

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH**

**TUESDAY, APRIL 8, 2025 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Laurel Moad	Colleen Wiese	Gary Gruber
Gina Lawson	Zachary Ewoldt	John Fitzgerald

Auditory Members - Holly Cabel, St. Charles Park District
 - Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the March 4, 2025 meeting of the Plan Commission**
- 5. Pheasant Run Industrial Park- Driving Range Property (GSI Family Investments of Arizona LLC)**

Application for Zoning Map Amendment

 - a. Public Hearing
 - b. Discussion and Recommendation
- 6. Public Comment**
- 7. Additional Business from Plan Commission Members or Staff**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission

Tuesday, April 22, 2025 at 7:00pm Council Chambers
Tuesday, May 6, 2025 at 7:00pm Council Chambers
Tuesday, May 20, 2025 at 7:00pm Council Chambers
 - b. Planning & Development Committee

Monday, April 14, 2025 at 7:00pm Council Chambers
Monday, May 12, 2025 at 7:00pm Council Chambers

10. Adjournment

ADA Compliance

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



Staff Report
Plan Commission Meeting – April 8, 2025

Applicant:	GSI Family Investments of Arizona, LLC
Property Owner:	DuPage Airport Authority
Location:	West of Keil Road, north of Tower Road
Purpose:	Rezone 12.25 acres to M-2 upon annexation
Application:	Zoning Map Amendment
Public Hearing:	Yes
Zoning:	Current: City of West Chicago A- Airport District Proposed: City of St. Charles M-2 Limited Manufacturing
Current Land Use:	Airport- open space
Comprehensive Plan:	N/A

Pheasant Run Driving Range Property



Subject Property

Summary of Proposal:	<p>The subject property is a portion of the former Pheasant Run Resort Driving Range. The property is located in the City of West Chicago and is owned by the DuPage Airport Authority. A Petition for Annexation has been submitted requesting the property be annexed into St. Charles to proceed with development improvements in connection with the adjacent Pheasant Run Industrial Park, specifically stormwater detention and access drive connections to Keil Road. The default zoning upon annexation is RE-1 Single-Family Estate. The proposed M-2 zoning would go into effect upon annexation of the property; City Council action on the annexation is expected in May.</p>
Info / Procedure on Application:	<p>Zoning Map Amendment:</p> <ul style="list-style-type: none"> • Revision to the zoning map to change the zoning district of a specific property. • Public hearing is required, with a mailed notice to surrounding property owners. • All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.
Suggested Action:	<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.</p> <p>The applicant has provided responses to the Findings of Fact for Map Amendment for the Commission's consideration.</p>
Staff Contact:	Ellen Johnson, Planner II

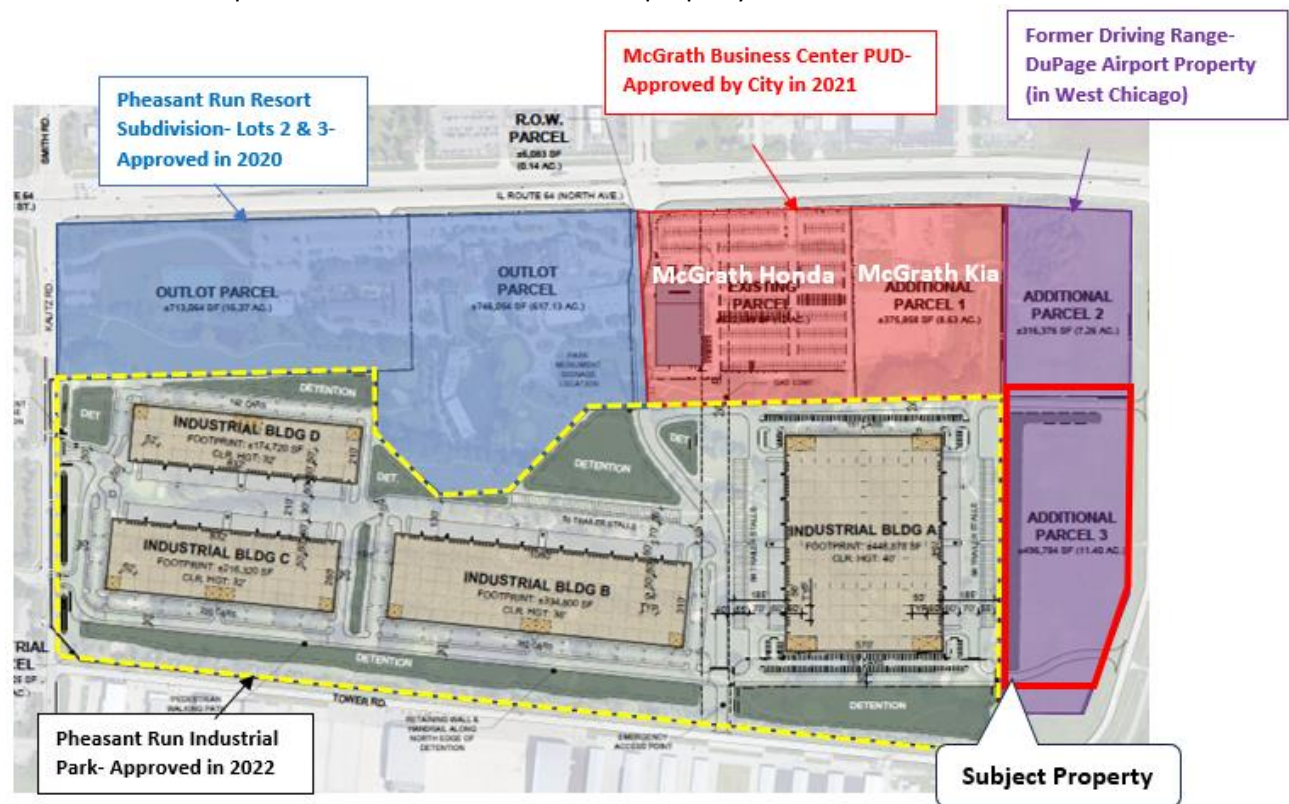
I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes 12.25 acres adjacent to the eastern boundary of the St. Charles corporate limits. The property is a portion of the former Pheasant Run Resort Driving Range and is owned by the DuPage Airport Authority. The property is located in West Chicago.

In 2022, the City approved the Pheasant Run Industrial Subdivision on the 85-acre former Pheasant Run golf course property. The golf course property was rezoned to M-2 Limited Manufacturing and the property was subdivided into four lots, making way for construction of the Pheasant Run Industrial Park (PRIP), which includes 1.1 million square feet of industrial space within four buildings. Access to the site was planned from Rt. 64 at Pheasant Run Drive, Kautz Road, and Keil Road.

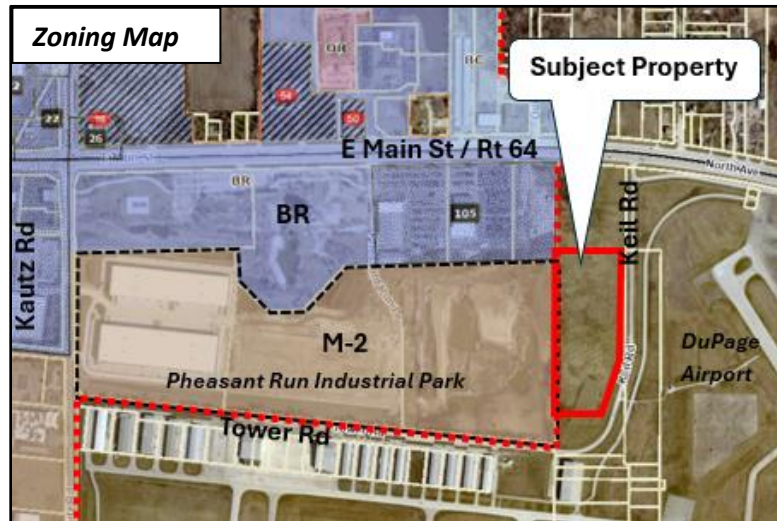
Construction of Phase 1 of PRIP is approaching completion and includes the three western buildings (Buildings B, C, D) and access connections to Rt 64 and Kautz Road. Phase 2 includes the final, eastern building (Building A) and driveway connections to Keil Road to the east. The exhibit below provides further details on development approvals over the past five years related to redevelopment of the entire Pheasant Run property.



B. Zoning

The subject property is currently located in the City of West Chicago with an “A- Airport District” zoning designation. The Pheasant Run Industrial Park to the west is zoned City of St. Charles “M-2 Limited Manufacturing”, and with City of St. Charles “BR Regional Business” zoning over the commercial properties fronting E Main Street.

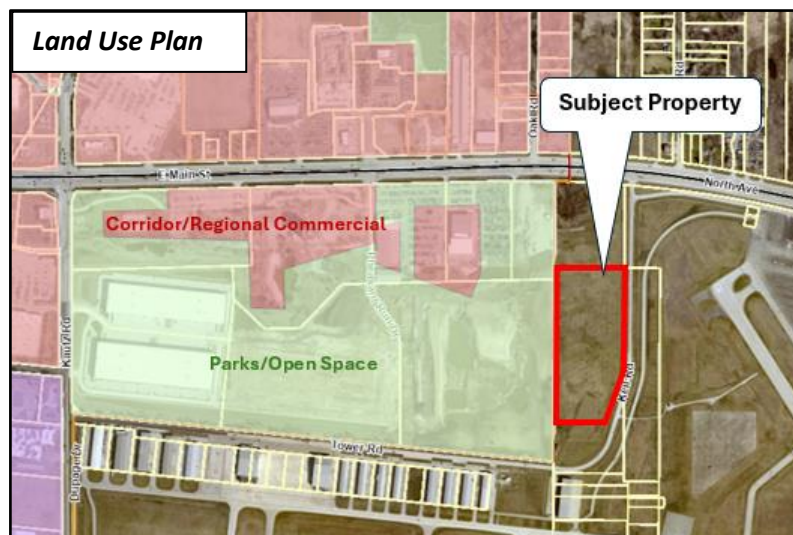
	Zoning	Land Use
Subject Property	A- Airport District- City of West Chicago	Airport/open space
North	A- Airport District- City of West Chicago	Airport/open space
East	A- Airport District- City of West Chicago	Airport/open space
South	A- Airport District- City of West Chicago	Airport/open space
West	M-2 Limited Manufacturing	Pheasant Run Industrial Park



C. Comprehensive Plan

The subject property was not included in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. At that time, Pheasant Run Resort was still in operation and future redevelopment of the area was not yet planned. As such, the Parks/Open Space designation does not reflect the Industrial/Business Park land use which was subsequently approved with the Pheasant Run Industrial Park.

The proposed Industrial/Business Park land use is compatible with adjacent land uses, including the adjacent industrial park and DuPage Airport to the north, south and east.

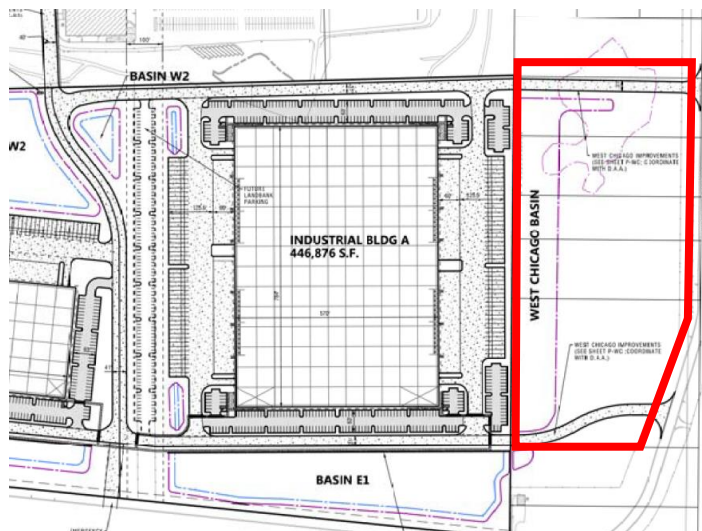


II. PROPOSAL

GSI Family Investments of Arizona, LLC, developer of the Pheasant Run Industrial Park, has filed an application for Zoning Map Amendment requesting rezoning of the 12.25-acre subject property upon annexation to St. Charles. DuPage Airport Authority has also signed the application as property owner.

The pending annexation of the subject property and rezoning to M-2 will facilitate improvements planned in connection with Pheasant Run Industrial Park, as shown on the plan excerpt below, including:

- Stormwater detention basin on the western portion of the subject property.
- Two access drives connecting the Industrial Park to Keil Road.



A Final Plat of Subdivision and associated Final Engineering plans for Phase 2 of Pheasant Run Industrial Subdivision is currently under review by the City. The applicant has indicated that the Phase 2 Plat and plans will be modified to incorporate the subject property and planned stormwater and access drive improvements. Plan Commission review of the Final Plat for Phase 2 is expected to occur in the coming months.

III. PLANNING ANALYSIS

A. Proposed Zoning

Per City Code, property annexed into the City of St. Charles is automatically zoned RE-1 Single-Family Estate District, which is the most restrictive zoning designation. This zoning is not appropriate for the intended land use of the subject property.

Proposed zoning of the property is M-2 Limited Manufacturing. If approved, this zoning would go into effect upon City Council approval of the submitted Petition for Annexation. The purpose of the M-2 District is provided in Ch. 17.16 as follows:

To accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent nonindustrial uses and

public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

The proposed M-2 zoning is consistent with the adjacent Pheasant Run Industrial Park zoning designation.

The applicant has provided Findings of Fact as part of the Map Amendment application.

B. Proposed Use

Proposed use of the property as part of the Pheasant Run Industrial Park improvements, specifically for stormwater detention and access drives, is consistent with the proposed M-2 zoning.

The Traffic Impact Analysis prepared in connection with the Pheasant Run Industrial Park included the two drive connections to Keil Road. Traffic impacts to the surrounding roadway network were analyzed based on all three contemplated access points: Pheasant Run Drive at Rt 64, Kautz Road, and Keil Road. Keil Road is a private road owned by the DuPage Airport Authority. It is not part of the property to be annexed and rezoned; it will continue to be located in West Chicago.

IV. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

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

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 10 Findings of Fact for Zoning Map Amendment. All findings need not be made in the affirmative to recommend approval. Recommendation shall be based on the preponderance of evidence. The Findings are as follows:

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished by the existing zoning restrictions.
3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.
4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.
5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.
6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.
7. The consistency of the proposed amendment with the City's Comprehensive Plan.
8. Whether the proposed amendment corrects an error or omission in the Zoning Map.
9. The extent to which the proposed amendment creates nonconformities.

10. The trend of development, if any, in the general area of the property in question.

The applicant has provided responses to the Findings of Fact (attached).

a. **Recommend approval** of the application for Zoning Map Amendment.

- Staff does not have any outstanding comments; the recommendation does not need to include a condition regarding resolution of staff comments.

OR

b. **Recommend denial** of the application for Zoning Map Amendment.

- Plan Commission must substantiate how certain findings are not being met in order to recommend denial.

V. ATTACHMENTS

- Application for Zoning Map Amendment; received 3/21/25

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



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

ZONING MAP AMENDMENT APPLICATION

For City Use

Project Name: Pheasant Run - Driving Range Annexation
Project Number: 2025 -PR- 002
Cityview Project Number: PLMA202500084

Received Date

RECEIVED

MAR 21 2025

City of St. Charles
Community Development

- File this application to request a zoning map amendment (rezoning) for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 4051 E. MAIN STREET, ST. CHARLES, I	
	Parcel Number (s): PART OF 01-30-401-019	
2. Applicant Information:	Name: GSI FAMILY INVESTMENTS OF ARIZONA LLC	Phone: 630-580-0344
	Address 1307 SCHIFERL ROAD BARTLETT, IL 60103	Email: PAT@GSIFAMILY.COM
3. Record Owner Information:	Name: DUPAGE AIRPORT AUTHORITY	Phone: 630-208-6173
	Address: 2700 INTERNATIONAL DRIVE WEST CHICAGO, IL 60185	Email: MDOLES@DUPAGEAIRPORT.G

4. Zoning & Use Information:

Current zoning of the property: RE-1 Single-Family Estate District

Current use of the property: VACANT DRIVING RANGE

Comprehensive Plan land use designation of the property: N/A

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

Proposed zoning of the property: M-2 Limited Manufacturing District

Proposed use of the property: STORMWATER DETENTION AND DRIVEWAYS

If the proposed Map Amendment is approved, what improvements or construction are planned?

The proposed improvements consist of the construction of driveways that will serve the Pheasant Run Industrial Park and related stormwater detention.

5. Required Attachments:

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

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



APPLICATION FEE: \$500



REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.



REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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



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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.



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

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SITE PLAN:** A site plan drawn to scale to demonstrate that the property can meet the minimum requirements of the proposed zoning district (including setbacks, landscaping, parking, etc.).
- ☒ **FINDINGS OF FACT:** Fill out the attached form.
- ☒ **ZONING COMPLIANCE TABLE:** Fill out the attached worksheet to compare the requirements of the proposed Zoning District with the existing/proposed development. Use the Residential table for residential zoning and the Nonresidential table for nonresidential zoning.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's Interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- ☒ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/kd/natural-resource-inventory>
- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☒ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

DUPAGE AIRPORT AUTHORITY

BY:



3/20/25

Record Owner

Date

GSI FAMILY INVESTMENTS OF ARIZONA LLC

BY:

Applicant or Authorized Agent

Date

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I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

DUPAGE AIRPORT AUTHORITY

BY:

Record Owner
GSI FAMILY INVESTMENTS OF ARIZONA LLC

Date

BY:

Applicant or Authorized Agent

Date

3-20-25

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, EDUARDO GRECO, being first duly sworn on oath depose and say that I am
Manager of GGI FAMILY INVESTMENTS OF ARIZONA LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

EDUARDO E. GRECO

GINA CUSUMANO

PASQUALE GRECO

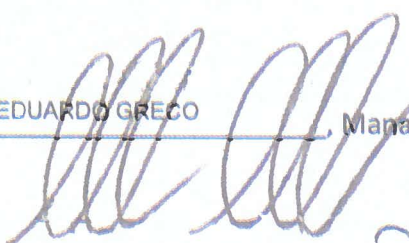
PASQUALE GRECO

ROBERTO GRECO

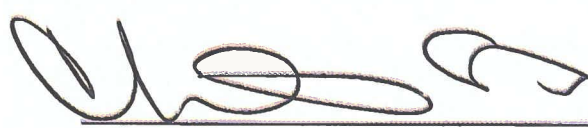
EDUARDO GRECO

GIAN GRECO

FRANCESCA GRECO-JAFFE

By: EDUARDO GRECO Manager


Subscribed and Sworn before me this 20th day of
March, 2025.



Notary Public




**OWNERSHIP DISCLOSURE FORM
GOVERNMENTAL ENTITY**

State of Illinois)
) SS.
DuPage County)

I, Phillip A. Luetkehans, being first duly sworn on oath depose and say that I am General Counsel to the DuPage Airport Authority, an Illinois Special District.

By: 
General Counsel

Subscribed and Sworn before me
this 31st day of May, 2024.


Notary Public



FINDINGS OF FACT – MAP AMENDMENT – SEE ATTACHED PAGES

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate "not applicable" and explain why it does not apply.

Project Name or Address: DUPAGE AIRPORT AUTHORITY

From the St. Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

- 1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)***

- 2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)***

- 3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)***

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

ATTACHMENT TO
ZONING MAP AMENDMENT APPLICATION
KEIL ROAD—DRIVING RANGE
FINDINGS OF FACT

1. *The existing uses and zoning of nearby property.*

The property is immediately adjacent to the Pheasant Run Industrial Park, which is zoned M-2. The property is being rezoned in order to provide an additional method of access to the Pheasant Run Industrial Park from Keil Road and to provide stormwater detention for such improvements. The property is also surrounded by property owned by DuPage Airport Authority.

2. *The extent to which property values are diminished by the existing zoning regulations.*

The existing zoning classification is not appropriate for the location of the property. Since it is being annexed, it automatically is zoned RE-1, the most restrictive zoning. The property is located in an industrial area and the zoning should be consistent with the area in which the property is located.

3. *The extent to which the reduction of the property's value under the existing zoning regulations promotes the health, safe, morals or general welfare of the public.*

The existing zoning is out of character for the surrounding property and, therefore, does not promote the best interest of the public.

4. *The suitability of the property for the purposes for which it is presently zoned.*

The property is not suitable for a residential zoning classification. There is no residential use in the immediate area.

5. *The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.*

The property is being concurrently annexed into St. Charles, but has been vacant and used as a driving range for more than a decade.

6. *The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district.*

The use of this parcel for additional driveways into the Pheasant Run Industrial Park has been contemplated since the inception of the Industrial Park. This will allow additional access and traffic to access the Industrial Park.

7. *The consistency of the proposed amendment with the City's Comprehensive Plan.*

The proposed amendment is consistent with the City's Comprehensive Plan, as it is consistent with the original approval for the Pheasant Run Industrial Park.

8. *Whether the proposed amendment corrects an error or omission in the Zoning Map.*

The amendment assigns the proper zoning to the Property upon annexation.

9. *The extent to which the proposed amendment creates nonconformities.*

The proposed amendment does not create nonconformities.

10. *The trend of development, if any, in the general area of the property in question.*

The property conforms with the trend in development, as it provides driveways into the newly constructed Pheasant Run Industrial Park.

ANNEXATION TO THE CITY OF ST. CHARLES/DISCONNECTION FROM THE VILLAGE OF WEST CHICAGO

THAT PART OF LOTS 17, 18, 19, 20, 21 AND 22 IN WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER TWO, ALSO KNOWN AS WAYNE ACRES, A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1945 AS DOCUMENT 475538, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 00 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER TWO, A DISTANCE OF 1073.17 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS EAST, PERPENDICULAR TO THE WEST LINE OF SAID WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER TWO, A DISTANCE OF 472.10 FEET; THENCE NORTH 45 DEGREES 32 MINUTES 43 SECONDS EAST, 64.41 FEET TO A POINT ON A LINE 8 FEET WESTERLY OF AND PARALLEL WITH THE EXISTING WESTERLY EDGE OF PAVEMENT OF KEIL ROAD; THENCE SOUTHERLY ALONG A LINE 8 FEET WESTERLY OF AND PARALLEL WITH THE EXISTING WESTERLY EDGE OF PAVEMENT OF KEIL ROAD FOR THE NEXT SEVEN COURSES; THENCE SOUTH 01 DEGREES 03 MINUTES 09 SECONDS WEST, 114.99 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 02 SECONDS WEST, 199.34 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 55 SECONDS WEST, 259.41 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 58 SECONDS WEST, 48.38 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 36 SECONDS WEST, 87.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 83.03 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 283.00 FEET AND WHOSE CHORD BEARS SOUTH 08 DEGREES 46 MINUTES 57 SECONDS WEST, 82.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17 DEGREES 11 MINUTES 17 SECONDS WEST, 341.75 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE, 404.95 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 533,658 SQUARE FEET OR 12.251 ACRES, MORE OR LESS.

