

AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH

TUESDAY, JANUARY 6, 2026 - 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 December 2, 2025 meeting of the Plan Commission**
- 5. Cedarhurst of St. Charles (Dover Development, LLC)**
Application for Concept Plan
- 6. The Gardner School, Lot 7, Prairie Centre PUD (Viking Development, LLC)**
Application for PUD Preliminary Plan
Application for Minor Subdivision- Final Plat
- 7. Public Comment**
- 8. Additional Business from Plan Commission Members or Staff**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
 - a. Plan Commission**
Wednesday, January 21, 2026 at 7:00pm Council Chambers
Tuesday, February 3, 2026 at 7:00pm Council Chambers
Wednesday, February 18, 2026 at 7:00pm Council Chambers

- b. Planning & Development Committee
- Monday, January 12, 2026 at 7:00pm Council Chambers

11. 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 – January 6, 2026

Applicant:	Dover Development, LLC
Property Owner:	Agnes M. Heisley 2005 Trust
Location:	St. Charles Township; south side of Dean St, west of Dean St & Peck Rd
Purpose:	Feedback on senior housing development
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	Kane County: F Farming
Current Land Use:	Agriculture
Comprehensive Plan:	Rural Single Family Residential
Summary of Proposal:	<p>Dover Development, LLC has filed a Concept Plan proposing a senior housing community on a 23-acre unincorporated property located on the south side of Dean Street, west of the intersection of Dean Street and Peck Road, north of Renaux Manor. Proposal details:</p> <ul style="list-style-type: none">Annexation to City of St. Charles.Senior assisted living/memory care facility with 87 units on east end of site.Independent living cottages; 64 units in 16 four-plex buildings on west end of site.Access from two driveways off Dean Street.Stormwater detention on east end of property.
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 may wish to consider to guide their feedback to the applicant.
Staff Contact:	Ellen Johnson, Planner II

Cedarhurst of St. Charles



Subject Property

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes four tax parcels totaling 23 acres, located on the south side of Dean Street, just west of the intersection of Dean Street and Peck Road. The property is used for agriculture, with a hedgerow extending horizontally across the center of the property. The subject property is part of a larger farmland property known as the Heisley Property, which contains a total of approximately 360 acres. Most of the Heisley Property, except for the subject property, falls north of Dean Street.

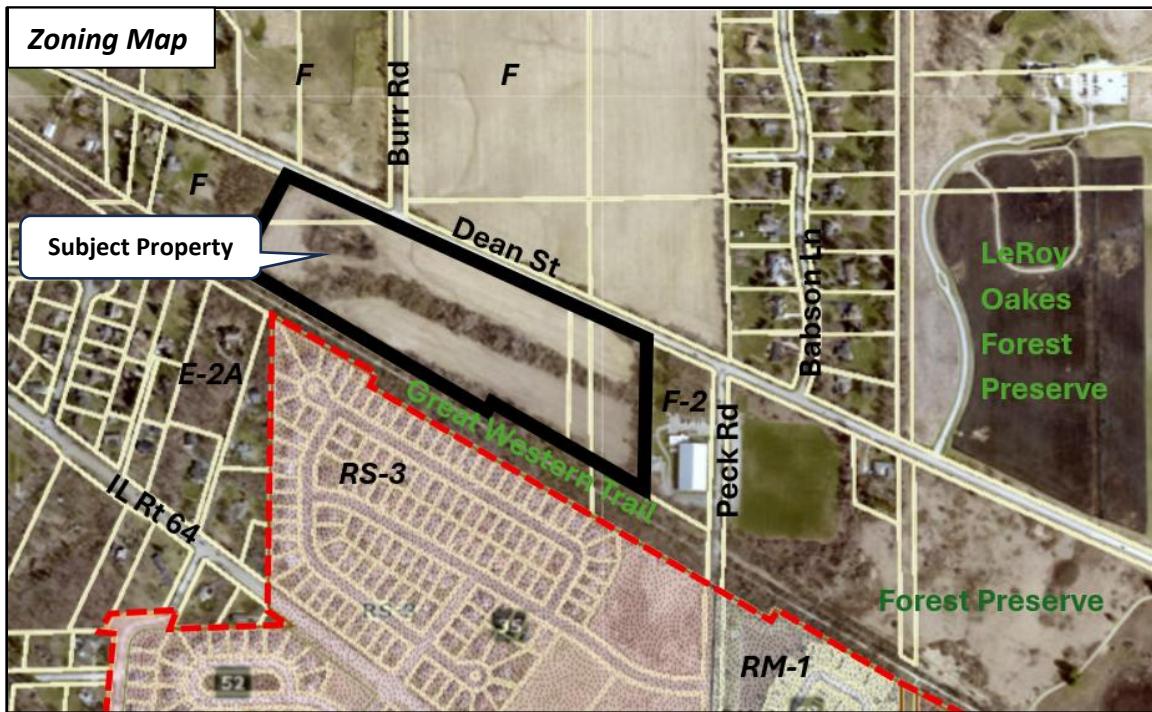
The subject property is located in unincorporated St. Charles Township and is currently under the zoning jurisdiction of Kane County. Annexation would be required to develop in the City of St. Charles. The property is separated from the St. Charles corporate limits by the Great Western Trail to the south, which is owned by the Forest Preserve District of Kane County and is unincorporated. State Statute allows unincorporated territory to be annexed to a contiguous municipality. Statute explicitly states that territory is considered contiguous even if the territory is separated from the municipality by a former railroad right-of-way that has been converted to a recreational trail, as is the case for the subject property. Therefore, the property is eligible for annexation to St. Charles. City staff have encouraged the applicant to work with the Forest Preserve District of Kane County to include the FPDKC property in the annexation if possible.

The Concept Plan under consideration is the first development proposal submitted to the City for the subject property. As will be discussed further in this report, the Comprehensive Plan identifies the intended future land use for the Heisley Property as rural single-family residential.

B. Zoning

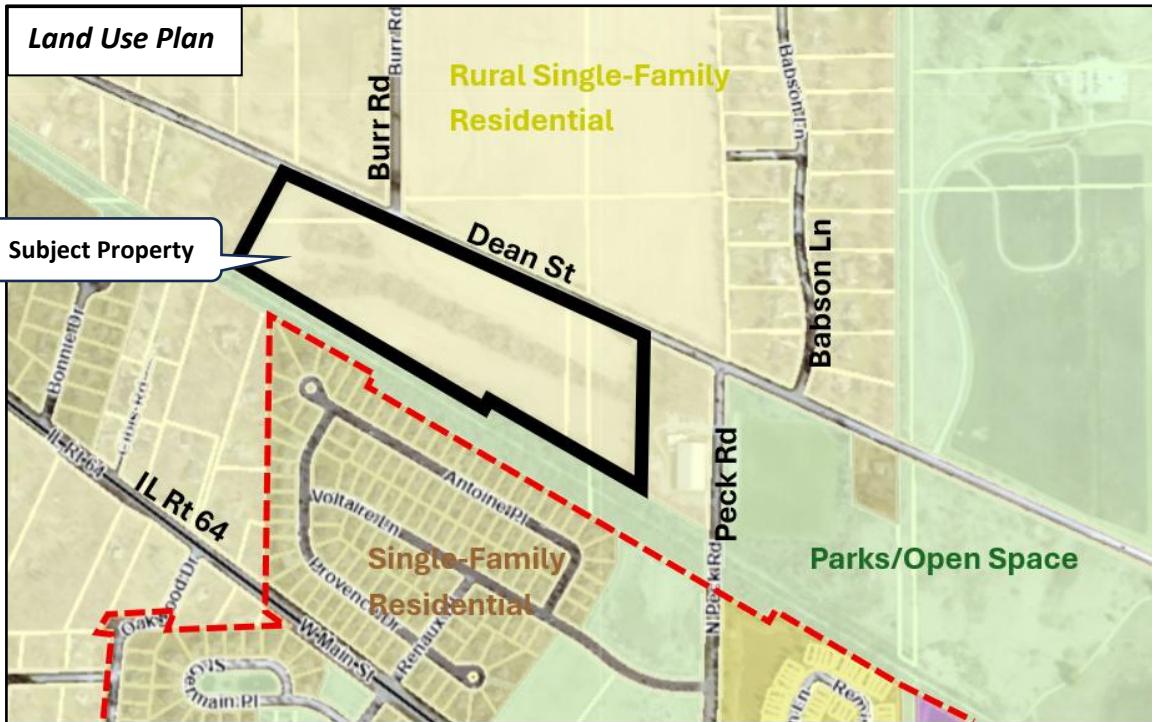
The subject property is zoned F-Farming under the Kane County Zoning Ordinance. Kane County zoning surrounds the property on all sides, including the Forest Preserve zoning which covers the Great Western Trail to the south. Immediately south of the trail is Renaux Manor, a single-family subdivision in the City with RS-3 zoning.

	Zoning	Land Use
Subject Property	F Farming (Kane County)	Agriculture
North	F Farming (Kane County)	Agriculture
East	F-2 Farming & Special Use (Kane County)	Campton United Soccer Club
South	Forest Preserve; RS-3 Suburban Single-Family Residential & PUD (City); E-2A Estate Residential (Kane County)	Great Western Trail; Renaux Manor single-family subdivision; single-family lots
West	F Farming (Kane County)	Single-family lot



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as "Rural Single Family Residential".



The Rural Single Family Residential land use category is described as follows (p.41):

"The Rural Residential land use designation is intended to accommodate large-lot single-family development on the outer limits of the City. Rural Residential areas are characterized by large lots that may have developed as part of a formal subdivision or independently in unincorporated Kane County prior to annexation. These areas are

typically located on the periphery of the City, removed from the busier commercial areas, providing a unique opportunity to live in a rural setting near a vibrant city. Rural Residential areas are characteristic of estate properties, including the absence of sidewalks and street trees, and open swale drainage systems as opposed to curb and gutter. Lot sizes in areas designated as Rural Residential are generally one-half acre or larger.

Although the regional goals articulated in both CMAP's Goto 2040 Plan and the Kane County 2040 Plan promote more compact livable centers that make public transit and commercial areas more viable, there is a need in St. Charles to balance the desired character of the City and provide a range of residential areas that are respectful of both rural and urbanized areas. The designated Rural Residential areas identified in the Land Use Plan reflect primarily existing areas within the City's future growth areas, with abundant natural resources and an existing rural character."

Senior Housing is called out in the plan despite there not being a separate land use category for senior housing (p.42):

"Senior Housing is an essential component of the City's residential offerings and should be appropriately accommodated in select locations. The notion of "aging in place" is important, as it allows residents to remain in the City as they progress through the different stages of life. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City's existing and future senior population. In general, senior housing can be in the form of single-family detached, attached, or multi-family dwellings. As locations are considered for accommodating senior housing development, preference should be given to proximity of transit, goods, and services. The ability to walk to restaurants, shops, transit, recreation, entertainment, and services is often important to seniors as it reduces their dependence on the automobile for daily needs. Given issues of proximity, areas within or near the Downtown, Randall Road, or near the intersection of Kirk Road and Main Street should be considered ideal for senior housing."

The following Residential Land Use Policies are relevant to review of the Concept Plan (p.43-44):

"Seek opportunities to provide senior housing within the City considering locations that are within close proximity to recreation, public transit, healthcare, and daily goods and services- The City seeks to provide opportunities for residents to "age in place", meaning that housing within the community accommodates all stages of life. As members of the community become older, and their lifestyles change, the City's diverse housing stock should provide opportunities to remain in the City of St. Charles. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City's existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors."

"Prioritize infill development over annexation and development- While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City's west side. While most of these opportunities are within unincorporated Kane County, they fall within the City's 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the

City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City's boundaries. When residential development does occur within the City's growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent "leap frog" development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner."

The Residential Areas Framework Plan identifies the subject property as part of Site "C" (p.45), which is an approximately 360-acre farmland holding known as the Heisley Property, predominantly north of Dean Street:

"Should the Heisley Property ever develop, Rural Single Family Residential is recommended, with designated open space areas protecting and preserving the site's environmental features."

Considerations:

- Future land use of the subject property and surrounding properties outside of the City limits is identified as Rural Single Family Residential, with the Heisley Property in particular called out for this land use. The subject property is a small portion of the Heisley Property, separated from the remainder of the land holdings by Dean Street. If the subject property develops for a different land use, the remainder of the Heisley Property could still develop as single-family residential.
- The Comprehensive Plan does not identify specific locations where senior housing is recommended but calls out the importance of providing more housing options for seniors in appropriate locations. The subject property is not located in immediate proximity to services; however, the property has decent access to Rt 64 via Peck Road.

II. PROPOSAL

Dover Development, LLC is under contract to purchase the subject property. The Concept Plan submitted for feedback proposes the following:

- Annexation to City of St. Charles
- Two phases of development-
 - Phase 1: Senior assisted living/memory care facility
 - East end of site
 - 77,000 sf
 - 87 units; 60 assisted living units & 27 memory care units
 - 28' building height
 - Stormwater detention
 - Phase 2: Independent living cottages
 - West end of site
 - 16 buildings with 4 units each; 64 units total
 - Clubhouse
 - Dog park
 - Age restricted to 55 and older
 - Leased month-to-month, similar to assisted living
- Two access drives off Dean Street
- Internal network of sidewalks
- Both phases to be owned and managed by a single LLC

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. 17.12 Residential Districts
- Ch. 17.26 Landscaping & Screening
- Title 16- Subdivisions & Land Improvement

A. Proposed Zoning

The applicant has identified two potential zoning designations to accommodate the proposed development: RM-2 and RM-3. Staff considered factors including the zoning district purpose statements, density, bulk regulations, uses, and surrounding zoning to determine which district – RM-2 or RM-3 – would be most appropriate.

Purpose Statements: The purpose statements for each district are provided in the Zoning Ordinance, as follows:

RM-2 Medium Density Multi-Family Residential District – *"The purpose of the RM-2 District is to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately 10 units per acre. The RM-2 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods."*

RM-3 General Residential District – *"The purpose of the RM-3 District is to accommodate a range of housing densities, including higher density residential up to approximately 20 units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods."*

Density: Proposed density for Phase 1 (assisted living) is approximately 7 units per acre. Proposed density for Phase 2 (independent living cottages) is approximately 6 units per acre.

Bulk Regulations: The bulk regulations for each district are similar. The RM-3 District allows for additional building coverage and building height, which are not needed to accommodate the proposal. Another difference is that the RM-3 District requires a 30' rear setback with landscape buffering. The RM-2 District requires a 25' rear setback with no landscape buffering. The rear setback would apply along the south property line. The Great Western Trail falls between the subject property and Renaux Manor subdivision to the south. The width of the trail parcels vary from 100' to 200'. The trail is heavily wooded and raised up from grade of the subject property. Given these factors, a larger setback and additional landscape buffering along the south is unnecessary to provide separation from the south.

Uses: Both districts allow the proposed 4-plex independent living cottages. The product would be considered a “Townhouse”, based on the zoning ordinance definition of “Townhouse Dwelling”:

“A building with three (3) or more dwelling units arranged side-by-side, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one (1) individual exit directly to the outdoors.”

The assisted living component would be considered an “Assisted Living Facility”, defined in the zoning ordinance as follows:

“A facility providing residential accommodations and daily assistance for elderly or disabled residents that meets the definition of assisted living established in the Assisted Living and Shared Housing Act.”

Assisted Living Facility is a permitted use in the RM-3 District and a Special Use in the RM-2 District.

Surrounding Zoning: Kane County F- Farming zoning surrounds the subject property on three sides. RS-3 Suburban Single-Family Residential is the zoning of Renaux Manor to the south. The nearest multi-family residential zoning is RM-1, for the Remington Glen townhomes east of Peck Road off Woodward Drive.

Staff Comments:

- ✓ Given the factors considered above, staff believes the RM-2 District is the most appropriate zoning designation for the proposed development.
- ✓ PUD Considerations:
 - A PUD may be appropriate to accommodate the unique nature of this development.
 - If a PUD is requested, the City would need to find that the PUD is in the “public interest” based on a set of criteria and considerations as listed in the Zoning Ordinance.
 - Through a PUD, deviations from certain zoning requirements can be requested, in exchange for project elements that exceed zoning requirements. This may mean higher quality building architecture or increased landscaping.
 - A PUD deviation could be requested to allow “Assisted Living Facility” as a permitted use, so that separate Special Use approval wouldn’t be required.

B. Bulk Standards / Site Plan

The applicant has indicated that the development will be platted as a single lot for each phase (assisted living and independent living cottages), as the entire development will be under single ownership. The bulk standards below were applied based on an approximate land area of 12 acres for the assisted living component and 11 acres for the independent living component. The table below compares the Concept Plan with the RM-2 District bulk standards.

Category	RM-2 District (potential zoning)	Concept Plan
Min. Lot Area	Townhouse: 4,300 sf per unit Other uses: 10,000 sf	Cottages: approx. 7,500 sf per unit (11 acres total) Assisted living: approx. 12 acres

Min. Lot Width	Townhouse: 24 feet per unit Other uses: 65 ft	Cottages: approx. 1,000 ft (Dean St) Assisted living: approx. 725 ft (Dean St)
Max. Building Coverage	35%	Cottages: approx. 30% Assisted living: approx. 15%
Max. Building Height	35 ft / 3 stories	Cottages: TBD Assisted living: 28'
Min. Front Yard	30 ft	Dean St: 40 ft
Min. Interior Side Yard	Townhouse: 10 ft Other: 25 ft	East: 210 ft West: 20 ft
Min. Rear Yard	25 ft	South: 20 ft
Parking	Assisted living: 0.25 spaces per unit = 22 spaces Townhomes: 2 spaces per unit	Assisted living: 47 spaces Townhomes: TBD

Staff Comments:

- ✓ The proposed plan meets all bulk requirements of the RM-3 District, except the interior side and rear yards. The cottages are 20 feet from both the west and south lot lines; 25 feet is required. While a reduced setback could be requested as part of a PUD, the buildings could easily be set back 5 feet further to meet the setback requirement.
- ✓ The 30' front setback along Dean Street is met with a 40' setback for the cottages and 160' for the assisted living facility. A larger building setback is recommended for the cottages backing up to Dean Street, to provide additional privacy for residents and to support the semi-rural character of Dean Street in this area.
- ✓ The assisted living facility requires 22 parking spaces; 47 are proposed, not including the 26 additional spaces adjacent to and across from the clubhouse. A reduced parking count is recommended.
- ✓ Each cottage driveway is shared between two units, with space for 1 parked car on each side. It appears that each unit will also have a 1-car front-loaded garage, however building elevations/floorplans have not been submitted to confirm. If this is the case, each unit will have 2 spaces. Additional parking is provided adjacent to the clubhouse (26 spaces). On-street parking would not be permitted based on the roadway width as shown.
- ✓ No more than one building is permitted per lot in residential districts (Sec. 17.22.010). This would require that each 4-plex be platted on a separate lot, which would then result in issues complying with building setbacks. The applicant intends to plat the independent living portion of the property (the western portion) as a single lot under common ownership. A deviation to allow more than one building on a lot can be requested as part of a PUD.

C. Site Access / Internal Roadways / Traffic:

The subject property fronts Dean Street which is a St. Charles Township road. Per State Statute, annexation of the property will include the full width of the adjacent Dean Street right-of-way.

Two two-way driveways off Dean Street are proposed for site access. Internal cross-access is shown between the two phases of the development. All internal streets will be privately owned and maintained. Streets within the cottage area are 24' in width, with 5' carriage walk-style sidewalks on both sides of the streets.

Staff Comments:

- ✓ Streets must be a minimum of 27' in width to allow on-street parking on one side of the street. Streets should be widened as such to accommodate additional parking and to avoid access issues for emergency vehicles should vehicles be parked on the street.
- ✓ Auto-turn analysis will be required to ensure adequate emergency vehicle access around the site.
- ✓ A path connection to the Great Western Trail is recommended. This connection is recommended within the western portion of the site due to topography and to limit security risk for the assisted living/memory care residents.
- ✓ Walking paths are recommended around the detention pond.
- ✓ Staff debated whether to require the developer to improve Dean Street with curb, gutter, storm sewer, streetlights and sidewalks (making it an 'urban street'), but decided instead to allow it to remain a 'rural street' with ditches because nearby portions of Dean Street are not urbanized. Staff have advised the applicant that a fee to repave Dean Street after construction is completed will be required instead.
- ✓ A Traffic Impact Study will be required if the development moves forward. The TIS will need to include the following:
 - Anticipated traffic generation.
 - Impact to surrounding roadways and intersections.
 - Analysis of adequacy of site access.
 - Analysis of line of sight for driveways off Dean Street.
 - Internal drive layout.

D. Landscaping

A conceptual landscape plan has not been provided. Based on the site layout, there is adequate space for required landscaping and to meet the 20% open space requirement.

Landscaping will be subject to the standards of Ch. 17.26 "Landscaping". This includes street frontage landscaping along Dean Street, building foundation landscaping for the assisted living facility, parking lot landscaping, and free standing sign landscaping.

Staff Comments:

- ✓ Landscaping along Dean Street will need to be planned cohesively along the frontage of both phases and should be designed to provide screening for residents and to promote the semi-rural character of the area.
- ✓ A Tree Preservation Plan will be required. Effort shall be made to preserve high quality trees to the greatest extent possible, particularly within open space locations and along the outer boundary of the development.

E. Building Design

Renderings have not been submitted as part of the Concept Plan. Both the assisted living facility and independent living cottages will be subject to the design standards and guidelines for multi-family zoning districts (Section 17.06.050). Requirements pertain to building placement, façade articulation, roof forms, and building materials (ex- vinyl siding is prohibited).

Staff Comments:

- ✓ Townhouse units each require a private yard of at least 200 sf, directly accessible by a door or stair. The yard shall be landscaped with turf, plantings, and/or patios. Given the intention for open space between buildings to be commonly maintained, it is unclear

whether private yards will be proposed. A deviation from this requirement could be requested through a PUD.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

The development will be subject to the Kane County Stormwater Ordinance. One stormwater detention basin is proposed, at the east end of the property. This basin is intended to serve all phases of the development and will need to be completed with Phase 1. Off-site stormwater improvements, such as storm sewer extension, may be required. Stormwater cannot be routed to neighboring lots. Engineering plans will be reviewed by Kane County as well as the City, due to the location of the property.

The applicant submitted a preliminary wetland delineation report that identified two wetlands on the site (0.15 and 0.37 acres). The U.S. Army Corps of Engineers (USACE) will need to determine whether these wetlands fall under federal jurisdiction. Any impacts to federal jurisdictional wetlands will require a permit from the USACE. Impacts to wetlands not under federal jurisdiction would be considered isolated and would require a permit from the Kane County Water Resources Department.

B. Public Works Review

City utilities will need to be extended to serve the proposed development, including water, sanitary sewer, and electric. The City will assess water needs and how those water needs can be met with utility extensions. At this moment, staff anticipate that water main will need to be extended from existing water main on Peck Road to the intersection of Dean Street, and from water main on Dean Street approx. 4,000 feet east of the subject property, in order to provide necessary looping.

A sanitary sewer capacity study will need to be conducted to determine sanitary requirements for this development.

Roadways within the development must be in accordance with the St. Charles Complete Streets policy. The policy states that private developments should include complete streets elements, meaning roads should be safe for a variety of users. Sidewalks on both sides of streets are encouraged; a multi-use trail through the development is another option. All road crossings should be safe for pedestrians. Direct connection to the Great Western Trail should be provided.

C. Fire Dept. Review

The subject property is located in the Fox River and Countryside Fire District but if annexed to St. Charles would be served by the St. Charles Fire Department.

A truck turning exhibit will need to be provided to ensure Fire Department access throughout the site.

An access drive will need to be extended to the southeast corner of the assisted living facility, with adequate turn-around provided. Both phases will require fire sprinklers.

VI. DEVELOPER CONTRIBUTIONS

The applicant has requested that both phases of the development (assisted living and independent living) be exempt from school, park, and inclusionary housing fees due to the age-restricted component of the development.

Staff has determined that the assisted living facility (phase 1) is not subject to the school, park, or inclusionary housing contribution requirements, as the use is considered institutional rather than residential. However, staff believes that the independent living component (phase 2) should be subject to the Inclusionary Housing Ordinance and Park land/cash requirements, at a minimum. Staff is awaiting feedback from both D303 and the Park District regarding this request.

A. Inclusionary Housing

Phase 2 of this development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for the proposed 64 units is 6.4 units (10%). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing affordable units. Based on a fee in-lieu amount of \$36,718 per required affordable townhome unit, a total fee in-lieu amount of \$234,995.20 would be due at the time of building permit and would be placed into the City's Housing Trust Fund to support affordable housing initiatives.

B. School District

The subject property is within St. Charles Community Unit School District 303. The Concept Plan and a land-cash worksheet pertaining to Ch. 16.10 "Dedications" of the Subdivision Code have been provided to the School District for review. If Phase 2 is determined not to be exempt regardless of the age-restricted component of the development, a cash contribution of \$104,714.90 to D303 would be due prior to issuance of building permit.

C. Park District

The subject property is within the St. Charles Park District boundary. The Concept Plan and a land-cash worksheet have been provided to the Park District for review. If Phase 2 is determined not to be exempt regardless of the age-restricted component of the development, a cash contribution of \$306,300.80 to the Park District would be due prior to issuance of building permit.

VII. 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 to entitle the development. Note- this process includes a request for PUD:

Step One (applications to be filed concurrently):

1. Annexation: To annex the property into the City of St. Charles.
2. Map Amendment: To rezone the property from RE-1 (automatic zoning of newly annexed property) to RM-2.
3. Special Use for PUD: To create a unique development ordinance for the property.
4. PUD Preliminary Plan: To approve preliminary plans including Preliminary Plat of Subdivision, preliminary engineering, landscape plan, and building elevations.

Step Two (applications to be filed concurrently):

1. PUD Final Plan: To approve final engineering plans.
2. Final Plat of Subdivision: Approval of the actual plat document that will be recorded with Kane County to formally create the subdivision.

After Final Plat (with final engineering) approval, the developer could then submit permit applications for site development work and building construction.

VIII. SUGGESTED ACTION

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

- ✓ Compatibility with the Comprehensive Plan's rural single-family land use identified for the subject property and stated need for additional senior housing options.
- ✓ Proposed land use and compatibility with surrounding development.
- ✓ Site layout – land uses, driveways, internal streets, detention areas, etc.
- ✓ Whether a path connection to the Great Western Trail should be required.
- ✓ Zoning:
 - a. RM-2 District designation.
 - b. 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*

IX. ATTACHMENTS

- Application for Concept Plan; received 11/18/2025
- Plans

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: Cedarhurst of St. Charles
Project Number: 2025 -PR- 011
Cityview Project Number: PLCP 2025 00119

Received Date

RECEIVED

NOV 18 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: West of the southwest corner of Dean St. & Peck Rd.		
	Parcel Number (s): 09-30-228-016, 09-30-228-005, 09-30-228-006, 09-29-100-012		
	Proposed Name: Cedarhurst of St. Charles		
2. Applicant Information:	Name: Dover Development, LLC	Phone:	[REDACTED]
	Address [REDACTED]	Email:	[REDACTED]
3. Record Owner Information:	Name: AGNES M. HEISLEY 2004 TRUST c/o Brian McGrail	Phone:	[REDACTED]
	Address: [REDACTED]	Email:	[REDACTED]

4. Identify the Type of Application:

PUD Concept Plan Proposed PUD Name: _____

Subdivision Concept Plan Proposed Subdivision Name: _____

Other Concept Plan

5. Zoning & Use Information:

Current zoning of the property: Select

Current use of the property: Unincorporated, agricultural

Comprehensive Plan designation of the property: Single Family Attached Residential

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

Proposed zoning of the property: RM-3 General Residential District

PUD? No

Proposed use of the property: Senior Living community. Proposed RM2 / RM3, looking for city direction

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	\$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 are 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 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.

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.

ZONING COMPLIANCE TABLE: Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

KANE COUNTY TRANSPORTATION IMPACT FEE: The Kane County Road Improvement 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>

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://gitech.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 and PDF electronic file emailed to: cd@stcharlesil.gov

****See next page****

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.

Emig Hengsteler, Trustee 11/6/25
Record Owner Date

 10/3/25
Applicant or Authorized Agent Date

City of St. Charles
Community Development Division
Attn: Ellen Johnson
2 E. Main Street
St. Charles, IL 60174

October 3, 2025

RE: Dover Development Concept Plan Application – Cedarhurst of St. Charles

On behalf of Dover Development, LLC, we respectfully submit this Concept Plan application for a proposed senior housing community, Cedarhurst of St. Charles.

Dover Development is currently under contract to acquire approximately 22.97 acres of land located in unincorporated Kane County. The property, presently used for agricultural purposes, comprises four parcels identified by PINs: 09-30-228-016, 09-30-228-005, 09-30-228-006, and 09-29-100-012. The site fronts Dean Street, situated west of the southwest corner of Dean Street and Peck Road.

Headquartered in St. Louis, MO, Dover Development's operating company, **Cedarhurst Senior Living**, manages more than 4,200 units of independent living, assisted living, and memory care across 50+ communities throughout the Midwest and Southeast.

We are proposing a two-phase development:

- **Phase I** will include construction of the primary senior living building and a stormwater retention pond. The building will be approximately 77,000 square feet and consist of 87 total units—60 for assisted living and 27 for memory care. This primary building's maximum height is approximately 28 ft.
- **Phase II** will include 64 independent living cottages and a clubhouse.

Due to the nature of the proposed use, Dover Development respectfully requests that both phases be exempt from school, park, and affordable housing impact fees. The community will be age-restricted to residents 55 and older, with the average resident age anticipated to be approximately 85. As such, there will be no impact on local school enrollment or park usage. In addition, while the independent living cottages do not receive direct assistance, the services provided—such as housekeeping and meal plans—address a growing need for service-enriched housing for seniors who are struggling to keep up with activities of daily living. We believe the affordable housing impact fee should not apply to either phase of the development. The accompanying impact fee worksheet includes calculations only for the independent living cottages.



300 Hunter Ave Suite 200, St. Louis, MO 63124

dover-development.com

The objective of this Concept Plan application is to obtain initial feedback and direction regarding appropriate zoning for the project—whether through RM-2 with a conditional use permit or RM-3 zoning. We believe both zoning classifications are suitable, and welcome staff input on this matter.

Additionally, we would appreciate high-level feedback regarding utility infrastructure, and we would like to initiate the sanitary sewer and water capacity analysis process. Clarification on impact fees for Phase II—and the potential to have these fees waived based on the nature of the project—will be instrumental in advancing that phase of the development. Feedback regarding electrical service would be helpful as well. Finally, we have included a wetland report from Gary R Weber Associates, and we would like to make sure the Village's wetland consultant is in agreeance with that report as part of this process.

We appreciate your consideration and look forward to collaborating with the City of St. Charles as we move this project forward.

Sincerely,

Nick Dwyer
Dover Development, LLC

HEISLEY FAMILY OFFICE

70 WEST MADISON STREET, SUITE 5600
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 419-8220

October 21, 2025

City of St. Charles Plan Commission:

In my role as Trustee of the Agnes M. Heisley 2004 Trust (the "Trust"), I have entered into a Purchase and Sale Agreement (the "Agreement") with Dover Development, LLC ("Dover") whereby Dover plans to purchase from the Trust four parcels of real property located in Kane County (the "Property"), identified by the following PIN's:

09-30-228-016

09-30-228-005

09-30-228-006

09-29-100-012

It is my understanding from Dover representatives that you require this Letter of Authorization to allow Dover to file a Concept Plan application with the City of St. Charles related to their anticipated purchase.

The filing of such Concept Plan is authorized, but only to the extent such filing provides assurances to Dover of the City's "anticipated" approval of Dover's Concept Plan application and any associated rezoning applications, annexation applications, and any related or ancillary agreements required by the City in connection therewith. Dover is not authorized to take any action that will be binding with respect to the Property until such time as the closing on their purchase has occurred and they become the owner of the parcels listed above.

Best regards,



Emily Heisley Stoeckel, Trustee
Agnes M. Heisley 2004 Trust

OWNERSHIP DISCLOSURE FORM

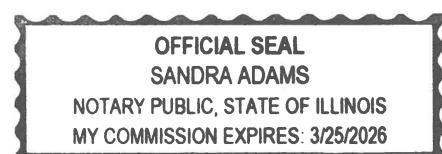
LAND TRUST

STATE OF ILLINOIS)
)
COOK) SS.
KANE COUNTY)

I, Emily Heisley Stocker being first duly sworn on oath depose and say that I am
Trustee ^{the} Trust Officer of AGNES M. HEISLEY 2004 TRUST, AS RESTATED, on 9/30/24
and that the following
persons are all of the beneficiaries of Land Trust No. _____:

By: Smith, Trust Officer

Subscribed and Sworn before me this 21st day of
October, 20 25.



Notary Public

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	Cedarhurst of St. Charles
Date Submitted:	10/30/2025
Prepared by:	Dover Development

Total Dwelling Units: Phase II - 64 units

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

**If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom	64	DU x 1.990	= 127.36
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals:

64

127.36

Total Dwelling Units
(with deduction, if applicable)

Estimated Total Population

Park Site Requirements:

Estimated Total Population: 127.36 x .010 Acres per capita = 1.2736 Acres

Cash in lieu of requirements:

Total Site Acres: 1.2736 x \$240,500 (Fair Market Value per Improved Land) = \$ 306,300.80

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Cedarhurst of St. Charles
 Date Submitted:
 Prepared by:

Total Dwelling Units: Phase II - 64

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

**If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)				
Detached Single Family										
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=			
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=			
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=			
Attached Single Family										
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=			
➤ 2 Bedroom	64	DU x .088	=	5.632	DU x .048	=	3.072	DU x .038	=	2.432
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=			
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=			
Apartments										
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=			
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=			
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=			
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=			
Totals:	64	TDU		5.632	TE	3.072	TM		2.432	TH
(with deduction, if applicable)										

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	5.632	x .025	= 0.1408
Middle (TM)	3.072	x .0389	= 0.119501
High (TH)	2.432	x .072	= 0.175104

Total Site Acres: 0.435405

Cash in lieu of requirements:

0.435405 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 104,714.90

INCLUSIONARY HOUSING WORKSHEET

Name of Development: Cedarhurst of St. Charles

Date Submitted:

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	64	X	10%	=	6.4

2) How will the Inclusionary Housing requirement be met?

- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- Provide a mixture of affordable units and fee in-lieu
 - # of affordable units to be provided:
 - Amount of fee in-lieu to be paid (calculate below):

Fee In-Lieu Payment Calculation

Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$52,454	=	

Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
6.4	6.4	X	\$36,718	=	\$234,995.20

Single-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$20,982	=	



The logo for Sheaffer Roland, featuring the brand name in a stylized font inside a circular emblem.

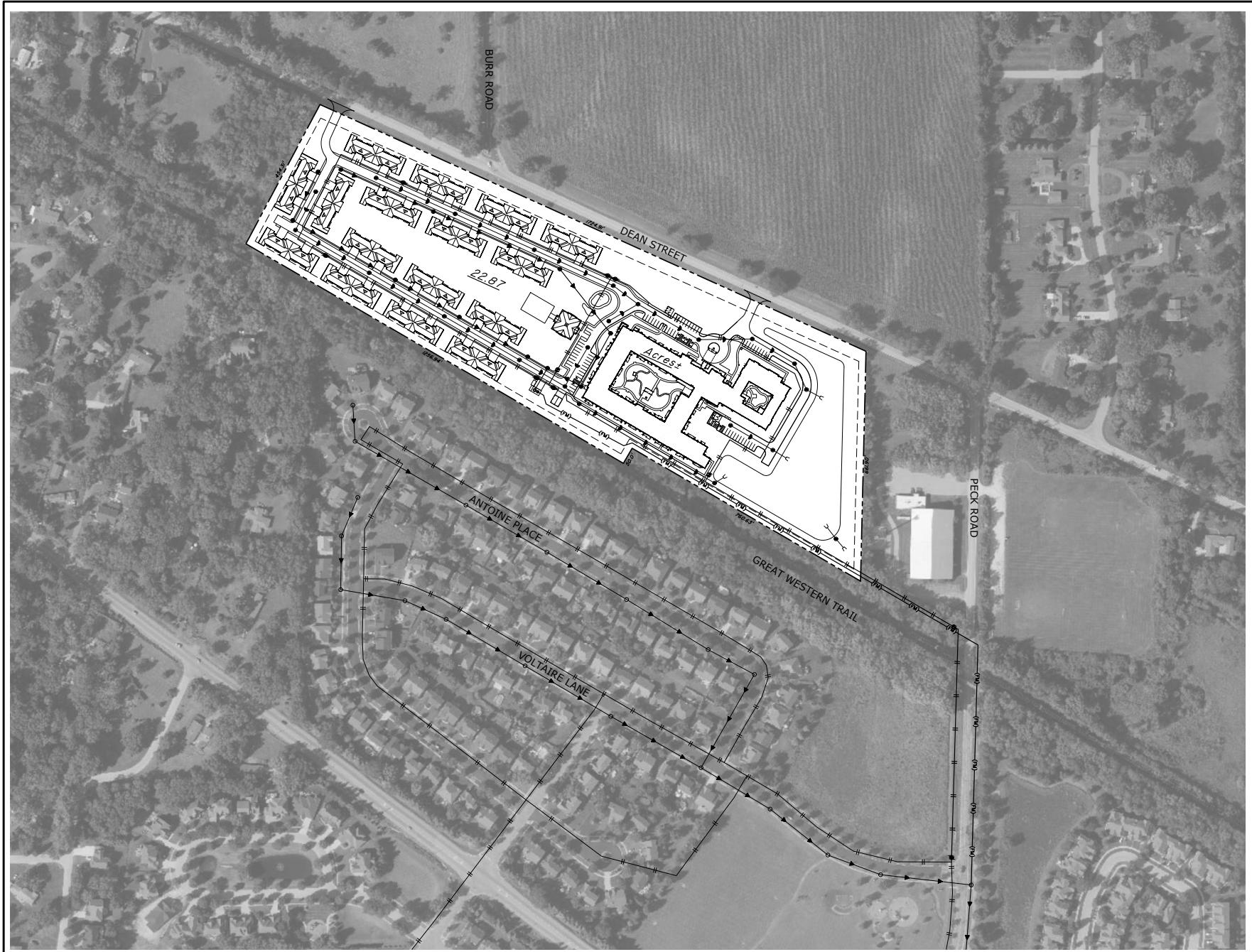
SHEAFFER & ROLAND, INC.	
CONSULTING ENGINEERS	
100 HARHURST OF ST. CHARLES	REVISIONS
DEAN STREET	DATE
ST. CHARLES, ILLINOIS	DESCRIPTION
DOVER DEVELOPMENT	REV
300 CENTER AVENUE, SUITE 200	1

CED

CONCEBT BI AN

DATE: 15AUG23
PROJECT NO: 2022-08SI
CAD: COVE
SHEET: 80

1



CONCEPT UTILITY PLAN OFFSITE CONNECTIONS

CEDARHURST OF ST. CHARLES
DEAN STREET
ST. CHARLES, ILLINOIS

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MO 63124

REVISIONS
REV 7
DATE: -
DESCRIPTION: -
CONSULTING ENGINEERS:
611 STEVENS STREET
GENEVA, ILLINOIS
60134-1359
(847) 266-8800
FAX: (847) 266-8806
LAWRENCE M. KLEIN, INC. LICENSE NO. 114-00297 (KC-22726)



DATE: 15AUG25
PROJECT NO: 2022-0816
CAD: COVER
SHEET: 3

SCALE IN FEET
60 60 120

5





The logo for Sheaffer Roland, featuring the company name in a stylized, italicized font inside a circular emblem.

SHAFER & ROLAND, INC.	
REVISIONS	DATE
CONSULTING ENGINEERS	REV F
611 STEVENS STREET	-
CHICAGO, ILLINOIS	-
1000 HOWER AVENUE, SUITE 200	-
CHICAGO, ILLINOIS	-
60134-1169	-
200-260-0005	-
FAX: (312) 949-0005	-
TELETYPE: 312-949-0005	-

AERIAL EXHIBIT

AERIAL EXHIBIT

CAD: AERI
SHEET: 5

Staff Report
Plan Commission Meeting – January 6, 2026

Applicant:	Viking Development, LLC
Property Owner:	Towne Center Equities LLC
Location:	Prairie Centre; NW corner of Lincoln Hwy & Vanderbilt Dr
Purpose:	Develop childcare facility
Applications:	<ul style="list-style-type: none">• PUD Preliminary Plan• Minor Subdivision-Final Plat
Public Hearing:	Not required
Zoning:	BR Regional Business/PUD
Current Land Use:	Vacant
Comprehensive Plan:	Corridor/Regional Commercial
Summary of Proposal:	<p>Proposed is development of a childcare facility called The Gardner School on the eastern portion of the Prairie Centre outlot along Lincoln Hwy. Details:</p> <ul style="list-style-type: none">• 12,209 sf building situated at southeast corner of the property• Access via existing shared access drive off Lincoln Hwy and internal cross-access drive• Parking to the north and west of the building• Landscaping throughout the site• Brick single-story building <p>A PUD Preliminary Plan is required due to the property's location within a PUD. The property also requires resubdivision to create a separate lot for the proposed development; a Final Plat has been submitted.</p>
Info / Procedure on Application:	<p>PUD Preliminary Plan:</p> <ul style="list-style-type: none">• Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.• Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements. <p>Final Plat of Subdivision:</p> <ul style="list-style-type: none">• Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.• Recommendation is based on compliance with all other code requirements.
Suggested Action:	Review the PUD Preliminary Plan and Final Plat. A recommendation for approval should be subject to resolution of all staff comments prior to City Council action.
Staff Contact:	Ellen Johnson, Planner



Subject Property

I. PROPERTY INFORMATION

A. History / Context

The subject property is located in the Prairie Centre PUD with frontage on Lincoln Hwy. The property is a 1.6-acre portion of the 5.6-acre Prairie Centre outlot parcel fronting Lincoln Hwy. The property owner is Towne Centre Equities, LLC, managed by Dave Patzelt of Shodeen; Shodeen is the developer of Prairie Centre.

In March 2017, the City approved the Prairie Centre PUD. Prairie Centre is a redevelopment project that includes commercial, mixed use and residential buildings, specifically:

- 670 residential units.
- A range from 80,000 to 116,000 square feet of commercial uses.

The following items were approved by the Prairie Center PUD Ordinance, #2017-Z-5:

- Special Use for Planned Unit Development (PUD) to establish zoning and development standards for the project. The PUD approval granted deviations to the underlying BR Regional Business District zoning. The deviations related to permitted and special uses, bulk requirements for buildings, building design requirements, landscaping requirements and off-street parking requirements.
- PUD Preliminary Plan approval of the overall site layout, preliminary engineering plans, partial building architectural elevations, and a partial landscape plan. A preliminary plat of subdivision was also approved.

The PUD Ordinance and concurrently approved Final Plat of Subdivision created a single-lot subdivision for the project. The Ordinance allows individual building lots within the site to be proposed and approved via Minor Subdivision- Final Plat applications.

To date, the following approvals and development have occurred at Prairie Centre:

- The primary north-south (Wright Blvd) and east-west (Marlow Blvd) boulevards through the site have been constructed with associated landscaping installed.
- Stormwater detention has been installed.
- Anthony Place, an affordable senior apartment building, was completed in 2020.
- Residential Buildings F2, C1, C2, E, D1, D2, and F1 have been completed.
- Mixed Use Building D1 has been completed.
- Clubhouse, pool and private common areas have been completed.
- Plats of Resubdivision have been approved to create lots for the completed buildings (Resubdivision No. 1, No. 2, No. 3, No. 4, No. 5)
- Administrative Approval was granted in 2023 to allow combination of Residential Building B1 and Mixed-Use Building B1 into a single Residential building. This building is nearing completion.

The following activity is remaining:

- Construction of Mixed Use D2 & D3.
- Construction of retail/restaurant outlots along Rt. 38 (6 buildings are contemplated).
- Construction of Mixed Use B2 & B3 (north end; fronting Prairie Street).
- Resubdivision to create lots for the above listed buildings.

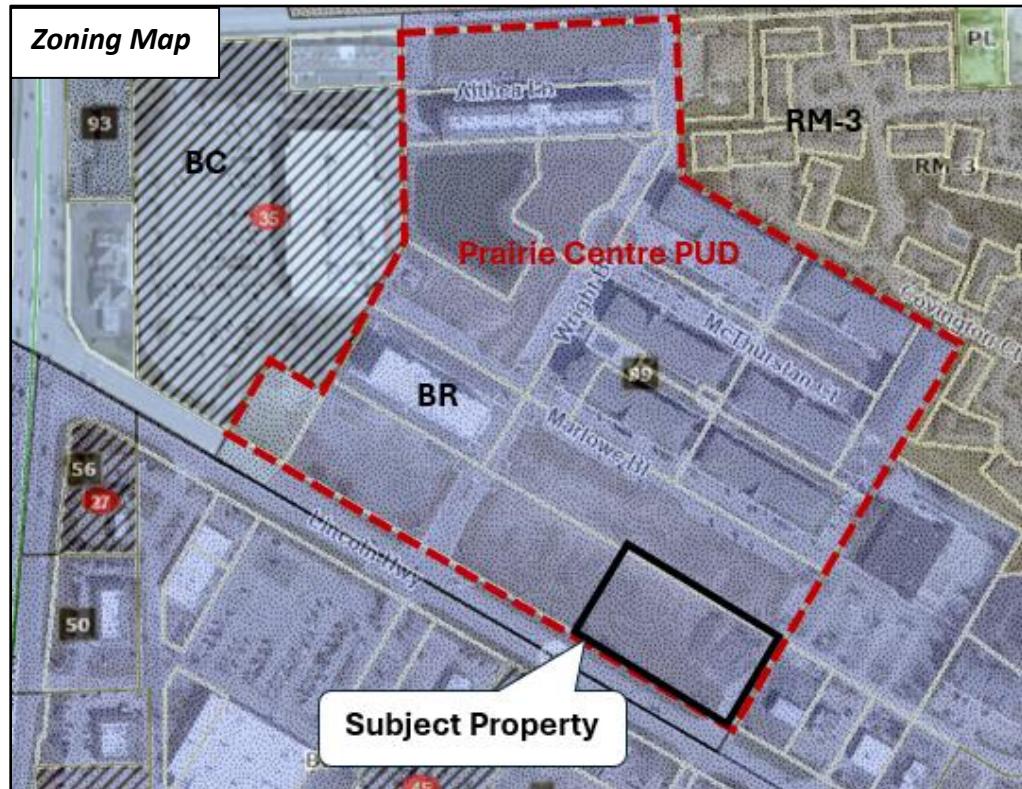
As stated above, six retail/restaurant buildings were contemplated on the outlot along Lincoln Hwy, as depicted on the PUD Site Plan (attached). However, the PUD Ordinance allows

flexibility in the number of buildings and lot layout. The subject property includes the area originally planned for two outlot buildings.

B. Zoning

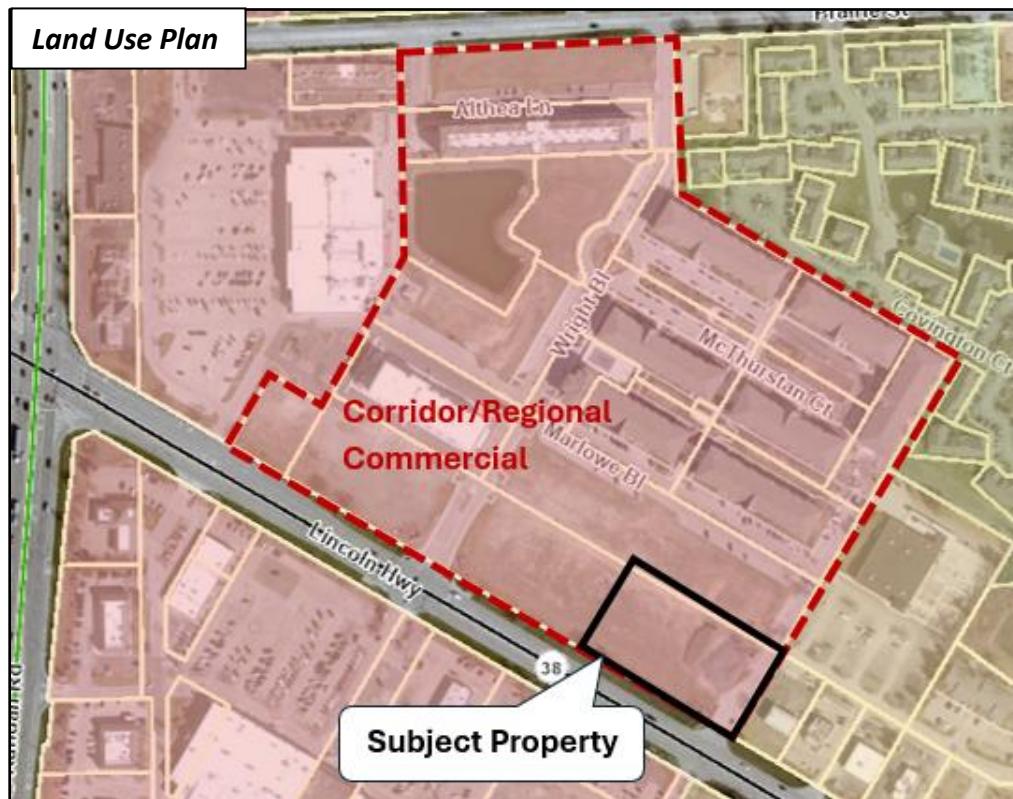
The subject property is zoned BR- Regional Business and is within the Prairie Centre PUD. Surrounding properties to the north, east, west, and south also have commercial zoning.

	Zoning	Land Use
Subject Property	BR Regional Business / PUD (Prairie Centre)	Vacant
North	BR Regional Business / PUD (Prairie Centre)	Vacant
East	BR Regional Business / PUD (St. Charles Commercial Center)	Jiffy Lube
South	BR Regional Business / PUD (St. Charles Commercial Center)	Napa Auto Parts
West	BR Regional Business / PUD (Prairie Centre)	Vacant



C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Corridor/Regional Commercial”.



The Corridor/Regional Commercial land use is described as follows:

"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."

II. PROPOSAL

Viking Development, LLC is under contract to purchase the subject property. They are proposing to develop a childcare facility called, "The Gardner School" on the property. The proposal includes:

- 12,209 sf building situated at the southeast corner of the property; building entrance on west side adjacent to parking lot
- Access via existing shared access drive off Lincoln Hwy and internal cross-access drive
- Parking to the north and west of the building
- Landscaping throughout the site
- Brick single-story building
- Resubdivision to create a separate lot for the development

In connection with this project, Shodeen (Prairie Centre developer) will be completing the east-west cross-access drive that runs north of the subject property along the full width of Prairie

Centre. This drive will also be utilized for site access to the remaining outlot buildings along Lincoln Hwy as they are constructed.

The following development applications have been submitted:

- PUD Preliminary Plan – Plan approval required for development of property that is within a Planned Unit Development to ensure compliance with zoning and PUD standards. Includes site plan, preliminary engineering, landscape plan, and building elevations.
- Minor Subdivision- Final Plat – Approval of a Plat of Subdivision to create a lot for the proposed development.

III. PLANNING ANALYSIS

Staff has analyzed the submitted plans for conformance with the Prairie Centre PUD (Ord. 2017-Z-5) and applicable sections of the Zoning and Subdivision Ordinances, including:

- Ch. 17.06 Design Review
- Ch. 17.14 Business & Mixed Use Districts
- Title 16 “Subdivisions & Land Improvement
- Ch. 17.26 Landscaping & Screening

A. Proposed Use

The proposed childcare facility is considered a “Day Care Center” under the Zoning Ordinance. This use is permitted in the Prairie Centre PUD and is defined as follows:

“Any child or adult care facility, whether established for gain or otherwise, which regularly provides care for less than twenty-four (24) hours per day for more than three (3) children or adults in a facility other than a residential building, which meets the licensing requirements of the State of Illinois, Department of Children and Family Services. Day Care Center does not include programs operated by public or private elementary and secondary schools, or institutions of higher learning which serve children who are three (3) years of age or older.”

B. Bulk Standards

The table below compares the applicable standards of the Prairie Centre PUD and BR District to the proposed plan. The plan meets all bulk standards.

Category	BR District / PUD Standard	Proposed
Min. Lot Area	None	71,278 sf / 1.636 acre
Min. Lot Width	None	350 ft
Max. Building Coverage	None	17%
Max. Building Height	40 ft	23'4"
Building Setbacks:		
<i>Front (Lincoln Hwy)</i>	25 ft	45 ft
<i>Exterior side (east)</i>	15 ft	63 ft
<i>Interior side (west)</i>	0 ft	114 ft
<i>Rear (north)</i>	0 ft.	80 ft
Parking Setbacks:		
<i>Front (Lincoln Hwy)</i>	25 ft	26 ft
<i>Exterior side (east)</i>	0 ft	84 ft
<i>Interior side (west)</i>	0 ft	0 ft

Rear (north)	0 ft	0 ft
Parking Requirement	3.5 per 1,000sf of GFA= 43 spaces	61 spaces

C. Plat of Subdivision

A Plat of Subdivision has been submitted entitled, “St. Charles Prairie Centre Resubdivision No. 6”. The plat divides Lot 7, which currently covers the entire outlot portion of Prairie Centre, into 2 lots:

- Lot 8 – 71,728 sf / 1.636 acres
 - The Gardner School lot
- Lot 9 – 174,702 sf / 4.011 acres
 - Remaining outot; to be resubdivided incrementally as outlot buildings are proposed

Existing blanket utility and access easements will remain over the property. No new utility or access easements are required.

D. Site Access & Connectivity

Access into the site is via an existing private drive off Lincoln Hwy, known as Vanderbilt Dr. An east-west drive planned along the north side of the Prairie Centre outlot buildings will be completed by Shodeen in connection with this project. This drive will connect Vanderbilt Dr on the east with Wright Blvd on the west, allowing for vehicles to access the subject property via Vanderbilt Dr and Wright Blvd, which is the main entrance to Prairie Centre. The drive will also connect to an existing private drive running behind the neighboring properties to the east, connecting to S 14th Street, which provides an additional means of access to the subject property.

All parking in Prairie Centre is shared and subject to a shared access easement. This includes the proposed parking spaces along the northern private drive, and the parking lot east of the building. Future outlot development to the west will connect to the proposed parking lot.

Sidewalk is proposed around the building and play area, along with a sidewalk stub at the northeast corner of the site, to connect to sidewalk planned along the east side of the future building directly north.

Public sidewalk is not proposed along Lincoln Hwy. The Prairie Centre PUD plans were approved without sidewalk along Lincoln Hwy due to the lack of connecting sidewalks on either side of the development.

Staff Comments:

- Although sidewalk along Lincoln Hwy was not identified on the PUD Plan approved in 2017, staff believes it would be beneficial for sidewalk to be installed in connection with development of each outlot. Staff has suggested the applicant provide sidewalk along Lincoln Hwy along the width of the subject property. The applicant has responded that they do not intend to provide sidewalk, as the topic was discussed during the Prairie Centre PUD process and it was determined that sidewalk would not be required.
- A traffic study was not requested for the proposed development. A traffic study previously completed for the Prairie Centre PUD anticipated commercial outlot

development with predominantly retail and restaurant uses, which have a similar or higher trip generation than childcare facilities.

E. Landscaping

A landscape plan has been submitted depicting street frontage landscaping and parking lot screening along Lincoln Hwy, building foundation landscaping adjacent to the perimeter sidewalk along the east and south sides of the building, and additional foundation landscaping along the west building wall and around the playground. Landscaping is also shown within parking lot islands. Existing trees along Lincoln Hwy will remain. A 6' high aluminum fence is proposed around the building and playground.

The PUD Ordinance includes an approved Landscape Plan for the development which depicts general locations for plantings within and around the outlot. The proposed landscape plan is in keeping with the PUD landscape plan.

F. Building Design

Architectural elevations have been submitted. The proposed single-story building is 18 feet to the primary roofline, and 23'4" to the top of the entry gable. The primary entrance is on the west side of the building facing the parking lot. The south elevation has been designed to provide required façade articulation for street-facing building walls. Wall projections are incorporated around all four sides. The primary façade materials is red brick, with fiber cement trim and a stone cladding knee wall. The trash enclosure at the northeast side of the site is screened with masonry to match the building.

The proposed design meets the Design Standards & Guidelines of Ch 17.06 applicable to commercial districts, as well as the PUD architectural guidelines.

G. Site Lighting

A photometric plan has been submitted. Pole lighting proposed for the parking areas is consistent with the Prairie Centre PUD. The fixture and lighting levels meet the Site Lighting standards of Section 17.22.040.

H. Signage

Signage for the proposed development is subject to the sign requirements contained in the PUD Ordinance. One wall sign is permitted per side. The building elevations depict one sign on three sides of the building. The signs meet the applicable square footage limitations. A freestanding sign is not proposed. An existing Prairie Centre development sign is located at the southeast corner of the subject property and will remain.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering staff have reviewed and approve the preliminary engineering plans for this project.

B. Fire Dept. Review

The Fire Dept. has reviewed the plans and has determined that site access is adequate. An additional fire hydrant is proposed at the northwest corner of the building, the location of which is under review. An automatic sprinkler system will be required.

C. Public Works

Public Works staff have reviewed the plans and have no remaining comments.

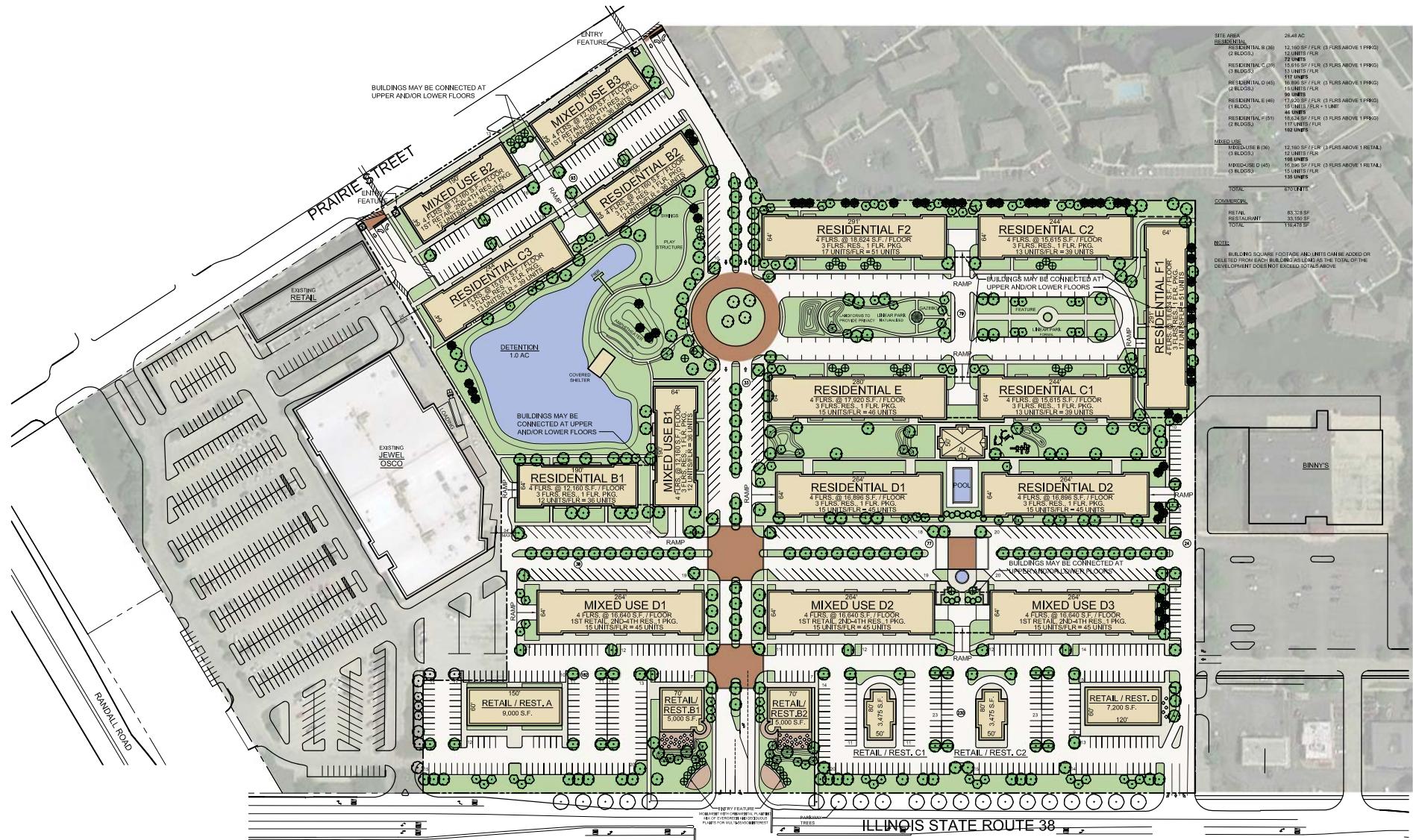
V. OPTIONS FOR ACTION

Review the PUD Preliminary Plan and Final Plat. Staff has found the application materials to be complete. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

VI. ATTACHMENTS

- Prairie Centre PUD Site Plan
- Applications for PUD Preliminary Plan and Minor Subdivision- Final Plat; received 9/17/25
- Plans & Plat

Prairie Centre PUD Site Plan (Ord. 2017-Z-5)



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SITE PLAN

SCALE: 1"=150'



SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-01

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



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

PUD PRELIMINARY PLAN APPLICATION

For City Use

Project Name: The Gardner School - Prairie Centre
Project Number: 2025 -PR- 008
Cityview Project Number: PLPUD202500109

Received Date
RECEIVED

SEP 17 2025

**City of St. Charles
Community Development**

- File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location:	Northeast Corner of Lincoln Highway and Vanderbilt Drive	
	Parcel Number (s):	Lot 1 and Lot 2	
	Proposed PUD Name:	Gardner School St. Charles	
2. Applicant Information:	Name:	Viking Development, LLC	Phone: (303) 928-0047
	Address	302 Innovation Drive, Suite 130 Franklin, TN 37067	Email: Chris.Fazendin@TheGardnerSchool.com
3. Record Owner Information:	Name:	Towne Center Equities, LLC	Phone: (630) 444-8277
	Address:	77 N. First Street Geneva, IL 60134	Email:

4. Identify the Type of Application:

New proposed Planned Unit Development (PUD) – Special Use Application to be filed concurrently

Existing Planned Unit Development (PUD)

PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

Proposed lot has already been platted and a new subdivision is not required.

New subdivision of property is required:

Final Plat of Subdivision Application filed concurrently

Final Plat of Subdivision Application to be filed later

5. Required Attachments:

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

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

APPLICATION FEE: \$500

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

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

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there are 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.

SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION: As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/kd/natural-resource-inventory>

ENDANGERED SPECIES REPORT: As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

PRELIMINARY STORMWATER MANAGEMENT REPORT: Provide stormwater management information as listed in item #7 of the Preliminary Engineering Checklist (attached).

BUILDING UTILITY DATA SUMMARY: Use the attached worksheet to provide preliminary estimates regarding utility needs for the development.

N/A **PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.

N/A **CONSTRUCTION SCHEDULE:** Indicate the following:

- Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
- Approximate dates for beginning and completion of each phase.

N/A **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

N/A **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

ZONING COMPLIANCE TABLE: Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

N/A **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee:
<https://kdot.kanecountyil.gov/Pages/Impact-Fees.aspx>

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

N/A **COMMENT RESPONSE LETTER:** Provide a written response to all outstanding City review comments from the Concept Plan review (if applicable).

PRELIMINARY PLAT OF SUBDIVISION: If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).

PRELIMINARY ENGINEERING PLANS: Plans shall include the information listed on the Preliminary Engineering Checklist (attached).

PHOTOMETRIC PLAN: Site lighting plan demonstrating compliance with Section 17.22.040 "Site Lighting". Depict proposed lighting levels within the site and up to all property lines. Identify locations and fixture specifications of all site lighting, including pole and building-mounted lighting.

ARCHITECTURAL PLANS: Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

LANDSCAPE PLAN: Landscape Plan demonstrating compliance with Ch. 17.26 "Landscaping & Screening" and which includes the following information:

- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
- Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
- Accurate property boundary lines
- Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
- Site area proposed to be landscaped in square feet and as a percentage of the total site area
- Percent of landscaped area provided as per code requirement
- Dimensions of landscape islands
- Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
- Location and identification of all planting beds and plant materials
- Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
- Landscaping of ground signs and screening of dumpsters and other equipment

↓/A **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans"). This information may be included as part of the Landscape Plan set.

ELECTRIC UTILITY PLAN & ELECTRIC SERVICE APPLICATION: Provide electric utility information as listed in item #5 of the Preliminary Engineering Checklist. Also fill out and submit the Electric Service Application form (attached). Please note: The St. Charles Municipal Electric Utility is a "zero standard" utility, which means that the developer pays 100% of the costs related to electrical infrastructure.

TRUCK TURNING EXHIBIT(S): Provide a WB-50 template showing turning movements through the site to verify adequate access for Fire vehicles. Provide a Vactor truck template if the project will require City Vactor truck access for sanitary sewer maintenance.

N/A **SKETCH PLAN FOR LATER PHASES OF PUD:** For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

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

Wid A. Felt 9-15-25
Record Owner Date

Don 9/15/25
Applicant or Authorized Agent Date

September 10, 2025

City of St. Charles
2 E. Main Street
St. Charles, IL 60174-1984

Attn: Zoning Department – Letter of Authorization for The Gardner School

To Whom it May Concern:

On behalf of the owner, Towne Centre Equities, L.L.C., this letter shall serve as an authorization for The Gardner School to file for a zoning change with The City of St. Charles, to the Prairie Centre PUD Preliminary Plan and Minor Subdivision Final Plat.

Sincerely,

Towne Centre Management, L.L.C. the sole manager of Towne Centre Equities, L.L.C.

By: 
David A. Patzelt, a Manager

SHODEEN

77 N. First Street
Suite 17
Geneva, Illinois 60134

phone 630.444.0777

www.shodeen.com

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



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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use

Project Name: The Gardner School - Prairie Centre
Project Number: 2025 -PR- 008
Cityview Project Number: PLMS 202500110

Received Date

RECEIVED

SEP 17 2025

**City of St. Charles
Community Development**

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - Compliance with subdivision design standards in the City Code;
 - No more than 4 lots;
 - No public utility extensions or new streets are required to serve the subdivision;
 - No stormwater detention is required to serve the subdivision;
 - All lots meet minimum zoning standards.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1. Property Information:	Location:	Northeast Corner of Lincoln Highway and Vanderbilt Drive	
	Parcel Number (s):	Lot 1 and Lot 2	
	Proposed Subdivision Name:	Resubdivision of Lot 7 in St. Charles Prairie Centre Resubdivision No. 2	
2. Applicant Information:	Name:	Viking Development, LLC	Phone: (303) 928-0047
	Address	302 Innovation Drive, Suite 130 Franklin, TN 37067	Email: Chris.Fazendin@TheGardnerSchool.com
3. Record Owner Information:	Name:	Towne Center Equities, LLC	Phone: (630) 444-8277
	Address:	77 N. First Street Geneva, IL 60134	Email:

4. **Required Attachments:**

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

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

APPLICATION FEE: \$300

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

FEE FOR INSTALLATION OF CITY BENCHMARKS: Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

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 are any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

N/A **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

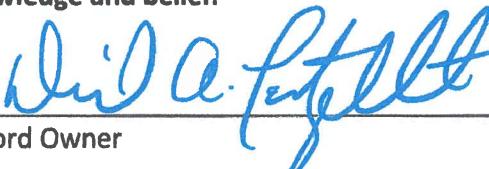
N/A **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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.

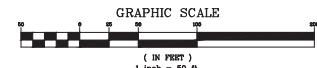

Record Owner 9-15-25


Applicant or Authorized Agent 9/15/25

FINAL PLAT
OF
ST. CHARLES PRAIRIE CENTRE
RESUBDIVISION NO. 6

IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

True North



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

Manhard
CONSULTING

DAYCARE FACILITY
ST. CHARLES, ILLINOIS
SUBDIVISION PLAT

LOT 1
ST. CHARLES
COMMERCIAL
CENTER UNIT NO. 1
RECORDED AUGUST 17, 1982
AS DOCUMENT NUMBER 161414

LOT 1
ST. CHARLES
COMMERCIAL
CENTER UNIT NO. 6
RECORDED MAY 26, 1986
AS DOCUMENT NUMBER 1911264

SET 5/8" IRON ROD
ON CONCRETE MONUMENT AT CORNER

LOT 17
ST. CHARLES PRAIRIE RESUBDIVISION NO. 3
RECORDED SEPTEMBER 30, 2021 AS DOCUMENT NUMBER 2021K074317

10' TEMPORARY CONSTRUCTION EASEMENT
HEREBY GRANTED

LINCOLN
(ILLINOIS ROUTE 39)

LOT 16
ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3
RECORDED SEPTEMBER 30, 2021 AS DOCUMENT NUMBER 2021K074317

LOT 8

PUBLIC UTILITY EASEMENT PER
DOCUMENT NUMBER 90K06777
N59°39'46" W 867.20'

SET 5/8" IRON ROD
ON CONCRETE MONUMENT AT CORNER
HIGHWAY AND DRAINAGE EASEMENT
PER DOCUMENT NUMBER 2001K02493

N59°39'46" E 132.07'
N30°20'14" E 26.86'

UNUSUAL EASEMENT

PROPOSED LOT AREA

LOT 8 = 71,278 SQ. FT. (1.636 ACRES)
LOT 9 = 174,702 SQ. FT. (4.011 ACRES)
TOTAL AREA = 245,980 SQ. FT. (5.647 ACRES)

ABBREVIATIONS

E. EAST
N. NORTH
S. SOUTH
W. WEST

LEGEND

— BOUNDARY LINE
— EXISTING LOT LINE
- - - EXISTING EASEMENT LINE
- - - ROAD CENTERLINE
— PROPOSED LOT LINE

PROJ. NO.: CJS
DRAWN BY: LEB
DATE: 10/10/26
SCALE: 1"=50'

2 OF 3
GRSSSTI01

**FINAL PLAT
OF
ST. CHARLES PRAIRIE CENTRE
RESUBDIVISION NO. 6**

IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLING, AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SURVEYED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF: ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 205.

DATED THIS ____ DAY OF _____ A.D. 2025.

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D. 2025.

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEMENABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FUTURE SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS }
CITY OF ST. CHARLES } SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISER THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT

DATED THIS ____ DAY OF _____ A.D. 2025.

BY: _____

**ST. CHARLES PRAIRIE CENTRE
RESUBDIVISION NO. 6**

GENERAL NOTES

1. NOTES ON THE ST. CHARLES PRAIRIE CENTRE SUBDIVISION, RECORDED AS DOCUMENT NO. 2018015350, IN THE KANE COUNTY RECORDS, INDICATE THE EXISTENCE OF CITY FIRE LINE AND PUBLIC PROTECTION EASEMENT IN THE UNDERLYING LAND (EXCEPT FOR BUILDINGS AND PUBLIC ROADS AS SHOWN ON PRAIRIE CENTRE PUD SITE PLAN IN CITY ORDINANCE #2017-2-2-15 OR CITY APPROVED BUILDING LOCATIONS.)

2. THE DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE CENTRE SUBDIVISION, DOCUMENT NO. 2018015401, GRANTED AND RESERVED BY THE OWNER OR THROUGH A DEVELOPER, THE FOLLOWING EASEMENTS AND RIGHTS:

A NON-EXCLUSIVE, BLANKET UTILITY EASEMENT.

A CITY FIRE LINE AND PUBLIC PROTECTION EASEMENT OR "CITY PUBLIC SERVICE EASEMENT" OVER DRIVEWAYS.

A NON-EXCLUSIVE "PRIVATE CROSS--EASEMENT FOR INGRESS AND EGRESS".

A NON-EXCLUSIVE "PRIVATE CROSS--EASEMENT FOR PARKING".

PERIMETER EASEMENTS: (i) FIFTEEN (15) FEET IN WIDTH ALONG EACH COMMERCIAL SITE BOUNDARY LINE THAT ALLOWS A PUBLIC STREET RIGHT--OF--WAY, (ii) TWENTY (20) FEET IN WIDTH ALONG EACH COMMERCIAL SITE BOUNDARY LINE THAT DOES NOT ABUT ANOTHER COMMERCIAL SITE OR A STREET RIGHT--OF--WAY, AND (iii) TEN (10) FEET IN WIDTH ALONG ALL OTHER BOUNDARY LINES OF EACH COMMERCIAL SITE.

RIGHTS FOR "ADDITIONAL EASEMENTS" AS NECESSARY FOR UTILITY OR DRAINAGE.

3. THERE SHALL BE AT MOST TWO (2) DIRECT VEHICULAR ACCESS POINTS TO IL 38 (LINCOLN HWY) FROM LOT 8 AS DEPICTED HEREON.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVELED BY A CURRENT SURVEY, PERTAINING EASEMENTS, BACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS

I, CHRISTOPHER J. SALAZAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE CITY OF ST. CHARLES TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____ A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR. THAT THIS PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

LOT 7 IN ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2020, AS DOCUMENT NO. 2020KG01284, IN KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 5.647 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE BOUNDARIES OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DESIGNATION MAP, FIRM NAME: 0708002000, DATE: AUGUST 3, 2009, INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADeD), ZONE X (UNSHADeD) IS DEFINED AS AREAS DEIGNED TO BE SUBJECT TO FLOODING. CHANGES IN FLOODING DENSITY DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. THE COMMUNITY OF ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ A.D. 2025.

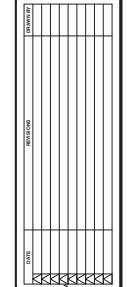
FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350--EXPIRES APRIL 30, 2027

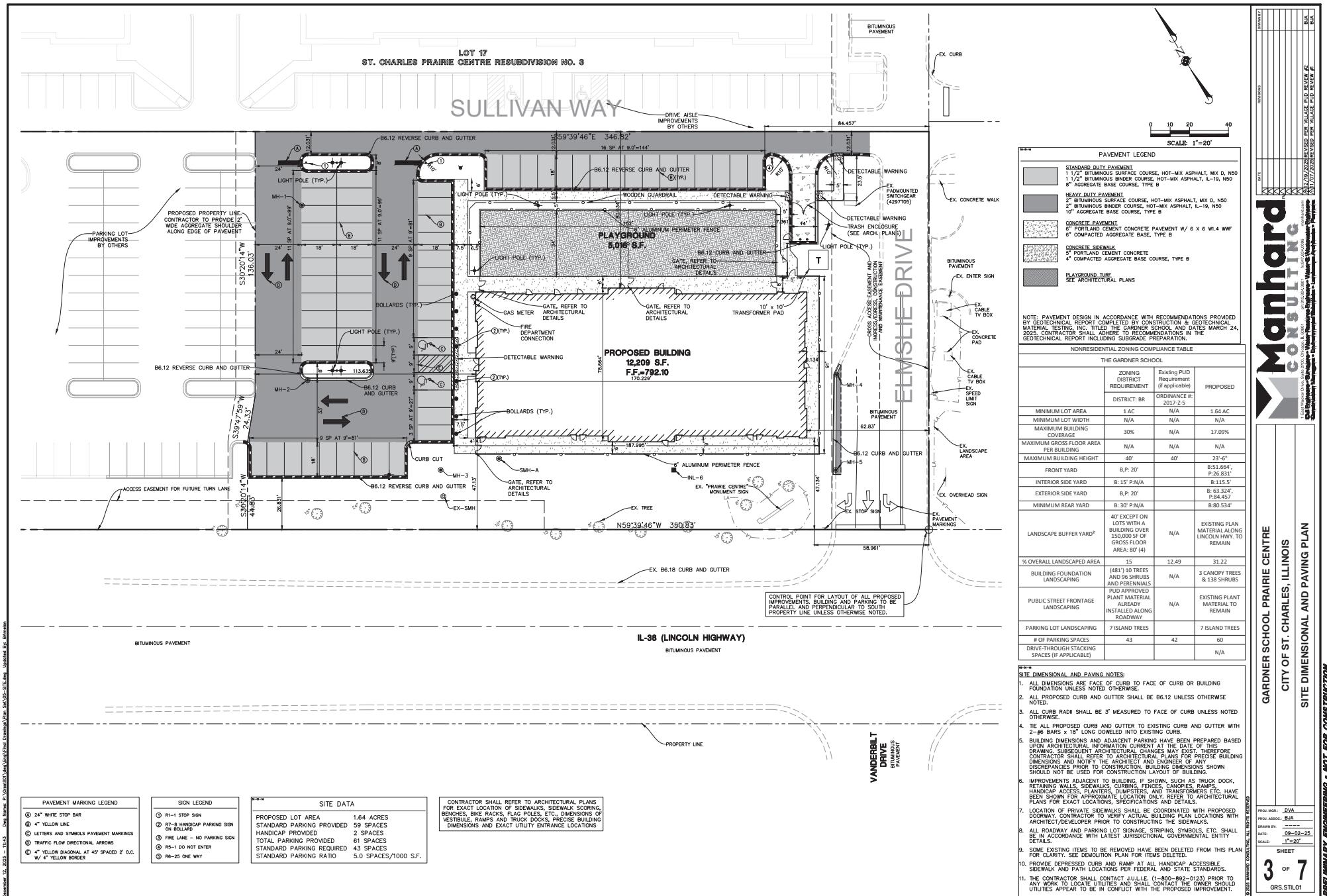
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

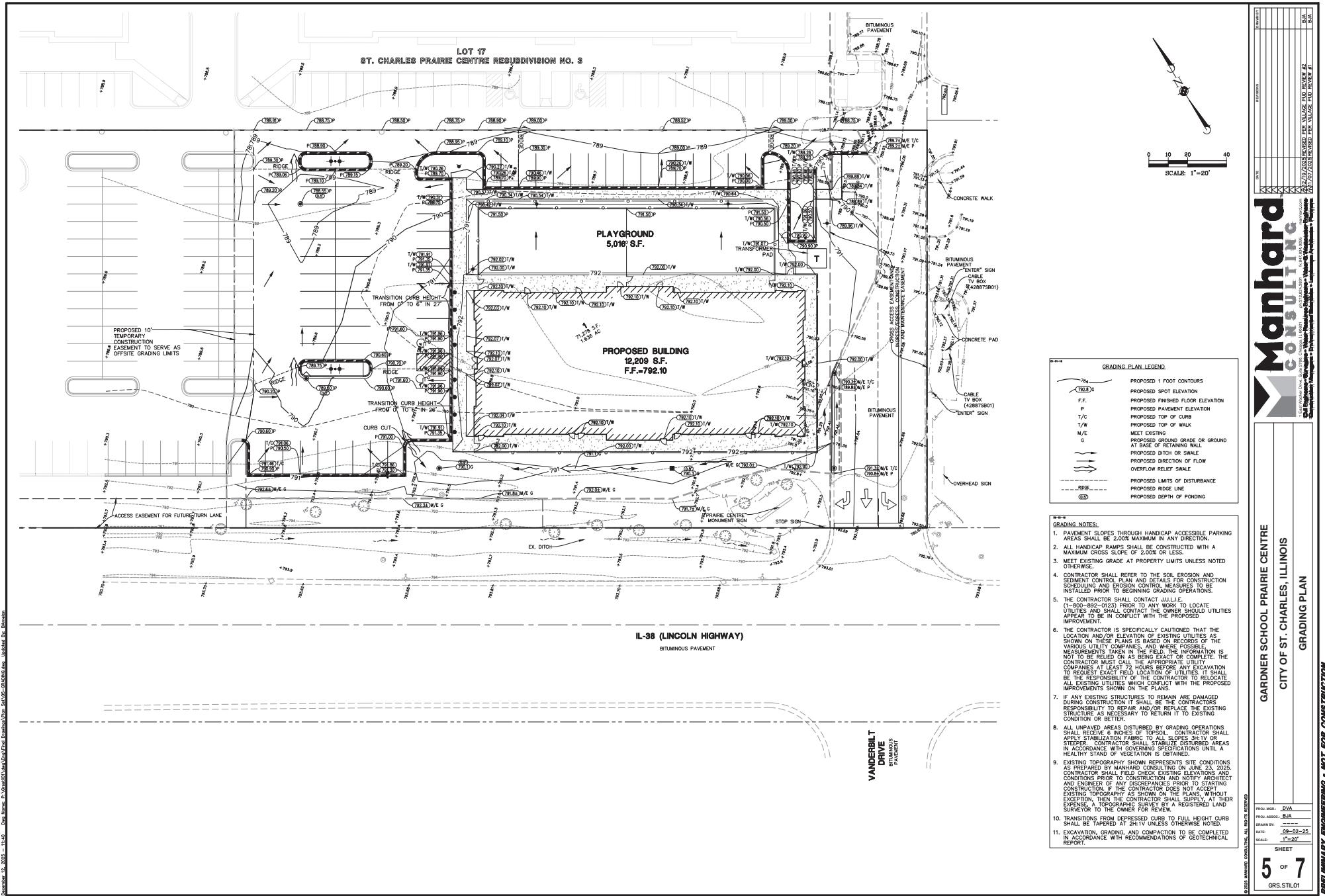
DATE OF FIELD SURVEY: _____

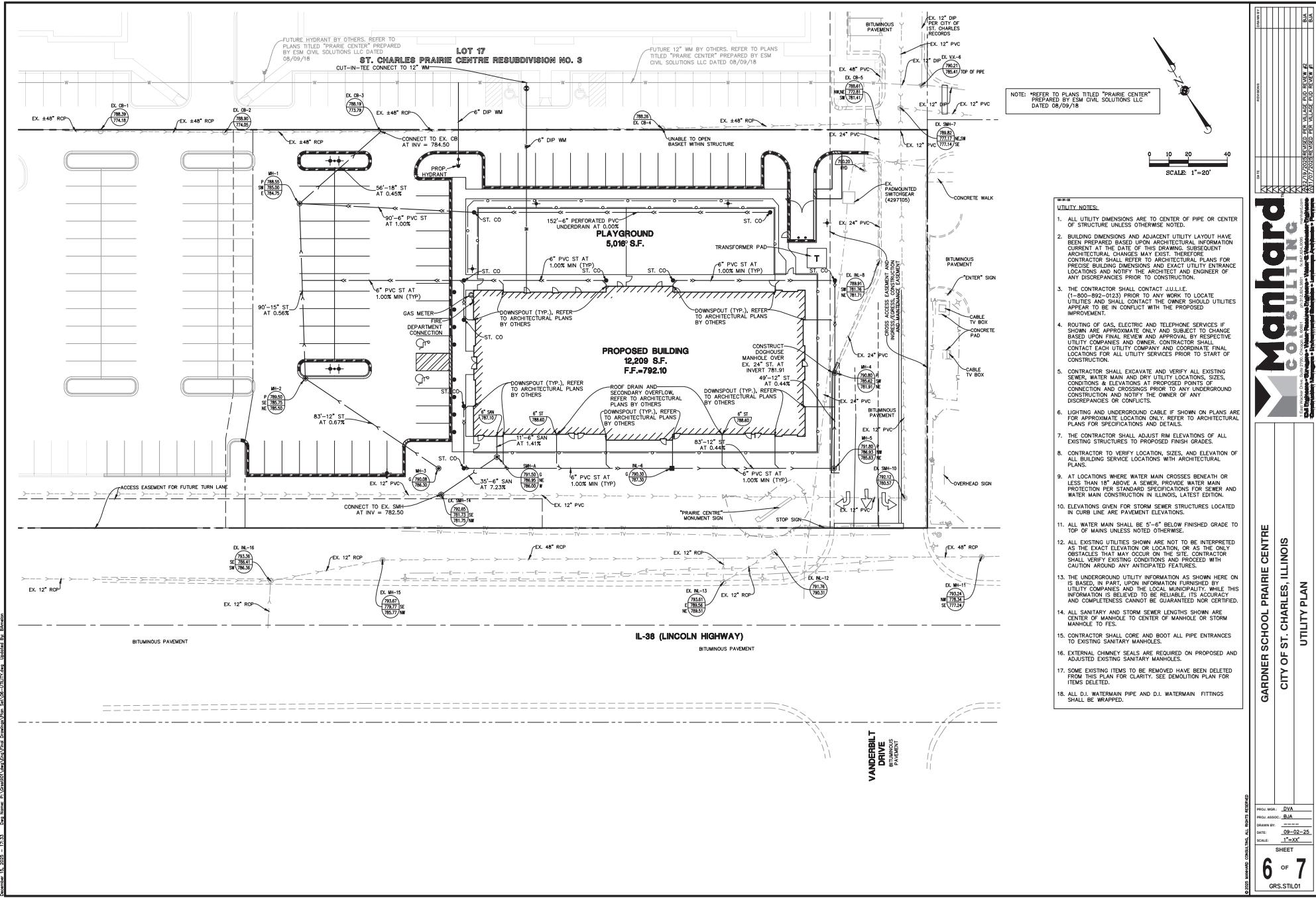


DAYCARE FACILITY
ST. CHARLES, ILLINOIS
SUBDIVISION PLAT

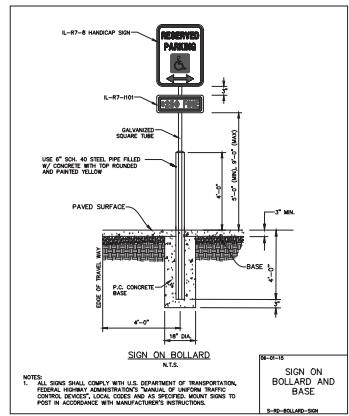
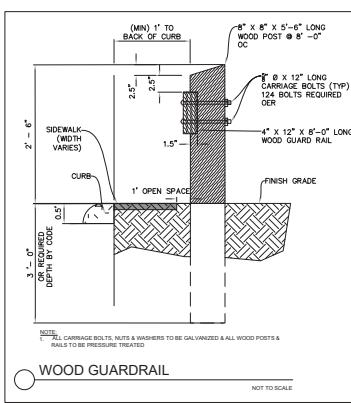
PROFESSIONAL LAND SURVEYOR
CHRISTOPHER J. SALAZAR
035-004017
LAMBERT
STATE OF ILLINOIS
GRSSSTL01
3 OF 3







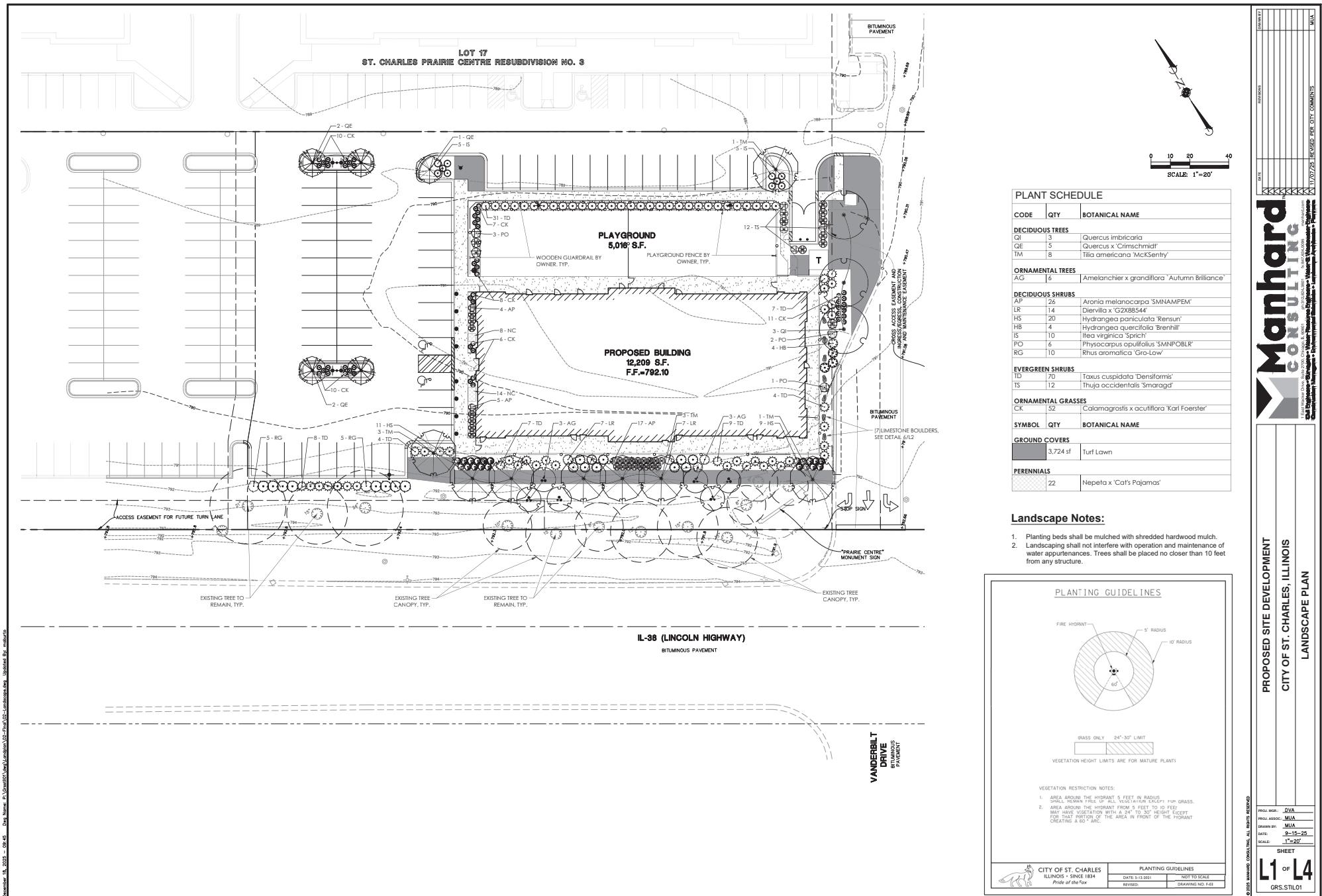
GUARDRAIL DETAILS

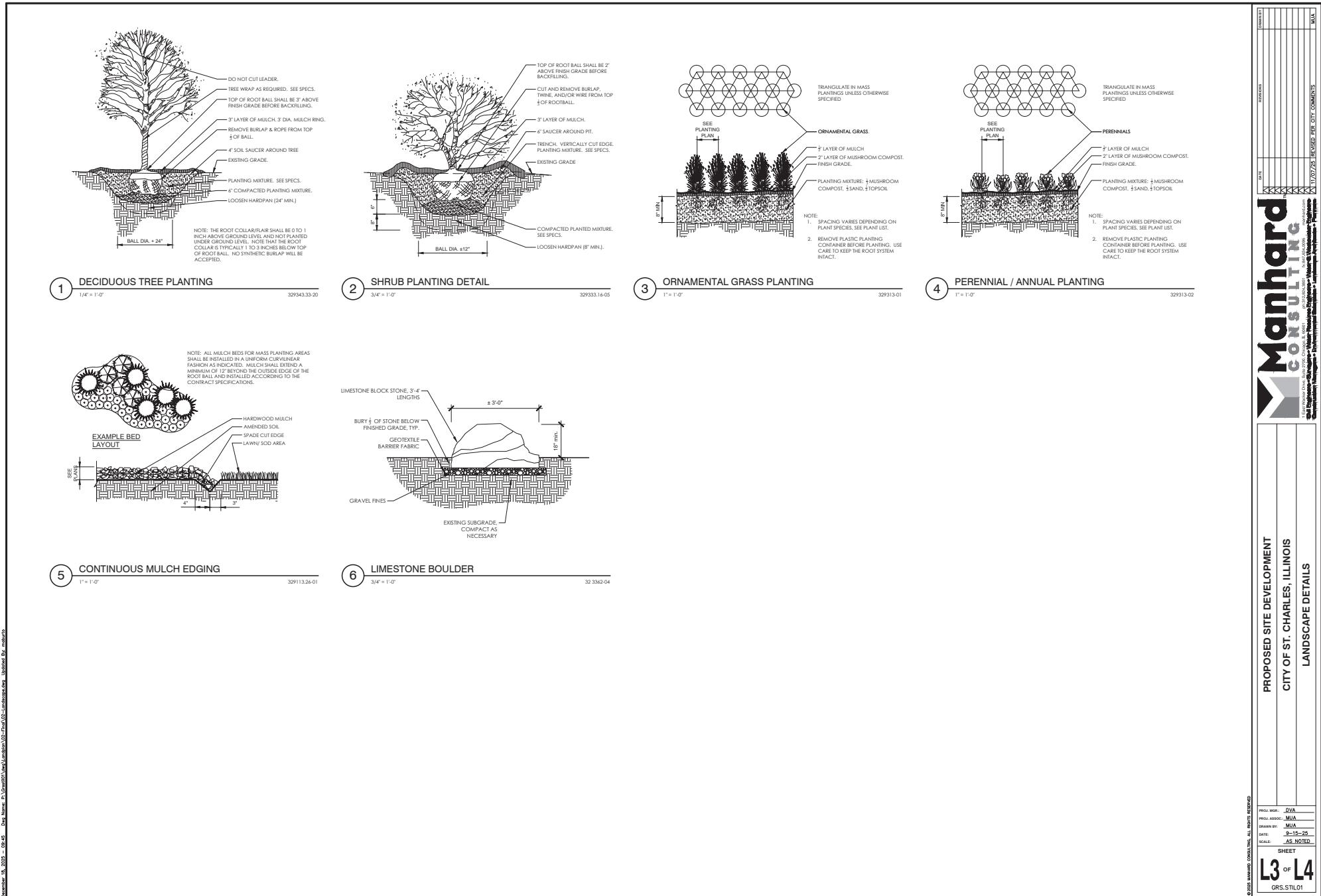


GARDNER SCHOOL PRAIRIE CENTRE
CITY OF ST. CHARLES, ILLINOIS
CONSTRUCTION DETAILS

PROJ. NO.: DIVA
PROJ. ASSOC.: BSA
DRAWN BY: _____
DATE: 02-25-25
SCALE: 1"-0" XX'
SHEET 7 OF 7
GRS.STL01

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE CITY DETAILS, THE CITY DETAILS SHALL TAKE PRECEDENCE.





LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	DESCRIPTION	MOUNTING HEIGHT	LLF
	25	XWS1	POW-W-19-12W-AB-WF-EMR850-WET	9	0.900
	3	PT4	A65LED-4L40T4-MDL06	16.5	1.000
	3	2A	A65LED-4L40T5-MDL06	20	1.000
	2	PT3	A65LED-4L40T3-MDL06	16.5	1.000

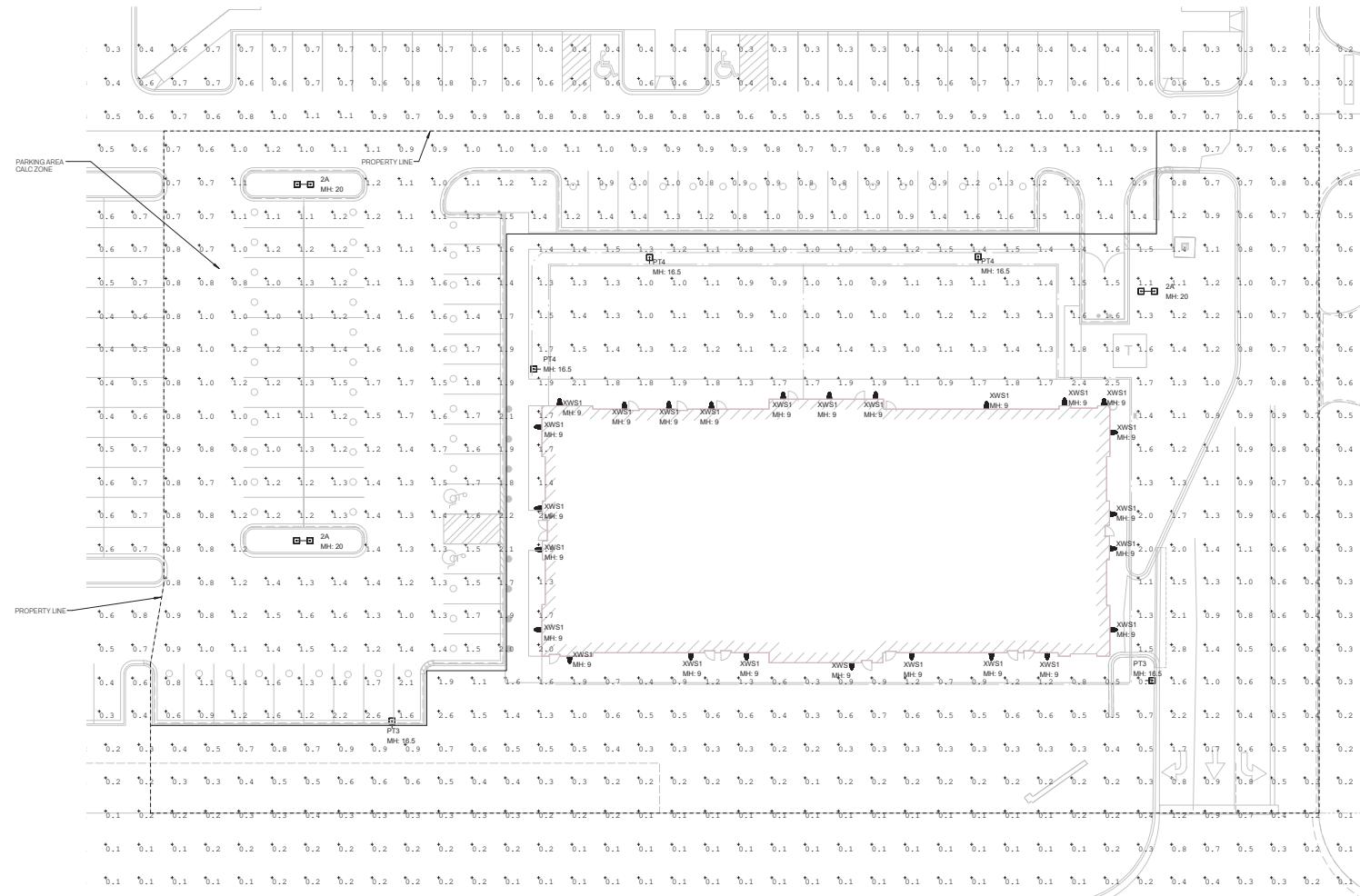
ELECTRICAL SHEET INDEX

E001 ELECTRICAL - SITE PHOTOMETRICS PLAN
E002 ELECTRICAL - LIGHT FIXTURE CUT SHEET

WOLF
ENGINEERING

P.O. BOX 38 | DALTON, GA 30722

CALCULATION SUMMARY		UNITS	AVG	MAX	MIN	MAX/MIN	GRID Z
PARKING AREA		FC	1.14	2.6	0.3	8.67	0
WHOLE SITE AREA		FC	0.47	2.8	0.0	N.A.	0



Manhard
CONSULTING

PROJECT NAME:
PHOTOMETRICS
ANALYSIS -
GARDNER SCHOOL

ST. CHARLES, IL

SEAL



NO	DATE	DESCRIPTION
1	09/20/2005	ISSUED FOR PERMIT
1	11/07/2005	REVISION

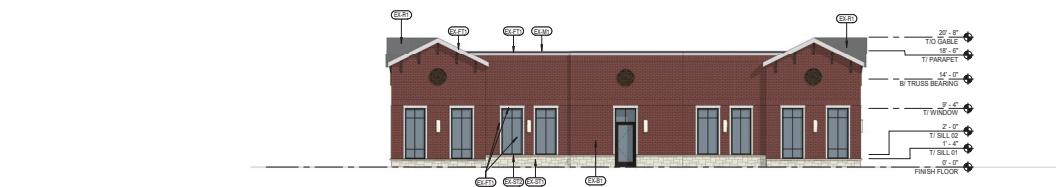
DRAWING TITLE:
ELECTRICAL - SITE
PHOTOMETRICS PLAN

PROJ. NO. 20050186.0
DRAWN BY YA
CHECKED BY EW
SIGHTED NO.

E101

RELEASED FOR CONSTRUCTION





EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH MATERIALS



EX-R1 ASPHALT SHINGLE ROOF
MANUF: HERITAGE
COLOR: BLACK WALNUT



EX-B1 BRICK
MANUF: ENDICOTT
COLOR: BORDEAUX



EX-ST2 CAST STONE SILL
MANUF: MARCSTONE
COLOR: MESSA 6651



EX-FT1 FIBER CEMENT TRIM BOARD
MANUF: JAMES HARDIE
COLOR: COBBLE STONE



EX-ST1 STONE CLADDING
MANUF: PARAGON STONE
COLOR: CLOVERBROOK LIMESTONE

EXTERIOR ITEMS



WX01 WALL SCONCE
MANUF: EVERGREEN LIGHTING
MODEL: POWERLED
TYPE: MOUNTING HEIGHT: 5'-0"



THE GARDNER SCHOOL EMBLEM
SIGN BY OWNER SIGN VENDOR



PVC CORBEL - CUSTOM MADE
PAINT: BENJAMIN MOORE - NC18 MIDDLEBURY BROWN



WINDOWS, & STOREFRONTS, TYP
FRAMES
MANUF: KAWNEER
MODEL: TRIFAB VERSAGLAZE 451T
COLOR: DARK BRONZE
GLASS
1'-CLEAR TEMPERED WITH LOW E-COATING

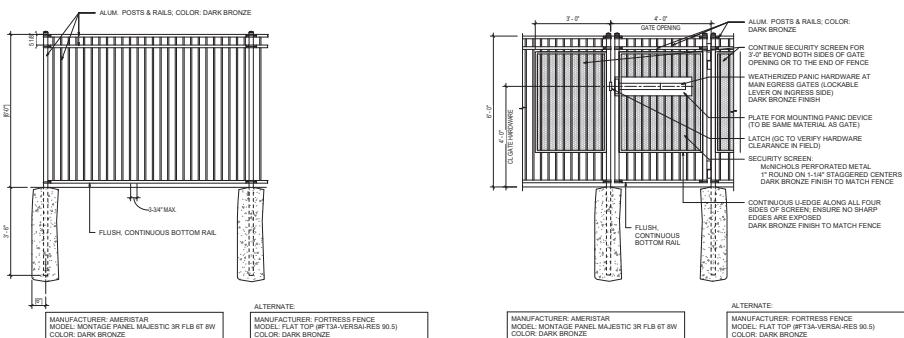
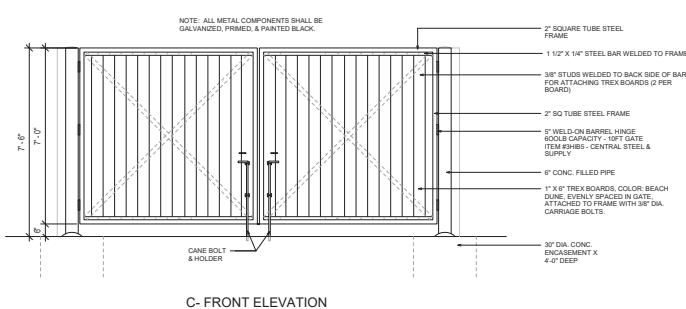
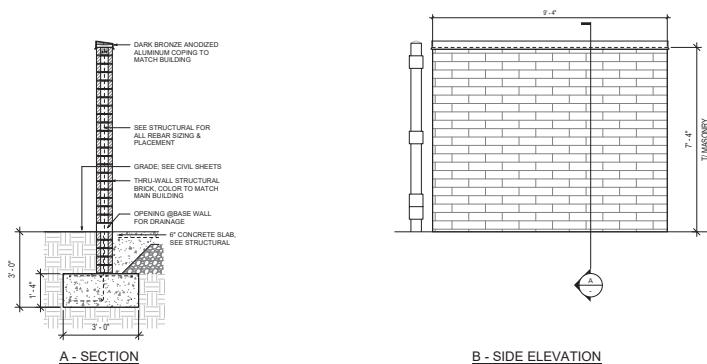
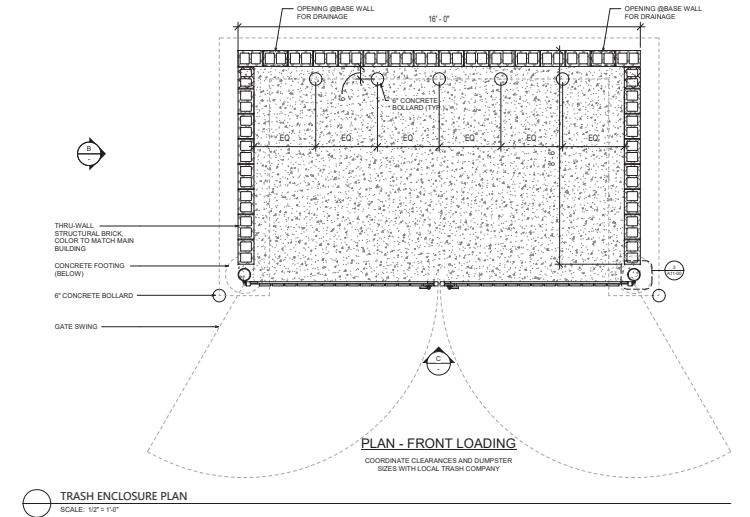


OVERHEAD DOOR
MANUF: MIDWEST GARAGE DOOR
MODEL: FULL VISION
FRAME: 4063-T ALUMINUM
GLASS: 1/2" TINTED
GLASS: 1/2" INSULATED - TEMPERED LOW E-COATING



EX-M1 ROOF FASCIA
PRE-FINISHED SHEETMETAL
MANUF: KOMI
COLOR: DARK BRONZE STEEL





FENCE DETAIL

 FENCE GATE DETAIL

 TRASH ENCLOSURE DETAILS
SCALE: 1/2" = 1'-0"