

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

**TUESDAY, DECEMBER 2, 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
Colleen Wiese	Gary Gruber	Gina Lawson
Zachary Ewoldt	John Fitzgerald	Rita Payleitner


Auditory Members - Holly Cabel, St. Charles Park District
 - Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the November 18, 2025 meeting of the Plan Commission**
- 5. The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC)**
Application for Concept Plan
- 6. Public Comment**
- 7. Additional Business from Plan Commission Members or Staff**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission
Tuesday, December 16, 2025 at 7:00pm Council Chambers
Tuesday, January 6, 2026 at 7:00pm Council Chambers
Wednesday, January 21, 2026 at 7:00pm Council Chambers
 - b. Planning & Development Committee
Monday, December 8, 2025 at 7:00pm Council Chambers
Monday, January 12, 2026 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 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



Staff Report
Plan Commission Meeting – December 2, 2025

Applicant:	SC Landman LLC	The Shops at Pheasant Run  <i>Subject Property</i>
Property Owner:	SC Landman LLC	
Location:	4051 E Main St; SE corner of E Main St & Kautz Rd	
Purpose:	Feedback on a commercial development	
Application:	Concept Plan	
Public Hearing:	Not required	
Zoning:	BR Regional Business	
Current Land Use:	Vacant	
Comprehensive Plan:	Corridor/Regional Commercial & Parks/Open Space	
Summary of Proposal:	SC Landman LLC has filed a Concept Plan proposing redevelopment of the remaining 33.7-acres of the former Pheasant Run Resort property. Two site plans have been submitted for Concept review. Details: <ul style="list-style-type: none"> • 12-15 commercial building lots fronting E Main Street, each with a single building. • Full site access off Kautz Road, two right-in/right-out driveways off E Main Street, two full driveways off Pheasant Run Drive. • Cross-access through the site. • Outlot containing stormwater detention and east-west access drive off Kautz Road, south of the building lots. • Existing BR- Regional Business zoning classification. 	
Info / Procedure on Application:	<ul style="list-style-type: none"> • Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.” • A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. • No recommendation or findings are involved. 	
Suggested Action:	Provide feedback on the Concept Plan. Staff has provided topics Commissioners should consider to guide their feedback to the applicant.	
Staff Contact:	Ellen Johnson, Planner II	

I. PROPERTY INFORMATION

A. History / Context

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

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

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

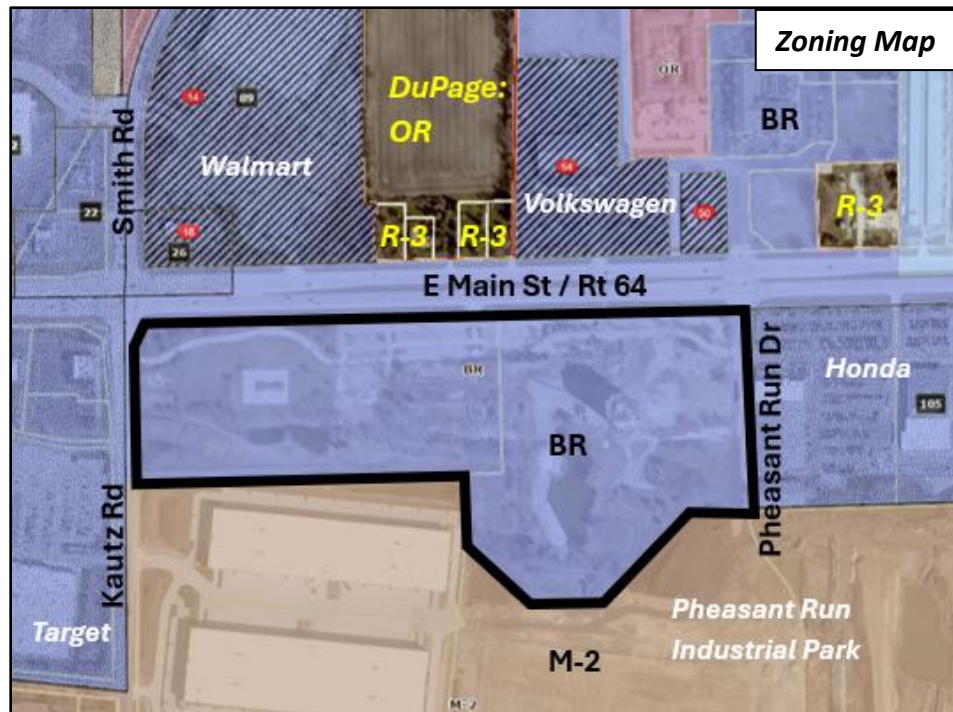
- McGrath Business Center PUD – 21 acres along E Main Street; eastern portion of the Pheasant Run property. Includes two car dealerships on three sites – McGrath Honda, McGrath Kia and McGrath Kia parking/display – which have been constructed.
- Pheasant Run Industrial Park – 85 acres; southern portion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

The subject property is the last remaining piece of the Pheasant Run Resort property to be redeveloped. The property was acquired in April 2025 by SC Landman LLC, care of Vequity LLC. The Concept Plan now under review was submitted by the property owner.

B. Zoning

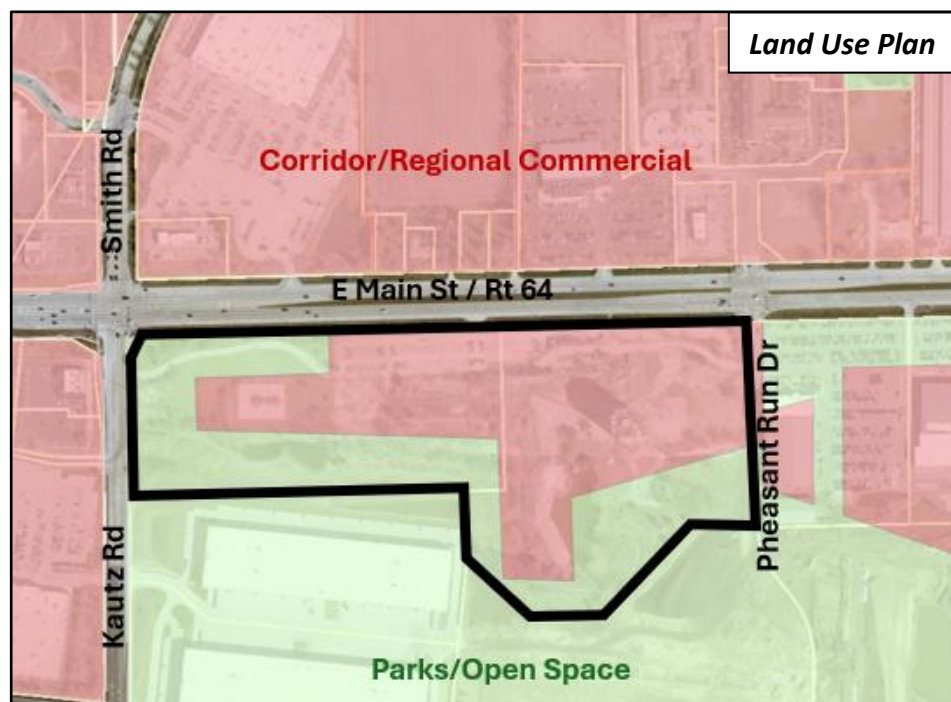
The subject property is zoned BR Regional Business. The same zoning exists to the north, east and west along the Main Street corridor, with some unincorporated residential properties directly to the north. Industrial zoning is to the south.

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



C. Comprehensive Plan

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



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

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/ regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.”

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

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

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

Improve access management along the City’s commercial corridors. As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City’s arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access

easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.

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

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

II. PROPOSAL

Property owner SC Landman LLC has filed a Concept Plan proposing redevelopment of the remaining 33.7-acres of the former Pheasant Run Resort property. Two different site plan options have been submitted for Concept review. The site plans depict site layouts for development of each lot. However, development of each lot is subject to change based on the end-users for each lot.

Details common to both site plans:

- Keep existing BR- Regional Business zoning classification.
- 1-acre+ commercial lots fronting E Main Street and Kautz Road, each with a single building.
- Full site access off Kautz Road, two right-in/right-out access points off E Main Street, two full access points off Pheasant Run Drive.
- Cross-access through the property.
- Outlot containing stormwater detention and east-west access drive connecting Kautz Road and Pheasant Run Drive, south of the building lots.
- Variety of potential uses identified, including: bank, daycare, multi-tenant, drive-thru restaurants, retail, oil change, car wash.

The two site plans submitted – "Version 31" and "Version 36/39" – have a few relatively minor differences in uses and site layouts. The more significant differences between the two are as follows:

- "Version 31" Site Plan:
 - 15 commercial lots
 - East side of property: gas station at Main Street & Pheasant Run Drive; hotel and urgent care internal to the site
- "Version 36/39" Site Plan:
 - 12 commercial lots
 - East side of property: car dealership with parking for vehicle inventory

III. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

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

A. Zoning / Proposed Uses

The existing BR Regional Business zoning designation would remain. The Zoning Ordinance defines the purpose of the BR District as follows:

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

A wide range of retail, service, recreational, and office uses are permitted in the BR District (See use list attached). Residential uses are not permitted. All of the uses contemplated for the proposed development, as identified on the two conceptual site plans, are permitted in the BR District. However, drive-through facilities require Special Use approval. A number of drive-through facilities are depicted on the site plans, for restaurant, bank, and car wash uses.

In addition, the Concept Plan indicates the applicant's intention to request a Planned Unit Development (PUD) for this project. The following deviations from the Zoning Ordinance could be requested through a PUD:

- Allow drive-through facilities as a permitted use, up to a certain number. Site Plan Version 31 depicts 8 drive-through facilities. Site Plan Version 36/39 depicts 7.
- Shopping center signage in excess of permitted sign standards. 4 shopping center signs are shown on the site plans; only 2 are permitted.
- Front setback deviation for car dealership display vehicles (Site Plan Version 36/39).
- Any other zoning deviations deemed necessary based on the site layout for specific lots that have been finalized.

Staff Comments:

- ✓ This property could develop “by-right” as a subdivision in the BR District. This would require the City to approve a Plat of Subdivision, but not any zoning entitlements. However, the applicant is interested in pursuing a PUD in order to seek deviations from certain zoning requirements. Historically, the City has typically approved multi-lot commercial developments as PUDs. This has allowed for common signage, consistent landscaping, and in some cases, architectural standards in excess of Zoning Ordinance design standards.
- ✓ To approve a PUD, the City must find that the proposal meets the “public interest” finding based on the PUD criteria (Sec. 17.04.400/410). The applicant would need to substantiate the PUD request per this criteria.
- ✓ If a PUD is requested for this site, specific use allowances or limitations could be incorporated into the approval. In addition, architectural and/or landscape standards in excess of Code requirements could also be required.
- ✓ In the Project Narrative, the applicant indicated their intent to incorporate public art at the property. This could be incorporated into a PUD approval, as well.
- ✓ The setback deviation for the car dealership display vehicles is in keeping with the deviation granted for the Honda and Kia dealerships to the east under the McGrath Business Center PUD.
- ✓ Aside from deviations requested through a PUD, the development of each individual lot would need to meet the applicable standards of the Zoning Ordinance. This includes bulk standards of the BR District:

Category	BR District
Min. Lot Area	1 acre
Min. Lot Width	None
Max. Building Coverage	30%
Max. Building Height	40 ft
Front Yard (Main St/Kautz Rd)	Building & Parking: 20 ft
Interior Side Yard (east)	Building: 15 ft Parking: None
Exterior Side Yard (Main St/Kautz Rd)	Building & Parking: 20 feet
Rear Yard (south)	Building: 30 ft Parking: None

- ✓ Parking would need to be provided to meet the parking standards of Section 17.24.140, based on each use. Based on the conceptual site plans, many lots are overparked when comparing required and proposed parking. The applicant should consider reducing parking where possible to minimize impervious area and provide more opportunities for landscaping.
- ✓ Each drive-through facility would need to meet the requirements of 17.24.100 (attached).
- ✓ In a PUD, development of each individual lot requires Plan Commission review and City Council approval of a PUD Preliminary Plan (site plan, engineering plans, landscape plan, building elevations).

B. Access / Traffic

Layout of the development is based around proposed access points into the site. A full access drive is proposed off Kautz Road, across from the East Gate Commons shopping center

entrance south of Portillo's. A two-way private roadway runs east-west through the site, from Kautz Road to Pheasant Run Drive, bisecting the property from the buildable lots along Main Street and the stormwater detention facility to the south.

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

Cross-access between the commercial properties is depicted through the northern parking lot drive aisles.

Staff Comments – Internal to Site:

- ✓ Staff has concerns regarding access to the lots west of the car dealership / gas station site, for vehicles entering the development at Pheasant Run Drive. Vehicles are unlikely to follow the intended route via the drive skirting the car dealership / gas station site to the south; rather, vehicles will likely cut through the car dealership / gas station site at the north to access the western lots. Modifications to the internal drive layout should be made; this applies to both site plans. One option may be to extend the southern access drive east to provide a direct, straight route to Pheasant Run Drive. A frontage road running parallel to Main Street, north of the car dealership / gas station site, could also be considered.
- ✓ Pedestrian connectivity will be needed across the lots.

Staff Comments – External to Site:

- ✓ A Traffic Impact Study will be required for this development. The TIS will need to include:
 - Anticipated traffic generation.
 - Impact to surrounding intersections.
 - Analysis of adequacy of site access.
 - Internal drive layout.
 - Recommendations regarding development access.
- ✓ The two E Main Street access points will require Illinois Department of Transportation review and approval.
- ✓ An intersection design study will be necessary for the entrance on Kautz Road to determine if the intersection requires additional improvements as a result of this development. Additional ROW dedication along Kautz Road may be needed.
- ✓ Public sidewalk is required along E Main Street to Pheasant Run Drive and along Kautz Road, connecting to existing sidewalk south of the development site.

C. Landscaping

A landscape plan has been submitted in relation to Site Plan Version 31. The conceptual level plan indicates generalized locations for landscape area and trees. The development will need to meet the standards of Ch. 17.26 "Landscaping & Screening".

Landscaping along E Main Street and Kautz Road will need to be planned for as a whole instead of lot-by-lot, to ensure consistent landscaping along the public streets. High quality and thoughtful design will be important given the visibility of the site.

Development of each lot will need to incorporate building foundation landscaping and parking lot landscaping in accordance with zoning requirements. A detailed landscape plan that includes planting species and quantities will be required as each lot is developed, and for the

“common landscaping” for the development along the street frontages and around the detention area.

D. Building Design

Buildings in the BR District are subject to the Design Review Standards & Guidelines per Section 17.06.030. Buildings will need to meet all requirements, including utilization of approved exterior materials and providing adequate façade articulation.

E. Signage

Freestanding and wall signage will be subject to the standards of Ch. 17.28 “Signs”. A freestanding sign will be permitted on each lot. One wall sign will be permitted per street-facing side of each building. The southern access drive will be considered a “street” for the purpose of applying this requirement. Therefore, a typical lot would be permitted two wall signs.

Up to two multi-tenant shopping center signs are permitted. The conceptual site plans depict four multi-tenant signs. A deviation from this signage limitation could be requested through a PUD. Renderings of the shopping center signage would be required.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

The site plans depict a stormwater detention facility at the south end of the site. The facility, and all other stormwater management infrastructure, will need to comply with the Kane County Stormwater Management Ordinance. A wetlands report will be required, and the outcome of the wetlands review could impact the site layout.

Phasing of infrastructure construction will need to be identified and clearly defined. This will need to include a clear identification of developer responsibility and tenant/lot builder responsibility.

B. Public Works Review

Water modeling and a sanitary sewer capacity analysis will need to be conducted to determine the adequacy of existing and proposed infrastructure to accommodate the development, and to identify the need for any capacity improvements.

C. Fire Dept. Review

The Fire Department has reviewed the site plans. Access for emergency vehicles appears to be adequate. Truck turning exhibits will be required for each lot.

VI. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following applications would need to be approved by the City.

Step 1 – Entitlements:

1. Special Use for PUD – Establishes a PUD Ordinance for the project with unique zoning standards.

2. PUD Preliminary Plan – Approval of development plans for property within a PUD.
Includes:
 - a. Preliminary Plat of Subdivision – Lot layout, easements, ROW dedication, etc.
 - b. Preliminary engineering plans for “common improvements” serving the entire development: driveway locations, access drives, stormwater detention facilities, utilities, etc.
 - c. Preliminary landscape plan depicting landscaping for public street frontages (Main St and Kautz Rd), landscaping along common access drives, and around detention facilities.
 - d. Preliminary signage plan depicting locations of shopping center signs (multi-tenant) and scaled renderings of such signs.

Step 2 – Final Entitlements:

1. PUD Final Plan – includes Final Plat of Subdivision and final engineering plans for the common improvements included in the preliminary plans.

Step 3 – Development Approval for Individual Lots:

1. PUD Preliminary Plan - Preliminary engineering, landscape, photometric, and building elevations for each individual building lot, once end-users for the lots are finalized.
 - a. The plans would be subject to meeting the standards established in the previously approved PUD Ordinance.
 - b. Once approved by City Council, following Staff, Plan Commission, and Planning & Development Committee review, submittal for building permit may be made. Final engineering plans to be reviewed with building permit submittal.
2. Note- IF there are any end-users identified for any of the building lots at the time of initial PUD submittal, development of those lots could be included as part of the PUD Preliminary Plans required for the common improvements.

VII. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff requests the Commission provide feedback on the following:

- ✓ Proposed land use and compatibility with surrounding development and with the Comprehensive Plan.
- ✓ Access to the development – proposed driveways, circulation, traffic impacts, etc. and particularly:
 - a. Pedestrian access/sidewalks;
 - b. The configuration of the eastern-end of the ‘east-west’ road and concerns raised by staff.
- ✓ Site layout – generalized to lots, streets, open space, detention areas (not detailed analysis of each individual lot).
- ✓ Zoning:
 - a. Planned Unit Development – Is a PUD appropriate or desirable for this project? Does the plan adequately advance one or more of the purposes of the PUD procedure:
 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*

VIII. ATTACHMENTS

- Application for Concept Plan; received 9/23/2025
- Site Plans
- BR District use list
- Drive-Through Facilities Standards (Sec. 17.24.100)
- Additional Plans provided for Version 31 – Landscape plan*
- Additional Plans provided for Version 36/39 – Plat of Subdivision, Engineering Plans*

**Note – These plans provide a level of detail not required and not typically provided with a Concept Plan. Staff have not reviewed these plans in detail due to the Concept Plan stage of review.*

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



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

CONCEPT PLAN APPLICATION

For City Use

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

Received Date

RECEIVED

SEP 23 2025

City of St. Charles
Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

1. Property Information:	Location: 4051 EAST MAIN STREET, ST. CHARLES, ILLINOIS 60174	
	Parcel Number (s): 01-30-300-051 AND 01-30-300-052	
	Proposed Name: THE SHOPS AT PHEASANT RUN	
2. Applicant Information:	Name: SC LANDMAN LLC	Phone: 312.985.0980
	Address: C/O VEQUITY LLC 226 N. MORGAN STREET, STE. 300 CHICAGO, IL 60607	Email: c.ilekis@vequity.com
3. Record Owner Information:	Name: SC LANDMAN LLC	Phone: 312.985.0980
	Address: VEQUITY LLC 226 N. MORGAN STREET, STE. 300, CHICAGO, IL	Email: c.ilekis@vequity.com

4. Identify the Type of Application:



PUD Concept Plan

Proposed PUD Name: THE SHOPS AT PHEASANT RUN



Subdivision Concept Plan

Proposed Subdivision Name:



Other Concept Plan

5. Zoning & Use Information:

Current zoning of the property: BR Regional Business District

Current use of the property: VACANT

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

Proposed zoning of the property: BR Regional Business District

PUD? Yes

Proposed use of the property: RETAIL DEVELOPMENT

6. Required Attachments:

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



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



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

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000



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

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



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

- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
- Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
 - Planning objectives to be achieved and public purposes to be served by the development
 - Explanation of the rationale behind the proposal
 - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- ☒ **AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- ☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

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

Concept Plans shall show the following information:

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

Concept Plans shall show the following information:

1. Existing Features:

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

2. Proposed Features:

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

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



Record Owner
SC Landman LLC, by Christopher Ileki, its Manager

9/19/25

Date



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

9/19/25

Date

The Shops at Pheasant Run
Concept Plan Application
Project Narrative

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

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

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

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

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

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

PER MODIFIED V31 SITE PLAN

NONRESIDENTIAL ZONING COMPLIANCE TABLE

ASSUMPTIONS:

NORTH AVE ROW AS FRONT YARD

INDUSTRIAL SITE TO SOUTH AS REAR YARD

KAUTZ ROAD ROW AS EXTERIOR SIDE YARD

PHEASANT RUN DRIVE EASEMENT AS INTERIOR SIDE YARD

ASSUMES ACCESS DRIVES ARE PRIVATE

Name of Development:

THE SHOPS AT PHEASANT RUN

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

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

ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE

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

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

B: LOT 14 HOTEL BUILDING TO INDUSTRIAL SITE PROPERTY LINE

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

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

PER MODIFIED V36 SITE PLAN

NONRESIDENTIAL ZONING COMPLIANCE TABLE

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

Name of Development:

THE SHOPS AT PHEASANT RUN

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

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

ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE

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

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

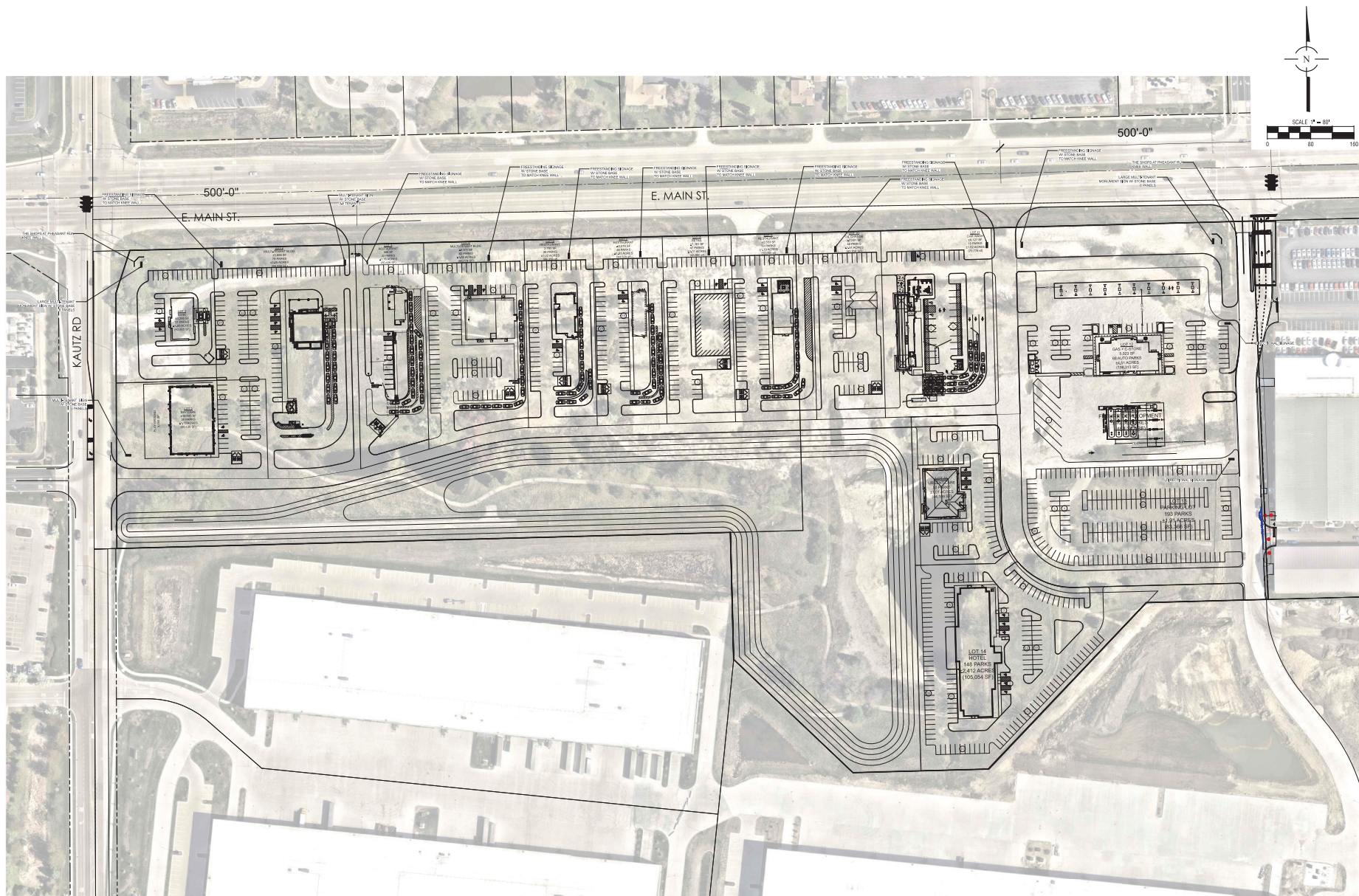
B: NO BUILDING IMMEDIATELY ADJACENT TO REAR YARD PARCEL

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

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

[illegible]

"Version 31"



SITE PLAN - VERSION 31
4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

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

FILENAME:
9350.14 SITE PLAN

DATE:

JOB NO.

SHEET

EXH 2

2 OF 2

N:\Projects\9350\9350.14\EXHIBITS\9350.14_SITE PLAN.dgn VERSION 36 AND 39 AND REVISED CAR WASH User-benc.gov.cn

[illegible]

FILENAME:
9350.14_SITE PLAN

DATE:
9/24/25

JOB NO.
9350.14

SHEET
EXH 1
1 OF 1

BUSINESS AND MIXED USE DISTRICTS

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

BUSINESS AND MIXED USE DISTRICTS

TABLE 17.14-1

PERMITTED AND SPECIAL USES

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

* Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right- of-Way within the City, and, in conformance with State law, are permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

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

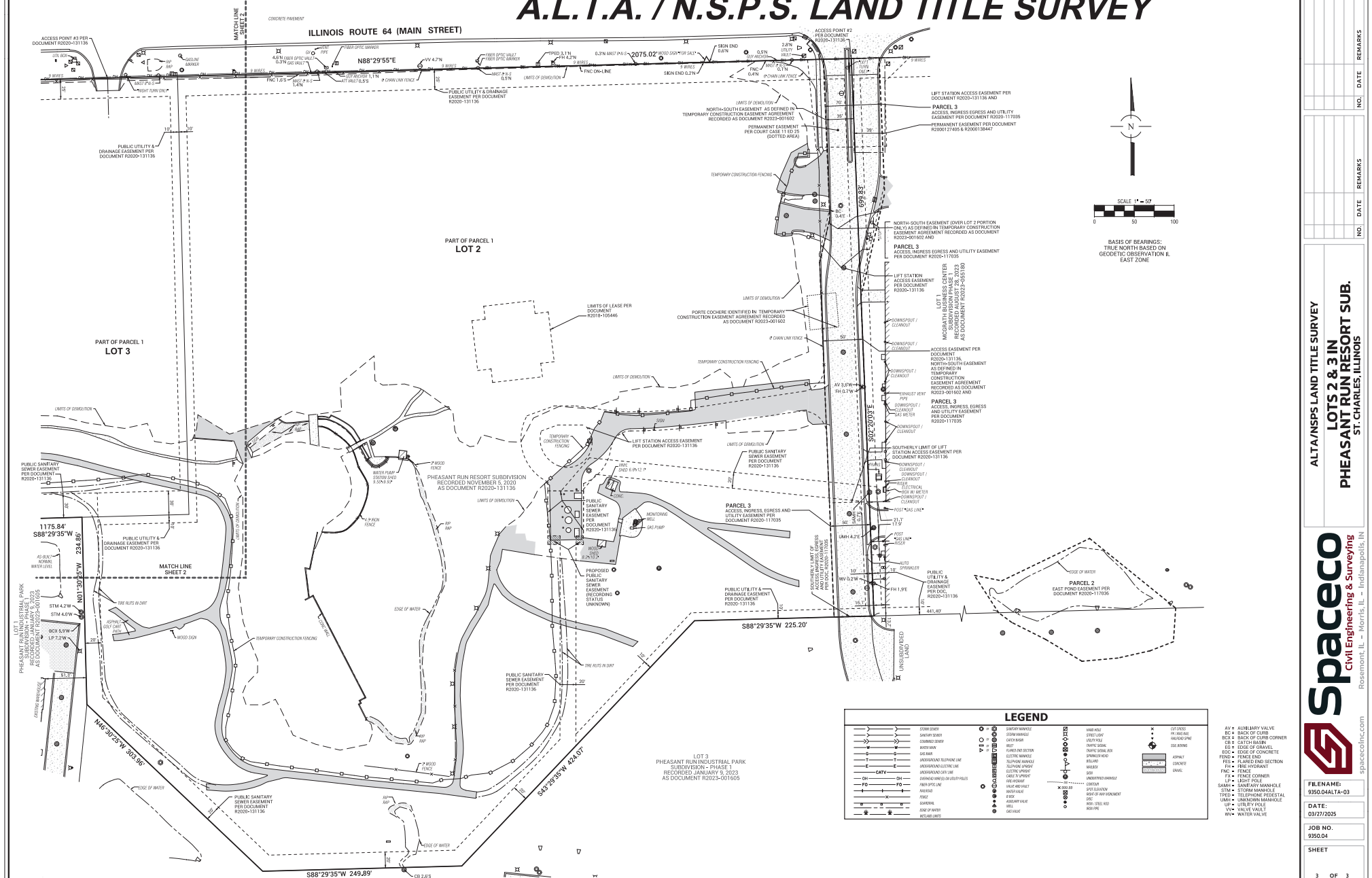
- A. *Design.* Drive-Through Facilities and Car Wash establishments shall be designed so that:
1. The minimum dimension of stacking spaces shall be nine (9) feet in width and twenty (20) feet in length.
 2. Stacking spaces shall be placed in a single line up to the point of service.
 3. Stacking spaces shall be located so that, when in use, they do not obstruct ingress/egress to the site, they do not obstruct access to required parking or loading spaces, and do not otherwise interfere with vehicle circulation on the site.
 4. Vehicle stacking and equipment associated with the Drive-Through or Car Wash shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the Drive-Through or Car Wash to the side or rear of the building, away from the public street.
 5. On a lot in the CBD-1 District, if a Drive-Through Facility adjoins a public street, the building shall be designed to extend over the Drive-Through lanes with windows located on this building extension facing the street, in order to maintain the street wall. In the CBD-1 District, establishments shall be limited to two (2) Drive-Through lanes.
- B. *Number of required spaces.*
1. The number of required stacking spaces shall be in accordance with Table 17.24-3 (Required Off-Street Parking).
 2. For a Car Wash, stacking spaces shall begin behind the last vehicle being washed. For all other drive-through uses, stacking spaces shall include the vehicle stopped at a last point of service, such as a window.
- C. *Reduction of required spaces.* The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.
- D. *Maintenance.* The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and shall provide daily litter clean-up along the rights-of-way abutting the property.

[illegible]

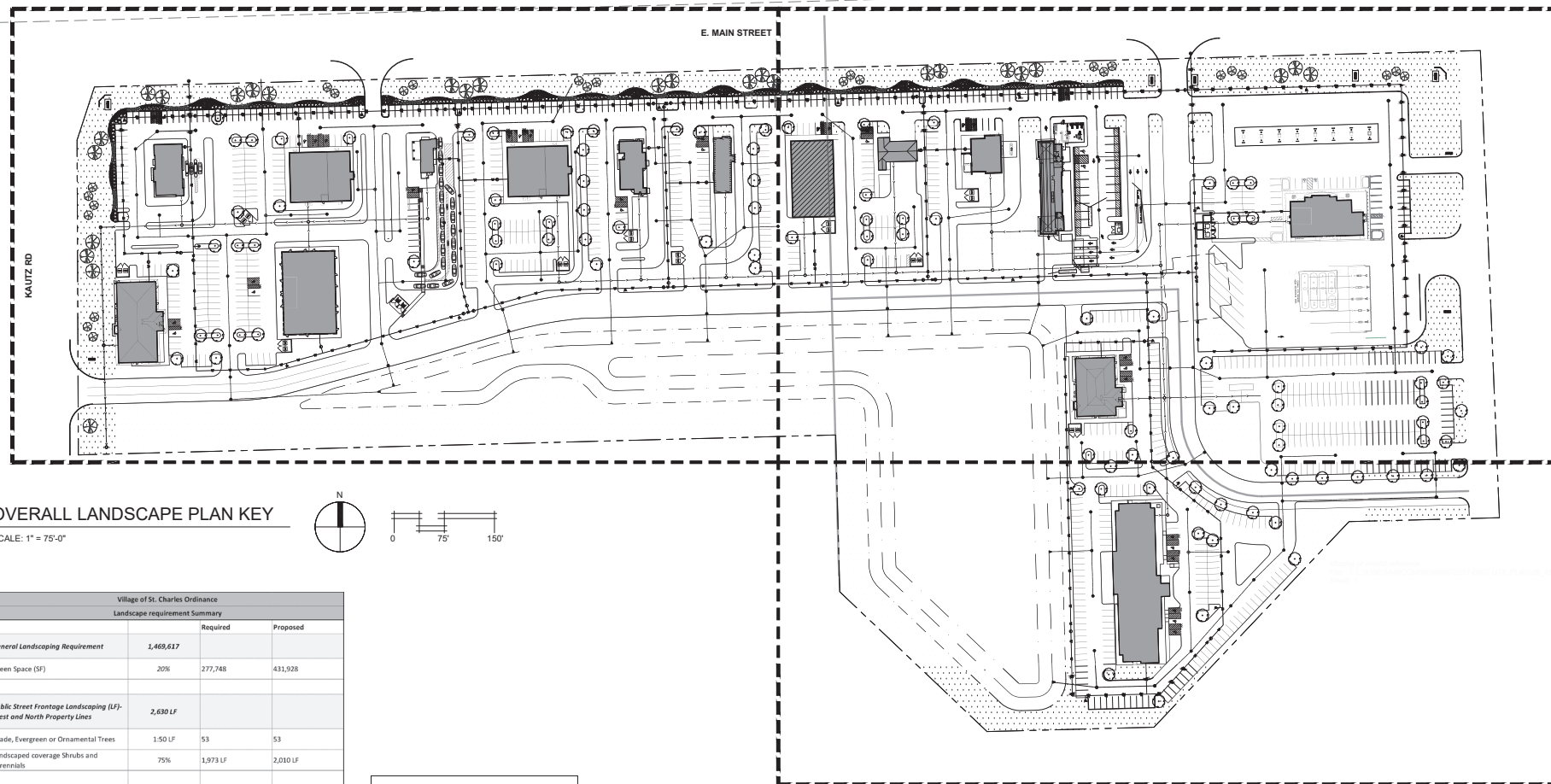
Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

OF 3

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



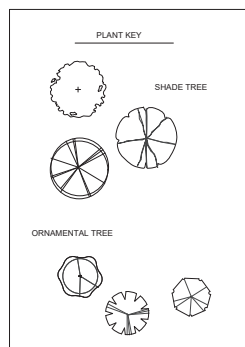
Landscape Plan for Version 31



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 75'-0"

Village of St. Charles Ordinance			
Landscape requirement Summary			
		Required	Proposed
General Landscaping Requirement	1,469,617		
Green Space (SF)	20%	277,748	431,928
Public Street Frontage Landscaping (LF)- West and North Property Lines	2,630 LF		
Shade, Evergreen or Ornamental Trees	1:50 LF	53	53
Landscape cover coverage Shrubs and Perennials	75%	1,973 LF	2,010 LF
Parking Lot Screening	2,010 LF		
Shrub planting (30" ht)	50%	1,005 LF	1,005 LF
Interior Parking Lot	1,015 Spaces		
Shade Trees	1:10 Spaces	102	102
Sign Landscaping			
3' minimum planting around base			
Building Foundation Landscaping	4,454 LF		
Landscape cover coverage	50%	2,227 LF	LF
Shade, Evergreen or Ornamental Trees	2:50 LF	89	xx
Shrubs and Perennials	20:50 LF	891	xx



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no.	revision description	initial	date
✓	ISSUED FOR REVIEW	XX	00-00-00
✓			
✓			
✓			
✓			

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

OVERALL LANDSCAPE PLAN LANDSCAPE REQUIREMENTS

date.	07-18-25	drawn	D.W	DSP	checked	KAMT
job no.	25290					
sheet no.	L1.0					

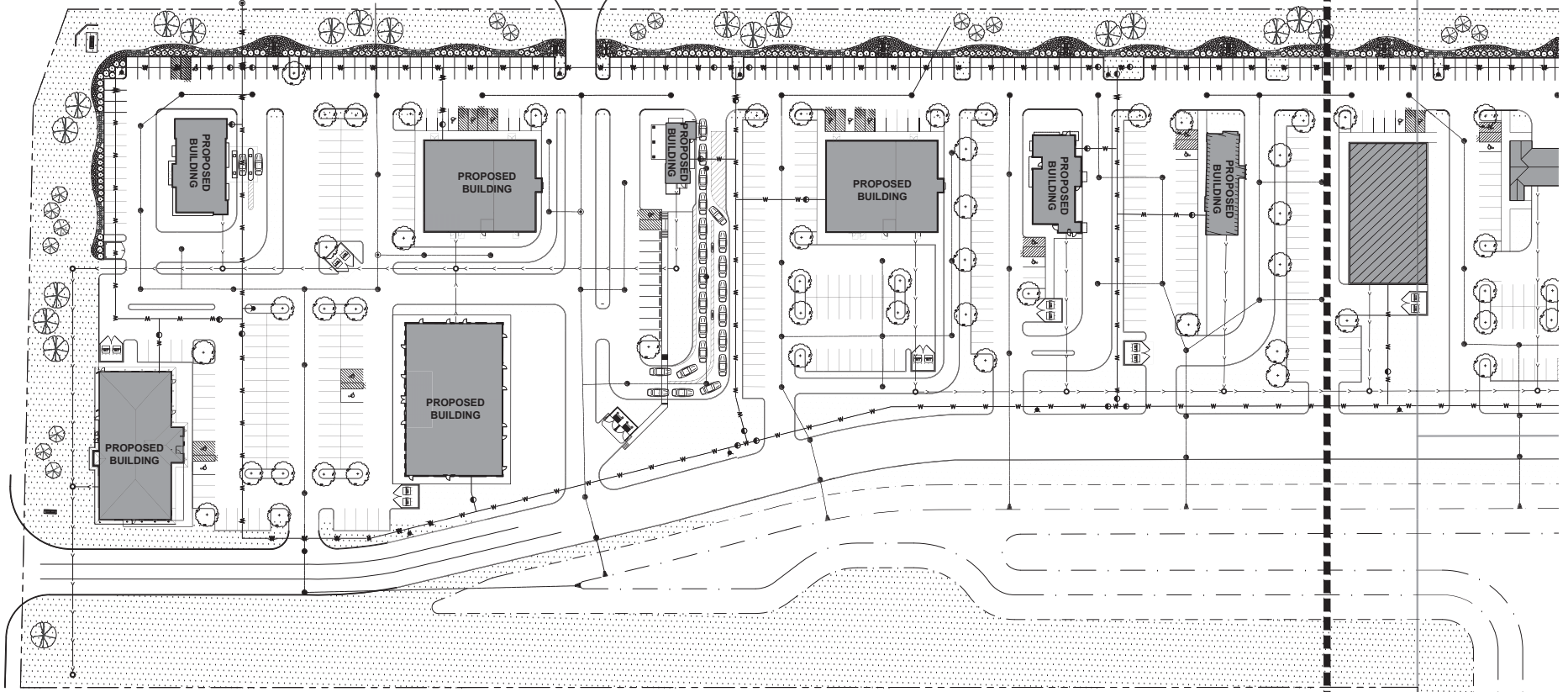
KAUTZ RD

E. MAIN STREET

SEE EAST SITE PLAN L1.1

WEST SITE PLAN

SCALE: 1" = 40'-0"



date: 07-19-20
job no. 25290
sheet no. L1.1

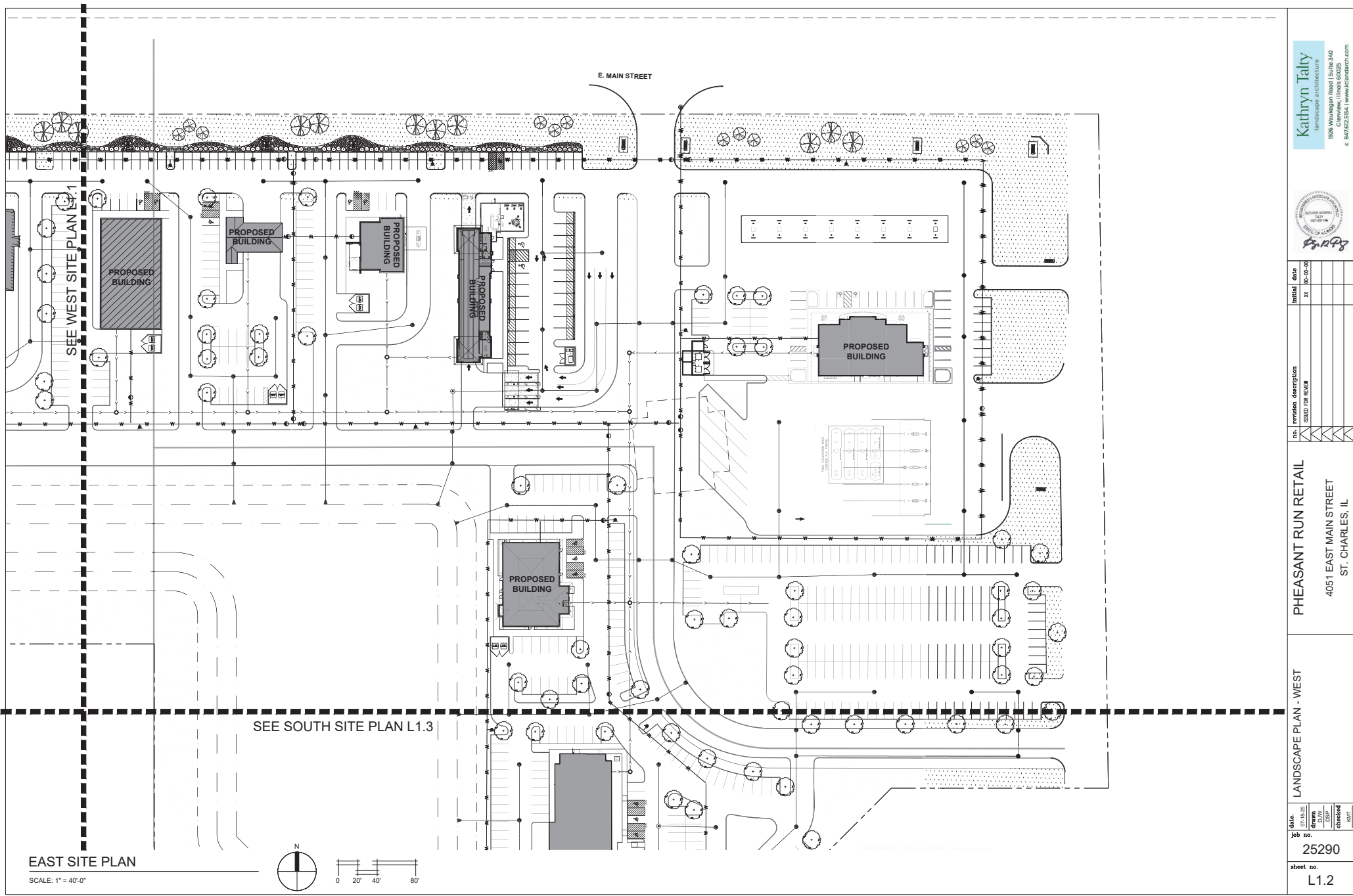
LANDSCAPE PLAN - WEST

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

no.	revision	description	initial	date
1	1	ISSUED FOR REVIEW	XT	06-20-20



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no.	revision	description	initial	date
1	1	ISSUED FOR REVIEW	KT	10-20-20

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

LANDSCAPE PLAN - WEST

date:	07-19-20
job no.	25290
sheet no.	L1.2

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT. LANDSCAPING, THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS
ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL VINTAGE OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS
ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTS
THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.5-7.0	6.0-7.0
ORGANIC MATTER	+1-2%	+2-3%
MANGANESE (MG)	100-150 LBS./ACRE	100-150 LBS./ACRE
PHOSPHORUS (PO3)	100-150 LBS./ACRE	100-150 LBS./ACRE
POTASSIUM (K2O)	120-150 LBS./ACRE	120-150 LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 300 PPM/10-15 MMS/CM	NOT TO EXCEED 700 PPM/10-15 MMS/CM
	IN SOIL, NOT TO EXCEED 1400 PPM/2.5	IN SOIL, NOT TO EXCEED 2000 PPM/2.5
	MANGROVE IN HIGH ORGANIC MIX	MANGROVE IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:
BORON 3 POUNDS PER ACRE
MANGANESE 50 POUNDS PER ACRE
POTASSIUM (K2O) 450 POUNDS PER ACRE
SODIUM 20 POUNDS PER ACRE

WORMCAST
DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OCCUPANTS AND ANY PEDESTRIANS.
UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE. UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES, ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF
PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING
TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2 TO 3" IN SPRING AND FALL FROM JUNE THROUGH SEPTEMBER. TURF GRASSES SHOULD BE MAINTAINED AT NO LESS THAN 2".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, REMOVING EXCESSIVE GRASS CLIPPING AND REMOVING DEBRIS FROM BUNKS, CURBS, AND PARKING AREAS. CAUTION, MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING
EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SHEET CLEAN. CAUTION SHALL BE USED TO AVOID PLYING DEBRIS.

FERTILIZING
SEASONALLY STEPPED FERTILIZATION SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL - HERBICIDES
SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. REFER THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL - TURF
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICES' "COMMODAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER
ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPE, DO NOT SHEAR TREES OR SHRUBS IF DESIRED MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BAIL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:
1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING-BLOOMING) IMMEDIATELY AFTER FLOWERING. FLUENT BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN-BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. BRIDGES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. HOLLIE AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
6. HOLLIE AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
7. CONFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.

A. TREES, JAPANESE MAPLES, AND OTHER TREES THAT REQUIRE PRUNING AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER OR FALL. SEVERE PRUNING IS NECESSARY. IT MUST BE DONE IN EARLY SPRING.
B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SOME BUDS, NEVER CUT CENTRAL LEADER.
C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REMOVING CANDLES.

8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. TRIMMING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. TRIMMING IS USED ON CRAB APPLES, LILACS, VIBURNUM, ETC.
10. INTERNAL PRUNING: REMOVE CLOSET BRANCHES OF SHRUBS AT GROUND, LEAVING THE BUDS. MOST WOODS/ROSES BRANCHES ALSO REMOVE WEAK STEMS ON OVERGROWN PLANTS. THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SPRING CLEANUP
PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER. E.G. ORNAMENTAL GRASSES, REMOVED AUTUMN JURY.

FERTILIZING
FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES. TREE WOOD, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS. YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET. FOR BROADLEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 16-4-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING
ANNUALLY, ALL TREES AND SHRUB BEDS WILL BE PREPARED AND MULCHED TO A MINIMUM DEPTH OF 1" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP BAD BEDS, EDGING AND CULTIVATING DEEPER MULCH INTO THE SOIL. DEBRIS FROM BEDS SHALL BE REMOVED FROM THE BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVERMULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING
ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

ANNUALLY, SOIL APPLIED, AND POST-EMERGENT (POLAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL - TREES, SHRUBS & GROUNDCOVER
THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOLOGIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOLOGIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOLOGIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERTY-TREED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED BY INSECTS THAT FEED ON TREES AND SHRUBS BY JONAS AND LYON, COMBOK PUBLISHING ASSOCIATES. FOR PLANT PATHOLOGIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOOD ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINGH AND LYON, PUBLISHED BY COMBOK PUBLISHING PRESS.

TRASH REMOVAL
THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

LEAF REMOVAL
ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER, IF REQUESTED BY THE OWNER. THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER, SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP
THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:
• CLEANING CURBS AND PARKING AREAS
• REMOVING ALL TRASH AND UNWANTED DEBRIS
• TURNING MULCH WHERE NECESSARY
• INSPECTION OF GROUNDS

SEASONAL COLOR MAINTENANCE
THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE
PERMANENCE OF BULBS
1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAPLOIDS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST.

FLORIST NOTATION:
1. BULBS: REMOVE THE ENTIRE PLANT AND BULBS AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS
A. DEAD HEADING PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
B. FERTILIZING: SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING FLOWERING. RECOMMENDED: BOSTON BULB 10-10-10 MAY BE NECESSARY IN LATE SUMMER, OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY OR MULCH WITH COMPOST 1" DEEP.
C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:
1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1. IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1-2" DEPTH. IF SOIL IS BARRED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL. BULBS ON HOSTS AND LIGULARES, POWDERY MILDEW ON PALM, MONARDS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
E. WEED PERENNIAL BEDS AS SPECIFIED IN "WEEDING" ABOVE.
F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING, DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL, CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JURY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE
A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTER, AND VARIOUS OTHERS. OTHERS RARELY, IF EVER, E.G. MONEL, HOSTA, AND ASTER.
B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO PERENNIALS HOW TO SELECT, GROW AND ENJOY BY EMBELA HARTER AND FREDERICK KOGGE, BY BULBINDER, HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STILES PUB. LLC.

LAWN MAINTENANCE
1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN LAWN MOISTURE AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCTIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. ADEQUATE WINTER SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRER.
6. APPLY POST-EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUND COVER AND SHRUB BED MAINTENANCE
1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (NPK) IN FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER.
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE
1. REMOVE ALL MANMADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

Typical Master Plant List

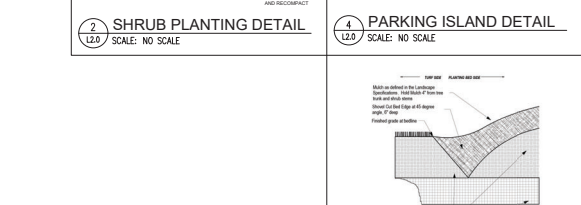
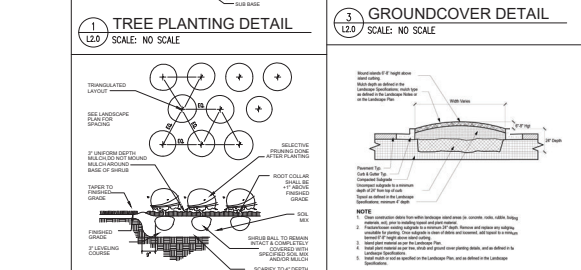
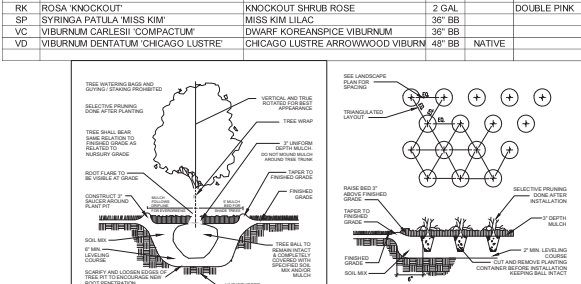
Shade Trees					
Symbol	Botanical Name	Common Name	Size	Origin	Notes
AFR	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3' BB		MOIST
CAT	CATALPA SPECIOSA	NORTHERN CATALPA	3' BB	NATIVE	
CEO	GELTUS OCCIDENTALIS	HICKBERRY	3' BB		URBAN, MOIST
GTD	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3' BB		URBAN, MOIST
GYO	GYMNOCALADUS DIOICUS	KENTUCKY COFFEETREE	3' BB	NATIVE	MOIST
LIT	LIRIODENDRON TULIPIFERA	TULIP TREE	3' BB		MOIST
PLA	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANTREE	3' BB		URBAN, MOIST
QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3' BB	NATIVE	
QMA	QUERCUS MACROCARPA	BUR OAK	3' BB	NATIVE	URBAN
TAX	TAXODIUM DISTICHUM	BALD CYPRRESS	3' BB		URBAN, MOIST
TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3' BB	NATIVE	URBAN, MOIST

Evergreen Trees					
JUV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' BB	NATIVE	
PAS	PICEA AIBES	NORWAY SPRUCE	8' BB		
POM	PICEA OMORICA	SERBIAN SPRUCE	8' BB		URBAN
PIN	PINUS STROBUS	EASTERN WHITE PINE	8' BB		URBAN
FSU	PRINUS LEXA MENZIESII	DOUGLAS FIR	8' BB		

Ornamental Trees					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' BB	NATIVE	MOIST SOIL
BN	BETULA NIGRA	RIVER BIRCH	8' BB	NATIVE	MOIST SOIL
COK	CORNUS KOUSA	KOUSA DOGWOOD	6' BB		
IV	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	6' BB	NATIVE	
MS	MALUS SARCENTI	SARGENT CRABAPPLE	6' BB		GREEN, PINK
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6' BB		

Evergreen Shrubs					
JCM	JUNIPERUS CHENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
TD	TAXUS X MEDIA DENISII	DENSE YEW	24" BB		

Deciduous Shrubs					
AM	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB	NATIVE	
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL		
CS	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" BB	NATIVE	
HF	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RA	RHUS AROMATICA 'GRO LOW	GRO LOW SUMAC	5 GAL	NATIVE	
RR	ROSA KNOCKOUT	KNOCKOUT SHRUB ROSE	2 GAL		DOUBLE PINK
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36" BB		
VO	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB		
VO	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVE	



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 AREA 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.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MOWEST TRAILING, TOP DRESSED AND TILED INTO 18" OF TOPSOIL.
11. 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.
12. 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.
13. 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.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. 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.
17. 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.
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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PHEASANT RUN RETAIL
LANDSCAPE INSTALLATION AND MAINTENANCE SPECIFICATIONS
CONSTRUCTION NOTES
PLANTING DETAILS

date: 07-20-20
drawn: JSP
check: JSP
job no: 25290
sheet no: L2.0

initial: JSP
date: 07-20-20
revision: 1
description: REVISION OF REVIEW
no: 1
revision: 1
description: REVISION OF REVIEW

date.	07-18-25	drawn	DJW	DSP	checked	KMT
job no.						
25290						
sheet no.						
L2.1						

FINAL PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

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

THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

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9350.14SUB-01

DATE:
09/10/2025

JOB NO.
9350.14

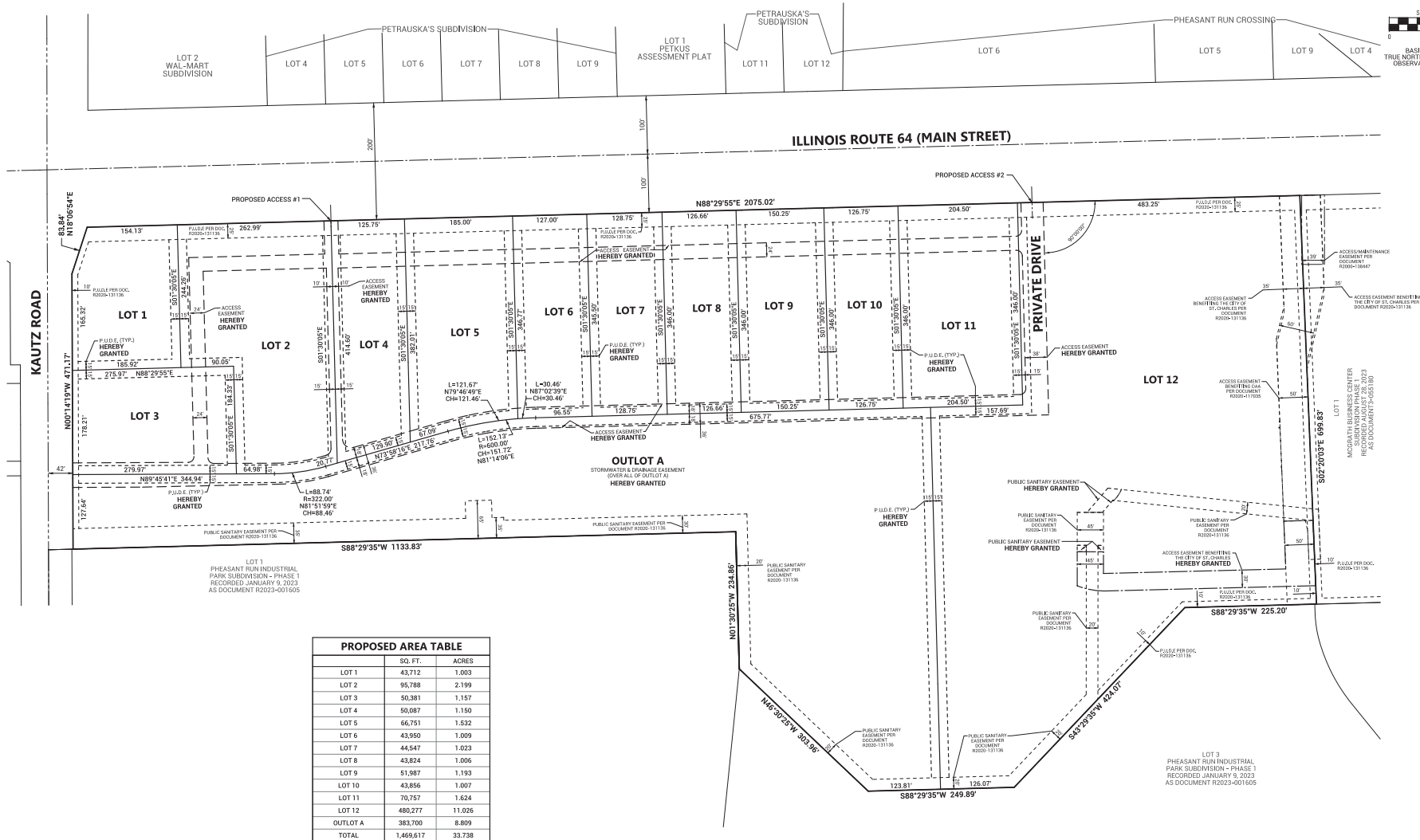
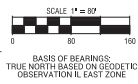
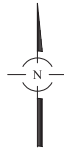
SHEET

1 OF 3

EXISTING BOUNDARY AND EASEMENT INFORMATION

FINAL PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



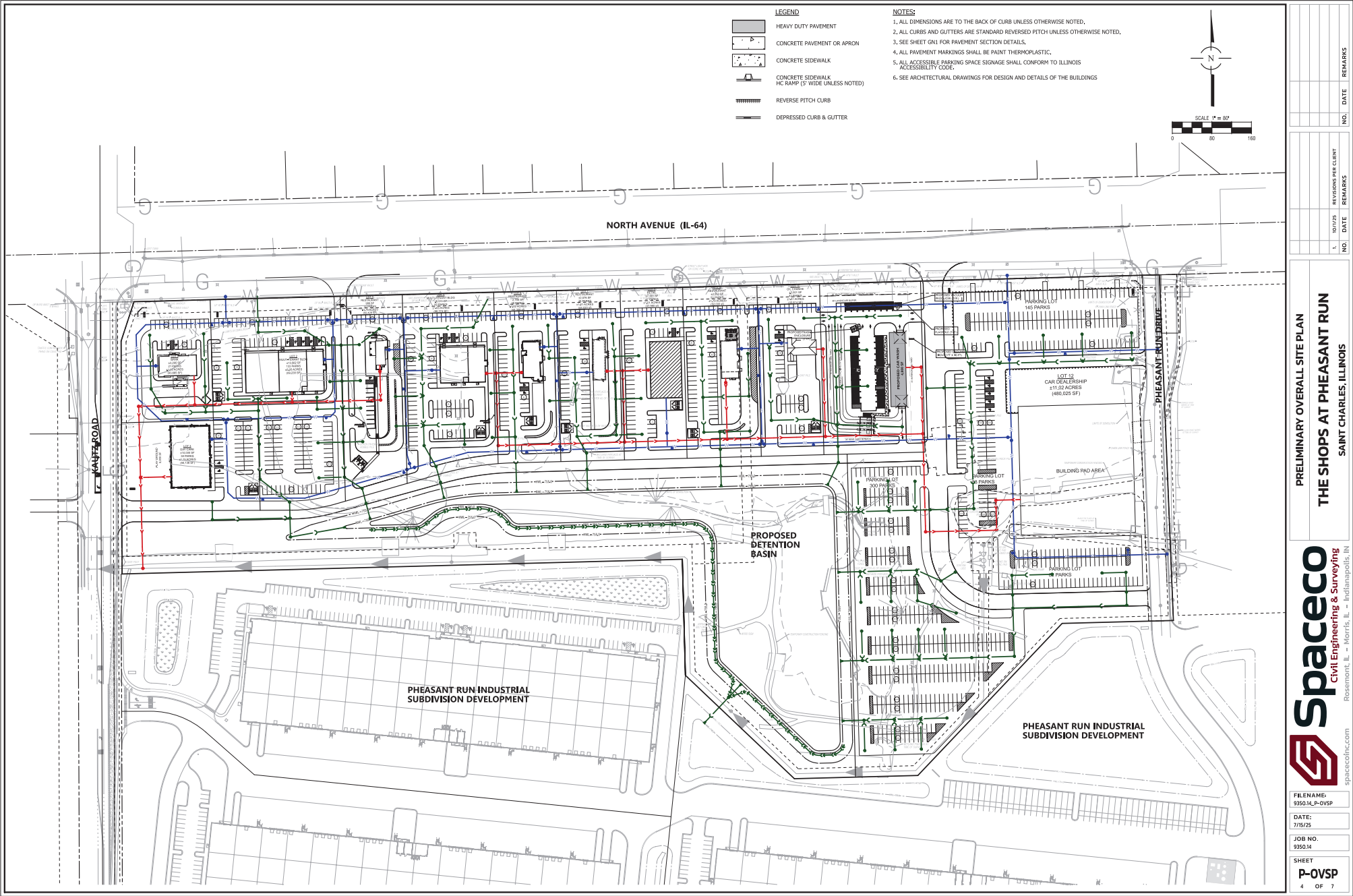
PROPOSED AREA TABLE		
	SQ. FT.	ACRES
LOT 1	43,712	1.003
LOT 2	95,788	2.199
LOT 3	50,381	1.157
LOT 4	50,087	1.150
LOT 5	66,751	1.532
LOT 6	43,950	1.009
LOT 7	44,547	1.023
LOT 8	43,824	1.006
LOT 9	51,987	1.193
LOT 10	43,856	1.007
LOT 11	70,757	1.624
LOT 12	480,277	11.026
OUTLOT A	383,700	8.809
TOTAL	1,469,617	33.738

PROPOSED LOT AND EASEMENT INFORMATION

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

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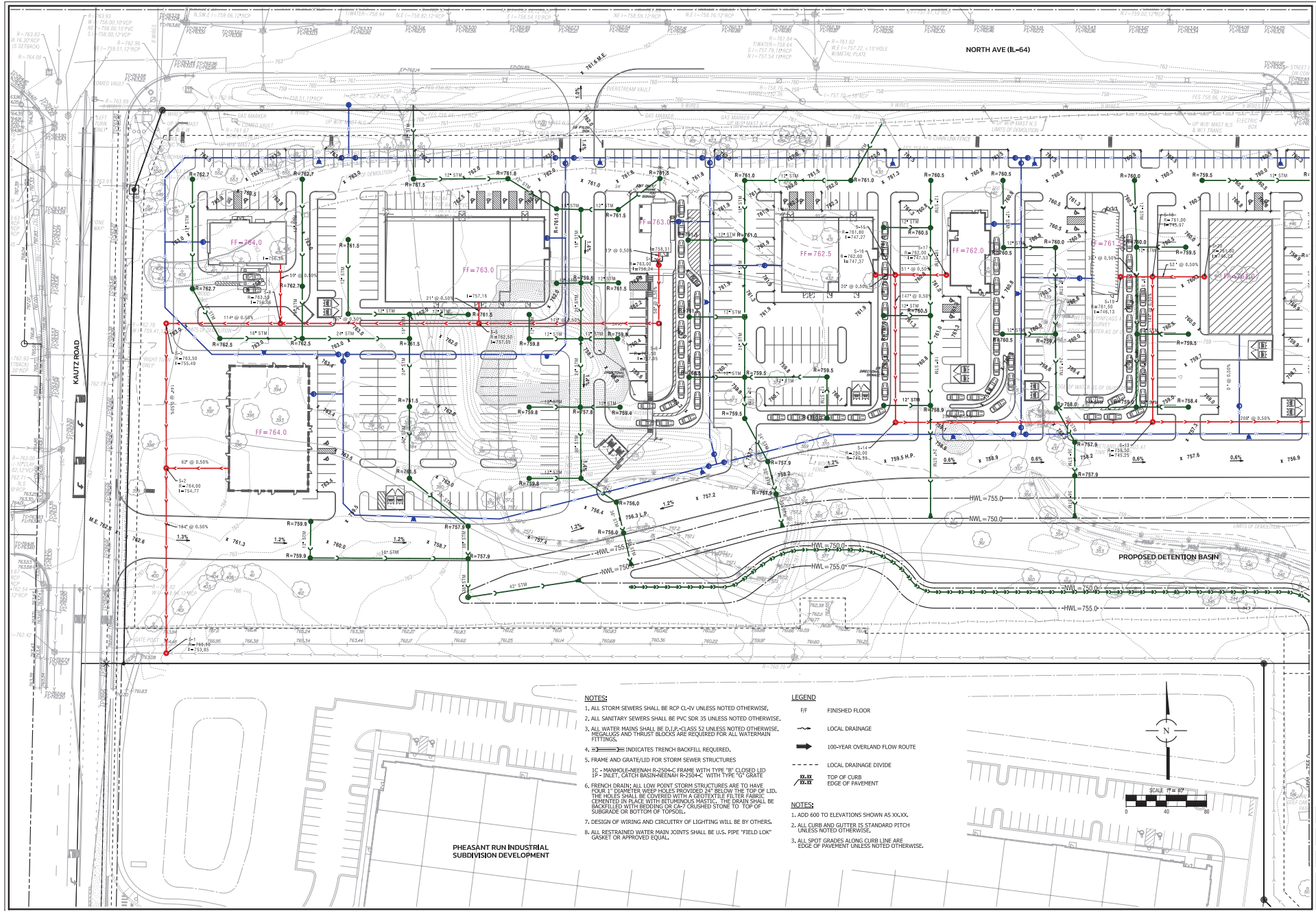
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9350.HSLB-01
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PRELIMINARY OVERALL SITE PLAN
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

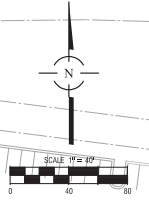


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9350-14-P-OVSP
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SHEET
P-OVSP
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- NOTES:**
1. ALL STORM SEWERS SHALL BE RCP CL-V UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. REGULATES AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
 4. INDICATES TRENCH BACKFILL REQUIRED.
 5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
 6. 16" MANHOLE-NEENAH R-204C FRAME WITH TYPE "B" CLOSED LID 36" INLET, CATCH BASIN-NEENAH R-254C WITH TYPE "D" GRATE
 7. FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR (4) 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC. CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
 8. DESIGN OF WIRING AND CIRCULTRY OF LIGHTING WILL BE BY OTHERS.
 9. ALL REPAIRED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD JOINT" GASKET OR APPROVED EQUAL.

- LEGEND**
- FF FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
 - EDGE OF PAVEMENT
- NOTES:**
1. ADD 600 TO ELEVATIONS SHOWN AS XXXX.
 2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.



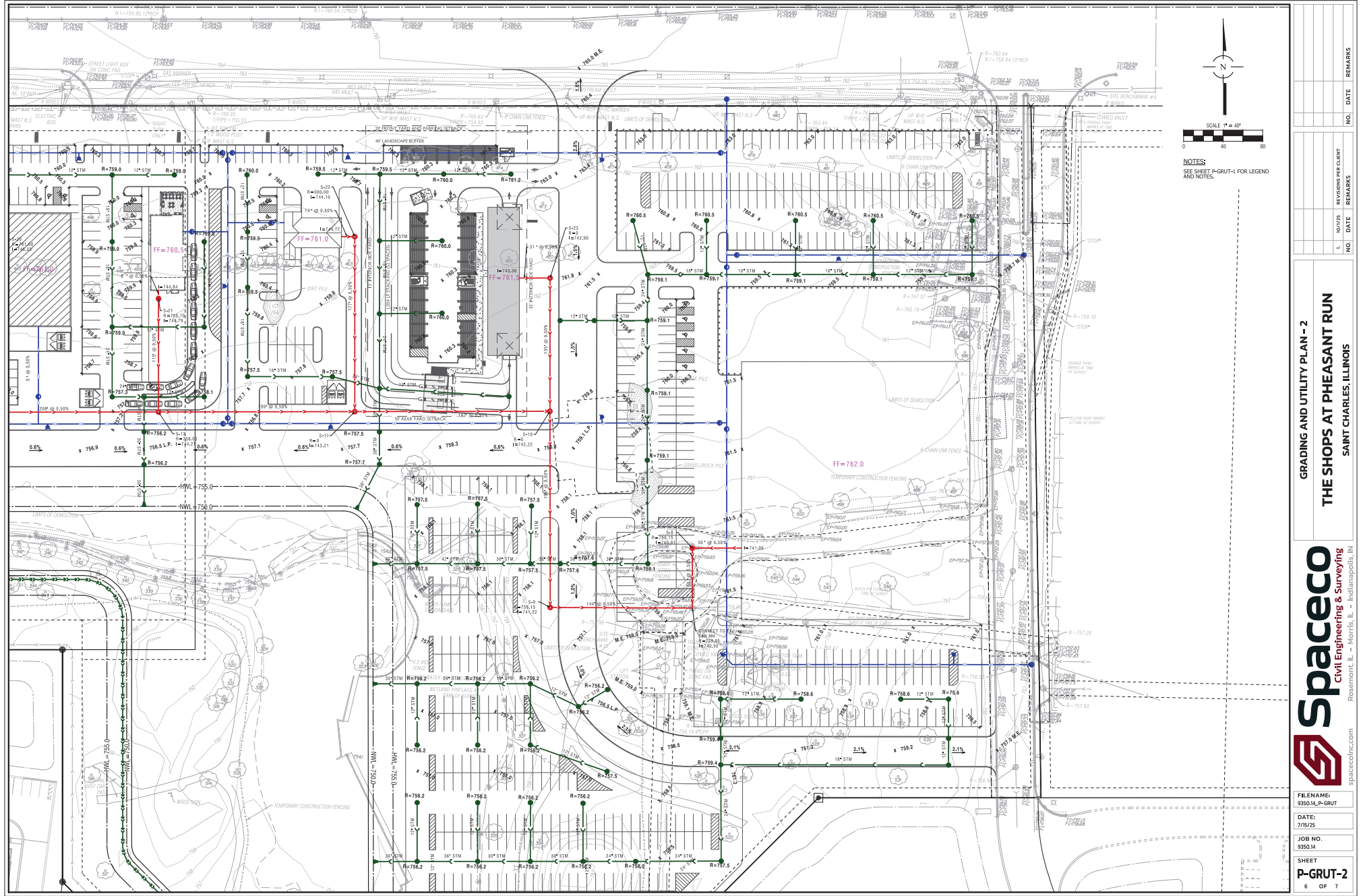
NO.	DATE	REMARKS

NO.	DATE	REMARKS

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

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9350.14
SHEET
P-GRUT - 1



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



FILENAME:	93501A-P-GRUT
DATE:	7/15/25
JOB NO.:	93501A
SHEET:	P-GRUT-2
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