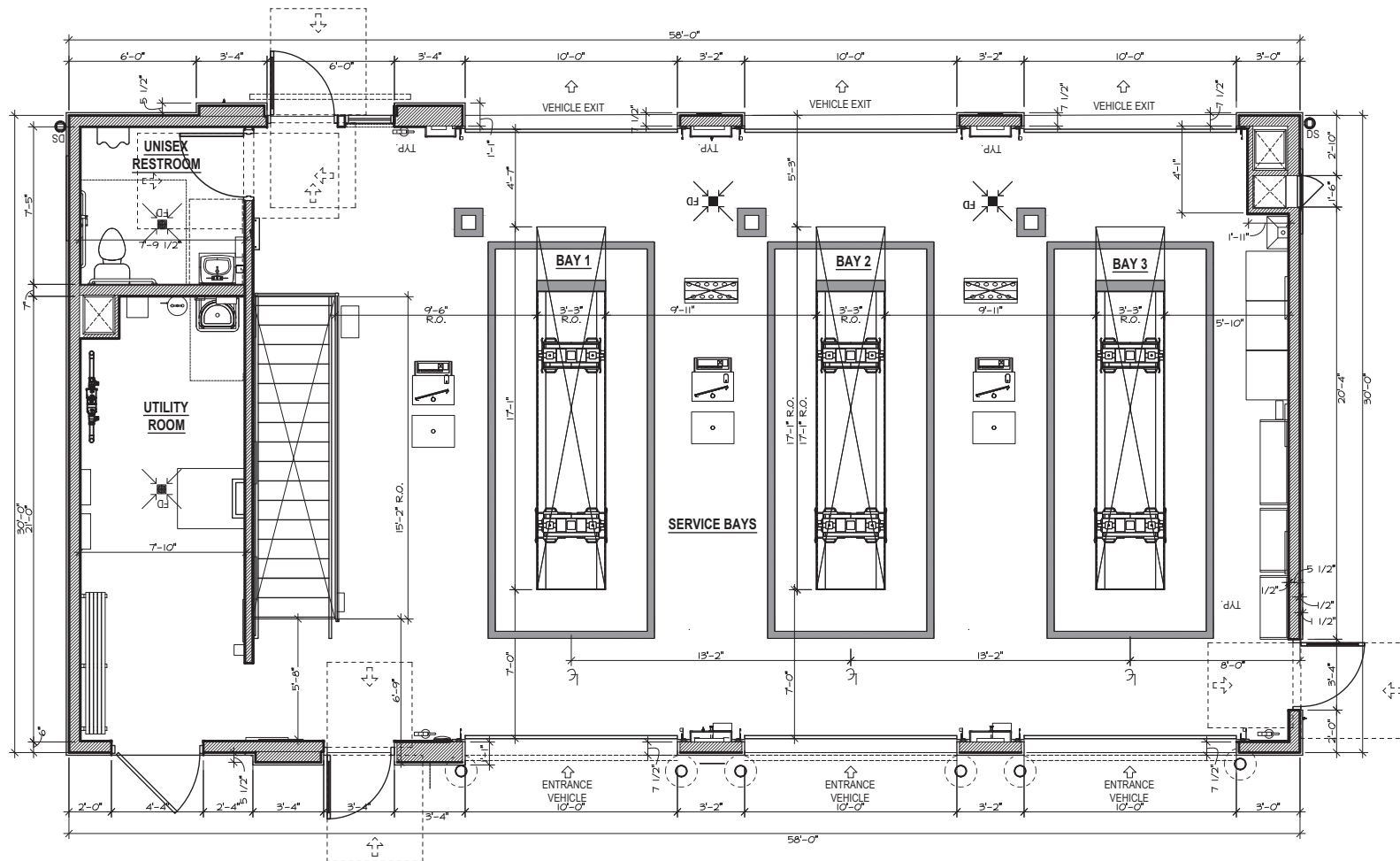
MAY 27, 2026

Site Plan



ARCHAMERICA

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



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026



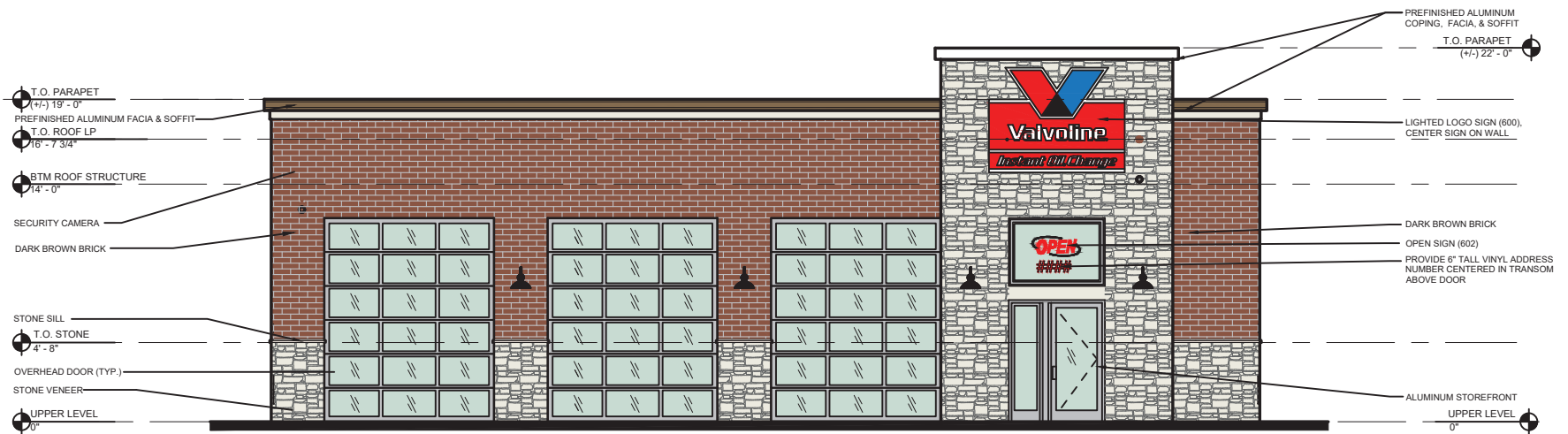
1st Floor Plan



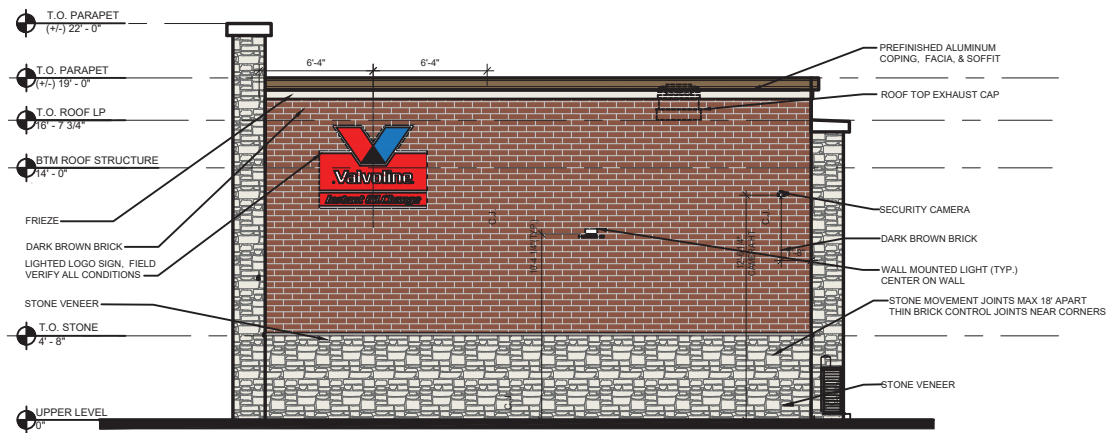
ARCHAMERICA

34121 N. US 45, Suite 213
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



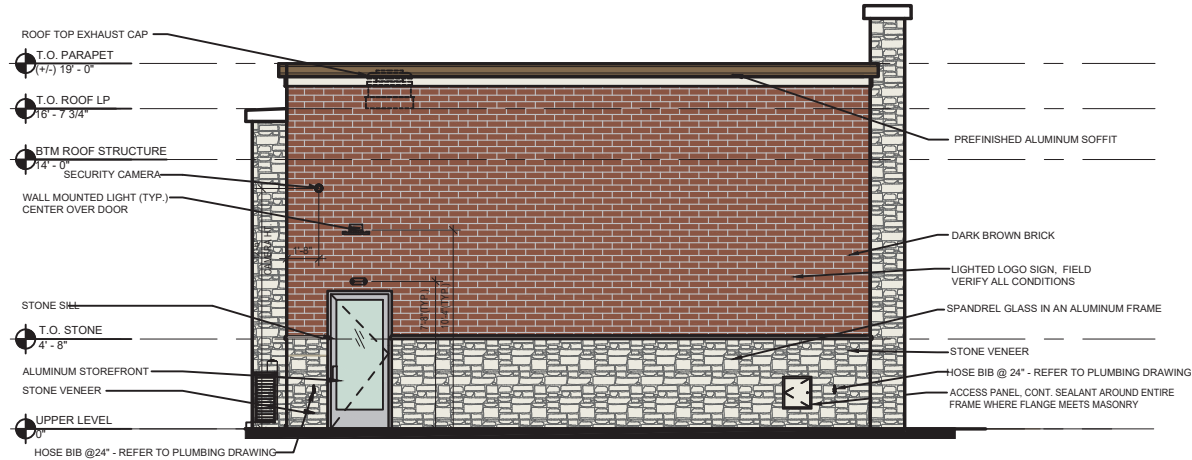
ARCHAMERICA

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

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



Rear



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations

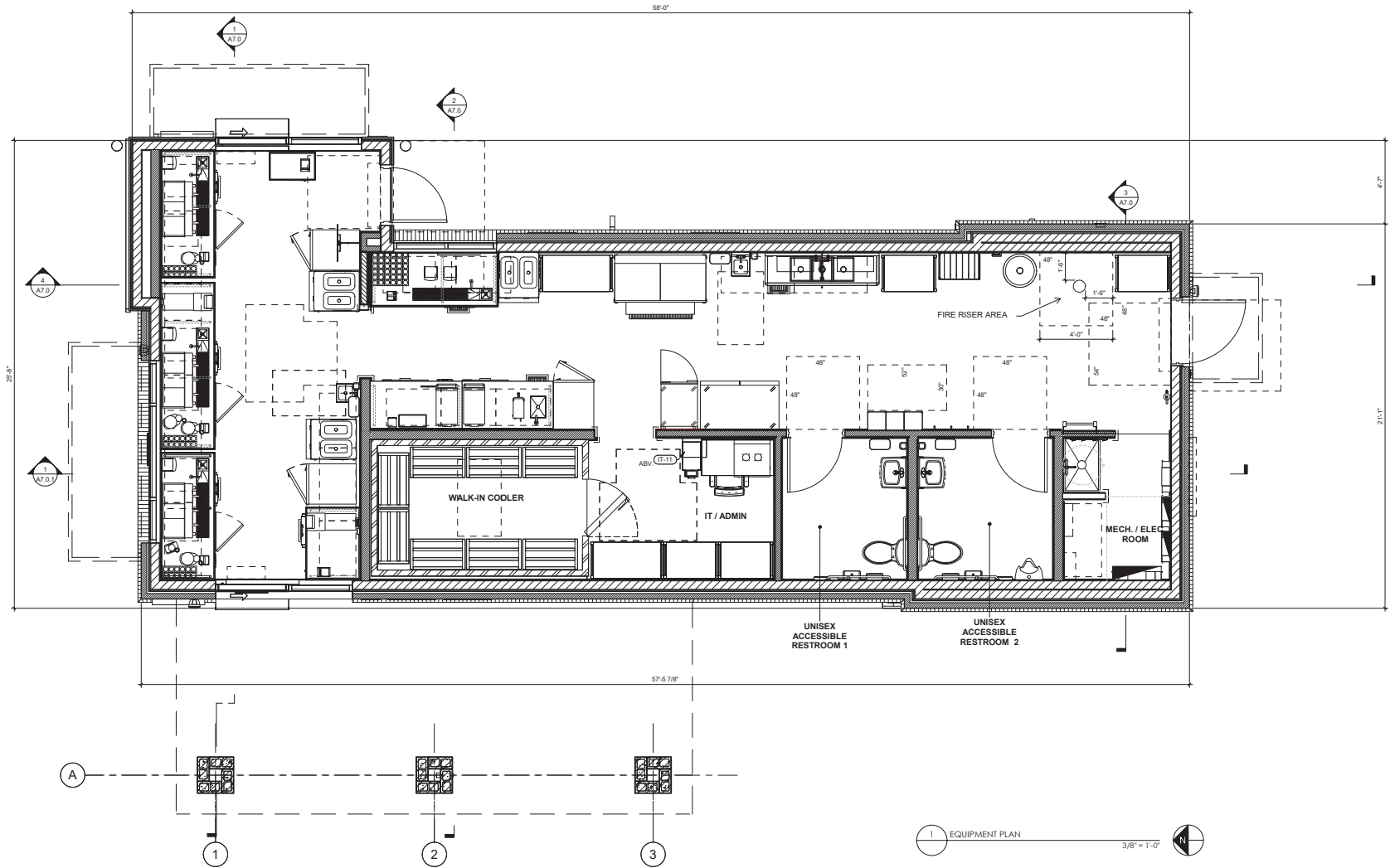


ARCHAMERICA

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

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

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ANNIHILATOR-A1

Project No: IL0603
Dutch Bros Coffee - New Freestanding Store
4931 E. Main St.
St. Charles, IL 60174
For: Dutch Bros Coffee
1300 W. 15th Street
Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03.18.26

REV.	DATE	DESCRIPTION

SHEET NAME:

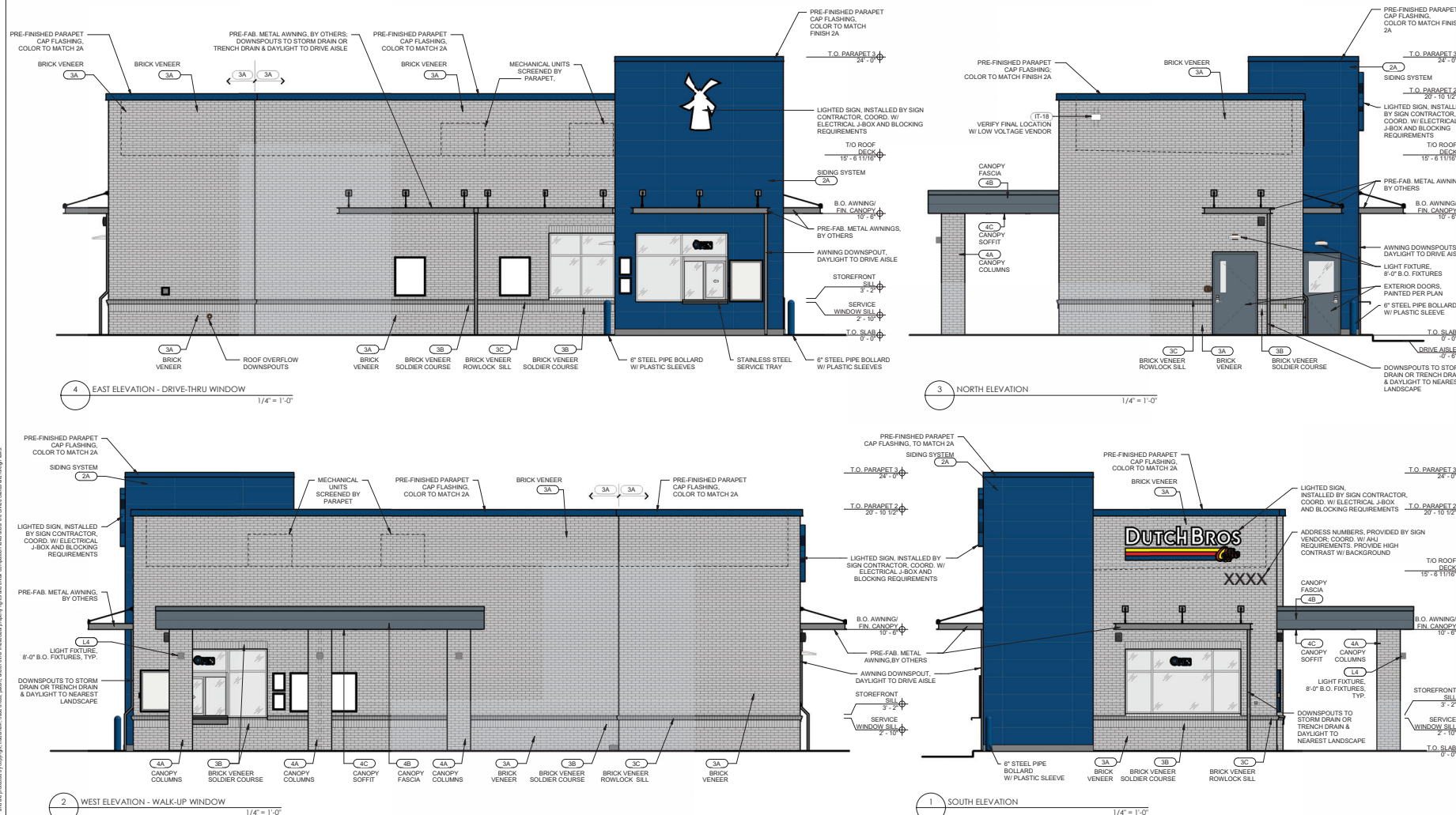
EQUIPMENT PLAN

DRAWN BY: Author CHECKED BY: Checker

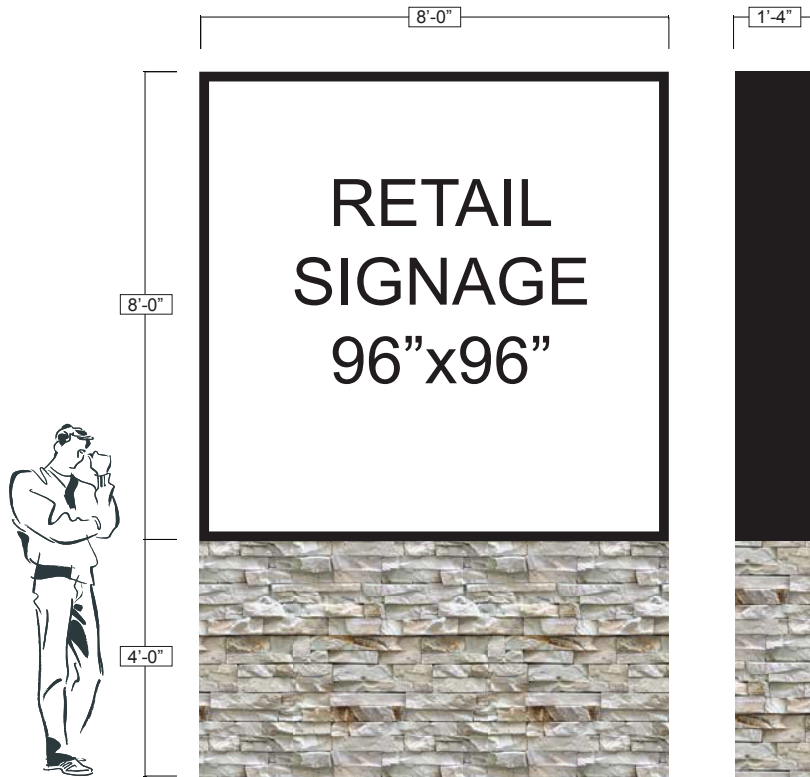
SHEET NUMBER:

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

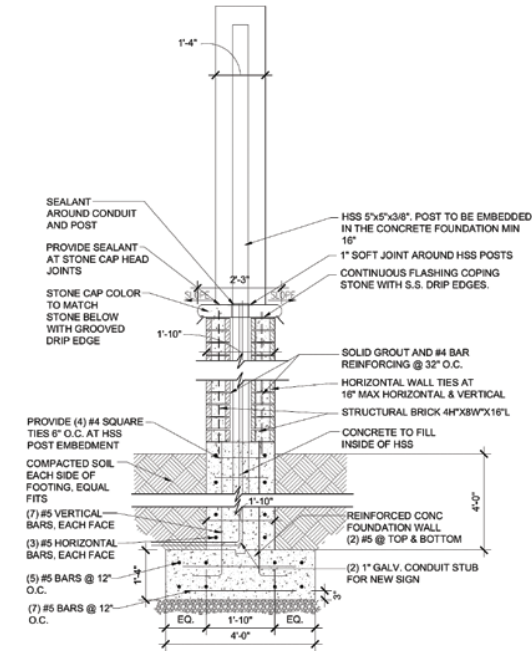
- WHITE-LEXAN INSERTS
 BLACK-SIGN CABINET & BRICK CAP
 STONE BRICK VENEER/TBD



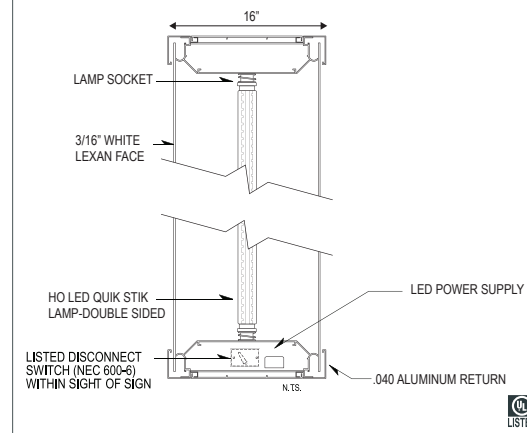
ATTENTION



-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

SIGNS3, Inc.
 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

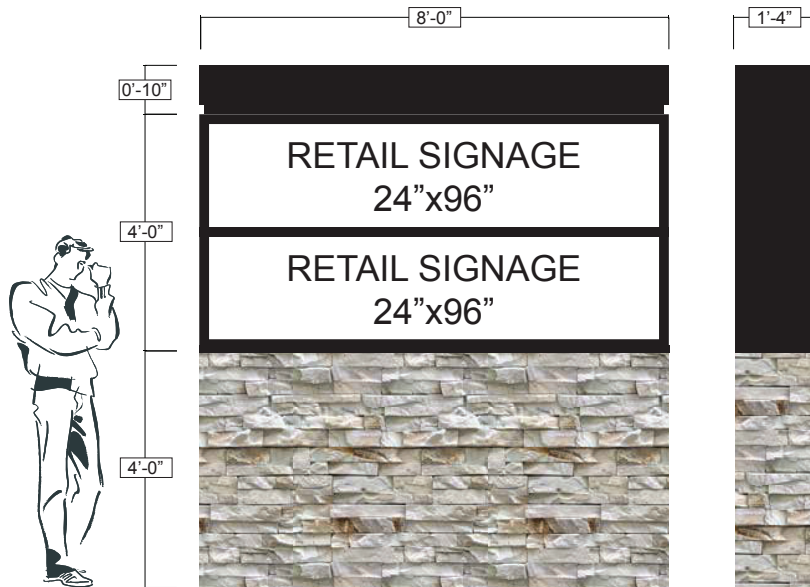
DETAIL

SHEET

1 OF 7

your image is our priority.

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

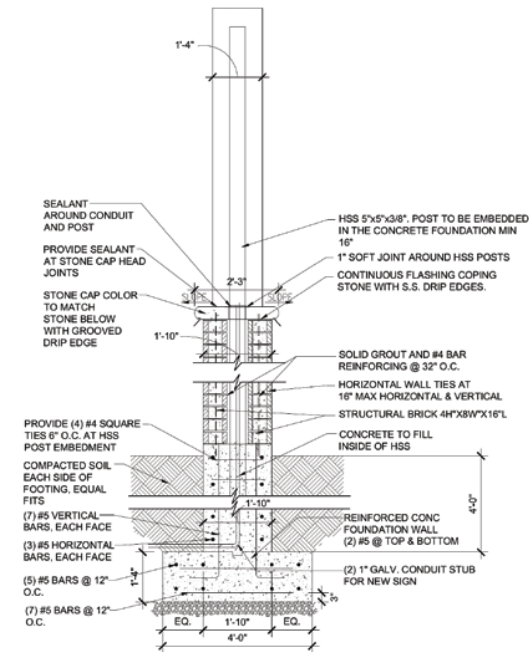
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



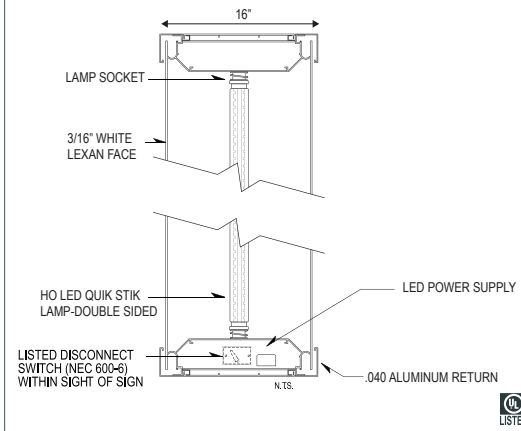
ATTENTION



-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.
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 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
 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

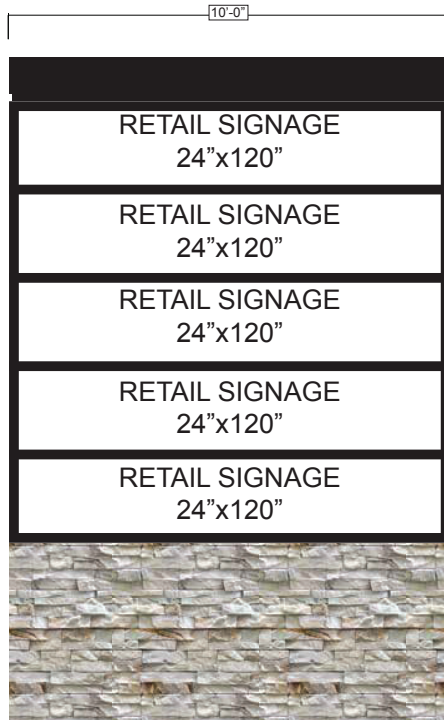
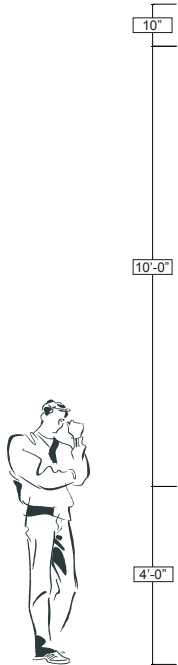
DETAIL

SHEET

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

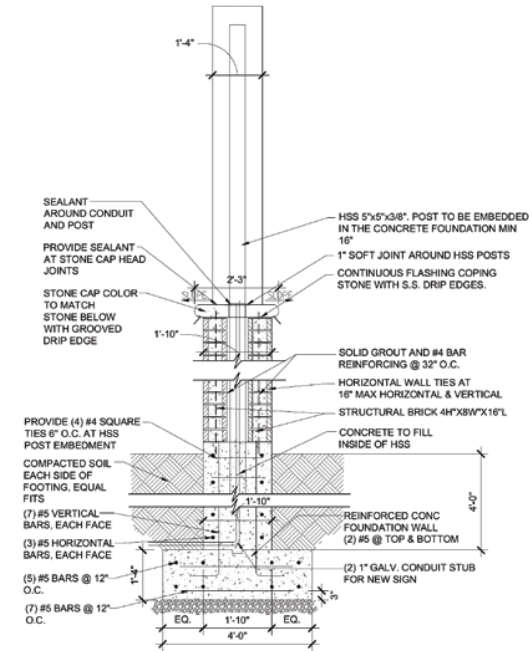
- WHITE-LEXAN INSERTS
- BLACK-SIGN CABINET & BRICK CAP
- STONE BRICK VENEER/TBD



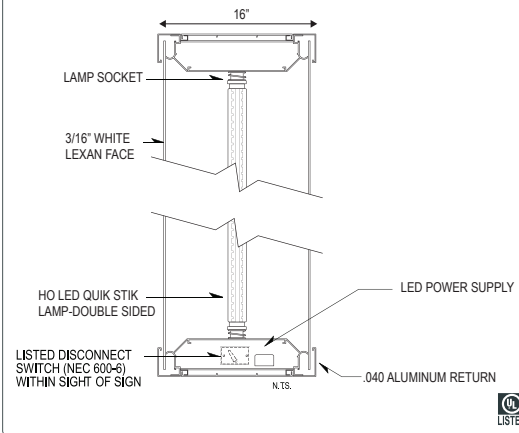
ATTENTION



-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

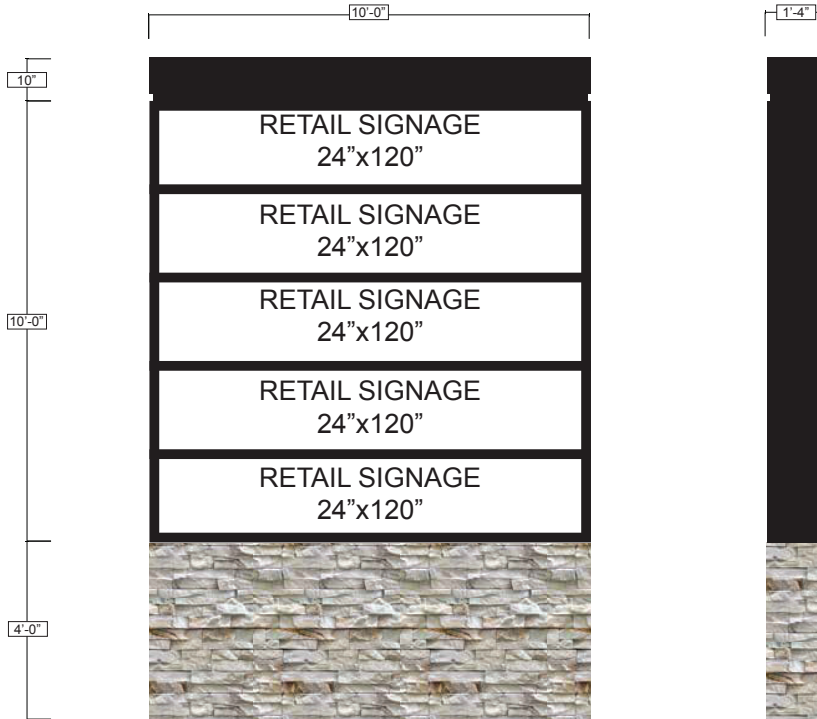
DETAIL

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

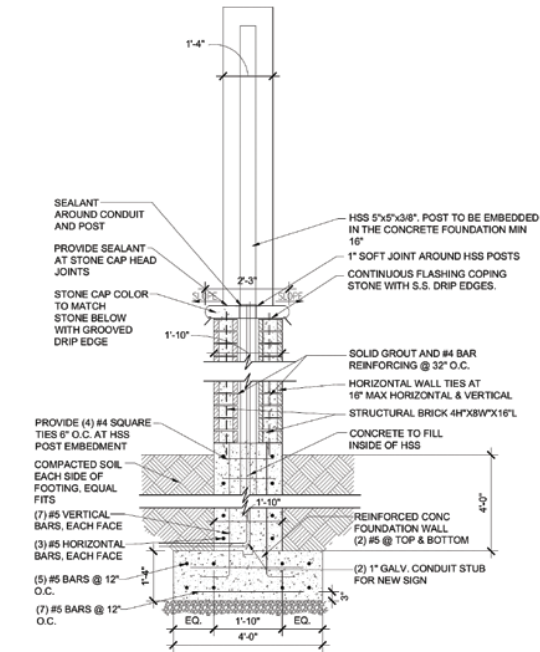
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



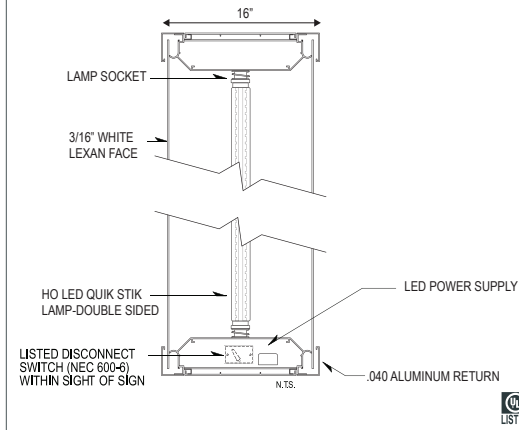
ATTENTION



-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

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 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

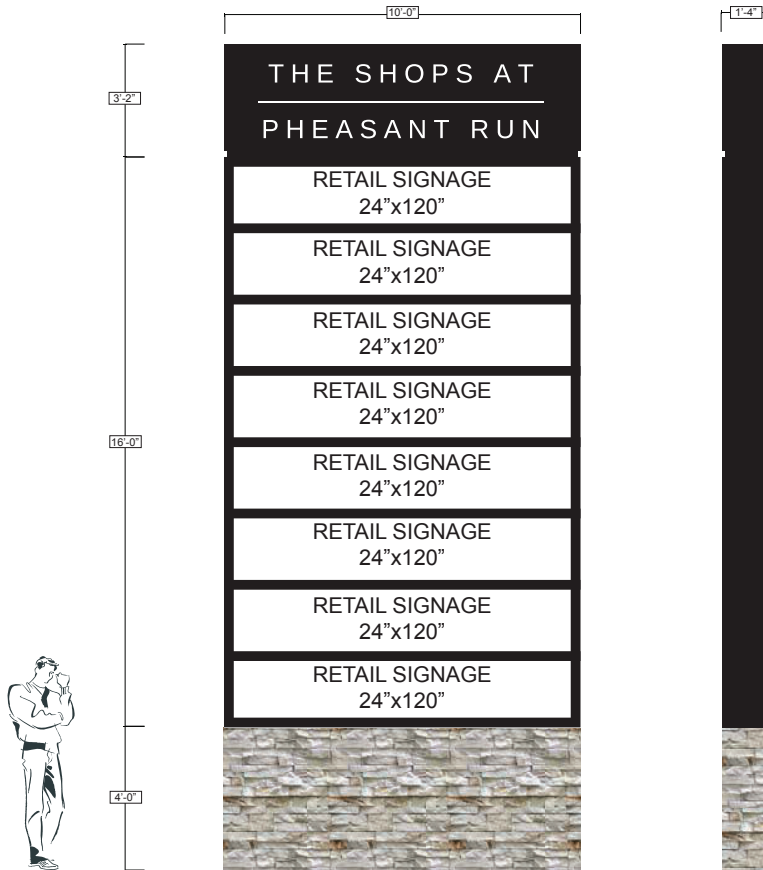
DETAIL

SHEET

4 OF 7

your **image** is our **priority**.

SIGN TYPE 5

SIGN
5.X

SPECIFICATIONS

-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"x192"
 -TOTAL SQUARE FEET: 160 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

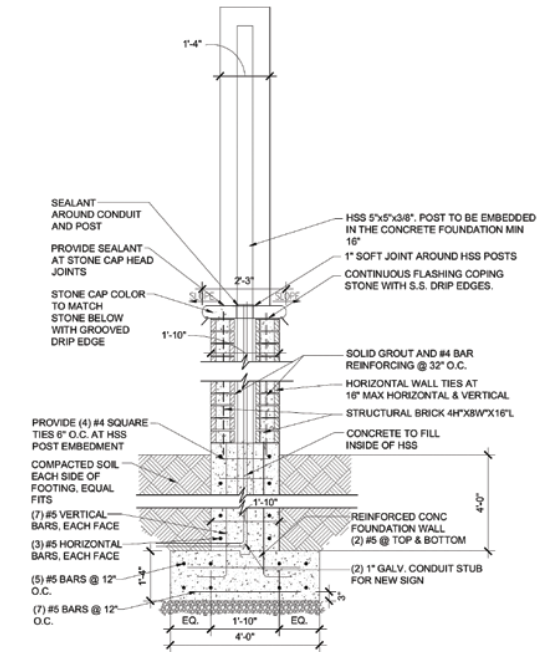
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



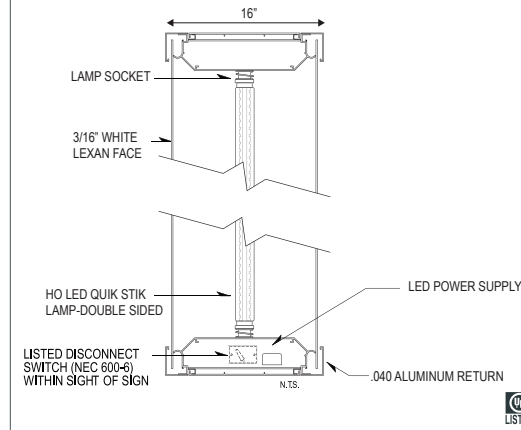
ATTENTION



-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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 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

5 OF 7

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SIGN TYPE 6

SIGN
6.X

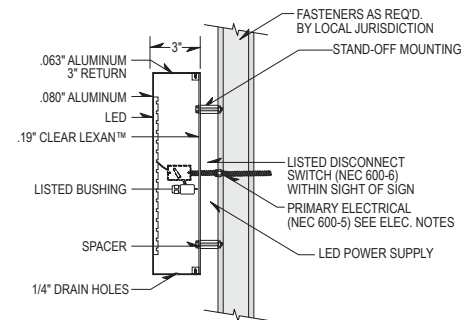
SPECIFICATIONS

- 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



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
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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.



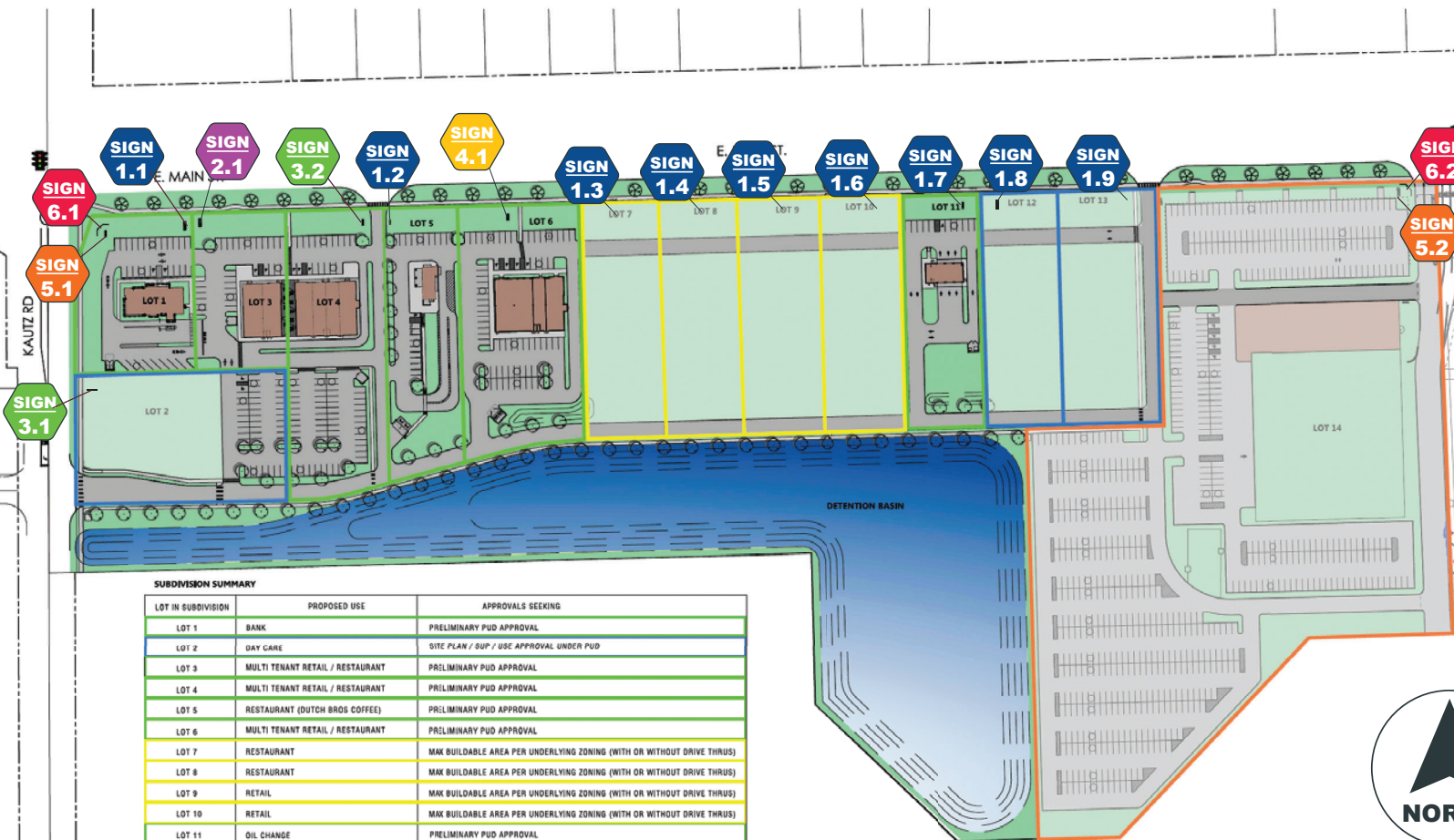
MONUMENT SIGNS

DETAIL

SHEET

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.