



Staff Report
Plan Commission Meeting – August 18, 2026

Applicant:	FHS Jewel Parcel LLC; FHS Piazza LLC
Property Owner:	FHS Jewel Parcel LLC; FHS Piazza LLC
Location:	100 – 652 N Kirk Road
Purpose:	Adjust lot lines
Applications:	Minor Subdivision – Final Plat
Public Hearing:	N/A
Zoning:	BR Regional Business / PUD
Current Land Use:	Commercial
Comprehensive Plan:	Corridor/Regional Commercial

Fox Haven Square Resubdivision



Subject Property

Summary of Proposal:	Requested is approval of a Plat of Resubdivision for the portion of the Stuart's Crossing PUD that includes Fox Haven Square, Jewel, and the adjacent multi-tenant building (Small Shops). The proposed Plat modifies the interior lot lines of the three existing lots to better align with the three components of the subject property – Fox Haven Square, Jewel, and Small Shops. No additional lots are proposed. Existing easements will remain in place.
Info / Procedure on Application:	Minor Subdivision – Final Plat: • Final Plat approval for subdivisions with 4 or fewer lots with no required stormwater detention or utility extensions. Engineering plans are not required. • 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 (including Zoning & Subdivision Codes). • A public hearing is not required for this type of application. • No findings of fact are applicable to this application.
Suggested Action:	Review the Minor Subdivision – Final Plat. Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes Lots 3, 4, and 5 in the Stuart's Crossing Retail Subdivision, recorded in 1998. The lots are located along N Kirk Road between E Main Street and Foxfield Drive.

The subject property is also part of the Stuart's Crossing PUD, approved under Ord. 1997-M-115. In 2024, a PUD Amendment was approved under Ord. 2024-Z-14 which established development standards and approved plans for Fox Haven Square, a commercial development by Greco Investment Management, LLC, which is currently under construction on the 7-acres south of Jewel.

The existing lots which constitute the subject property contain the following improvements:

- Lot 3 – Private drive connecting Kirk Road to Charlestowne Mall property, northern portion of Fox Have Square parking lot, and multi-tenant retail building south of Jewel ("Small Shops" building)
- Lot 4 – Private drive off E Main Street, all of Fox Haven Square except northern portion of parking lot
- Lot 5 – Jewel and parking for Jewel and Small Shops

II. PROPOSAL

FHS Jewel Parcel LLC & FHS Piazza LLC, property owners represented by AJ Jaffe of G Ninety Family Partners, is requesting resubdivision of the subject property. No new lots will be created. The purpose of the resubdivision is only to modify interior lot lines to better of align with the three components of the subject property – Jewel, Small Shops, and Fox Haven Square.

- Lot 1 – 7.960 acre – Jewel building and parking
- Lot 2 – 2.403 acres – Small Shops building and parking
- Lot 3 – 9.199 acres – Fox Haven Square, private drive connecting Kirk Road to Charlestowne Mall property, and private drive off E Main Street

III. ANALYSIS

A. Bulk Standards

The three proposed lots meet the 1-acre minimum lot area requirement of the BR- Regional Business District.

The proposed lot layout will not create any nonconformities. The existing improvements on the subject property will continue to meet all relevant bulk standards of the BR District and the Stuart's Crossing PUD.

B. Easements

Easements granted on the 1998 Stuart's Crossing Retail Subdivision Plat will remain in place and are referenced on the proposed Plat. This includes a blanket utility easement over the subject property and an access easement over the southern private drive.

Shared parking and cross-access easements between Jewel, Small Shops, and the property that is now Fox Haven Square were established on a Construction, Operation and Reciprocal Easement Agreement recorded in 1998. This document will remain in place.

IV. SUGGESTED ACTION

Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval.

V. ATTACHMENTS

- Applications for Minor Subdivision – Final Plat; received 6/19/26
- Final Plat of Subdivision – Fox Haven Square Resubdivision
- For Reference: Stuart's Crossing Retail Plat of Subdivision; Aerial Exhibit

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: Fox Haven Square Resubdivision
Project Number: 2026 -PR- 010
Cityview Project Number: PLMS202600027

Received Date

RECEIVED

JUN 19 2026

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:
 - 1) Compliance with subdivision design standards in the City Code;
 - 2) No more than 4 lots;
 - 3) No public utility extensions or new streets are required to serve the subdivision;
 - 4) No stormwater detention is required to serve the subdivision;
 - 5) 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:	100-652 N Kirk Rd
	Parcel Number (s):	09-25-178-001;002;003
	Proposed Subdivision Name:	Fox Haven Square
2. Applicant Information:	Name:	FHS Jewel Parcel LLC ; FHS Piazza LLC
	Address:	200 N Kirk Rd Suite D St. Charles, IL 601743
3. Record Owner Information:	Name:	FHS Jewel Parcel LLC; FHS Piazza LLC
	Address:	200 N Kirk Rd Suite D St. Charles, IL 60174

Phone: 6305800372
Email: aj@g-ninety.com

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 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.

☐ **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.

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

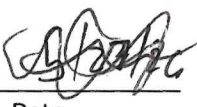
- ☒ **FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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

6/19/26
Date

aj Jaffe
Applicant or Authorized Agent

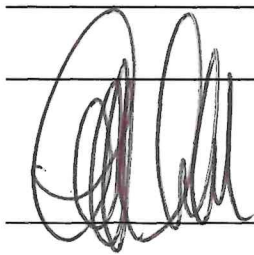
6/19/26 
Date

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

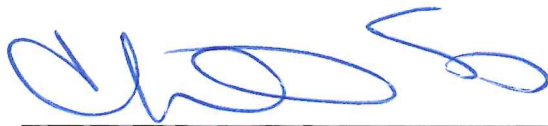
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Edardo Greco, being first duly sworn on oath depose and say that I am
Manager of FHS Jewel Parcel and FHS Piazza LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
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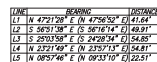
By: , Manager

Subscribed and Sworn before me this 19th day of
June, 2026.


Notary Public



BEING A RESUBDIVISION OF LOTS 3, 4, AND 5 OF STUART'S CROSSING RETAIL, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98K083752 IN KANE COUNTY, ILLINOIS



★ UTILITY POLE	★ SANITARY	P.A.C. POINT OF COMMENCEMENT
★ LIGHT POLE	★ SWITCHING MANHOLE	P.A.C. POINT OF BEGINNING
★ TRANSFORMER	★ STORM STRUCTURE (CLOSED)	° DEGREES
★ UTILITY PERSIMON	★ STORM STRUCTURE (OPEN)	° FEET/METERS
★ TRAFFIC SIGNAL	★ CURB INLET	° SECS/DEGREES
★ UTILITY VALVE	★ CLEAN OUT	° S.F.
★ UTILITY WALL	★ CLEAN OUT	° (ACCORD RECORD, PLANS, ETC.)
★ GAS VALVE	★ FLARED END SECTION	W' OF FOOTING
★ WATER VALVE	—W' WATER LINE	IF FINISHED FLOOR
▲ ELECTRIC METER	—T— TELEPHONE CABLE LINE	
▲ ELECTRIC METER	—E— ELECTRIC LINE	
▲ FIVE INCH VENT	—E— TELEPHONE LINE	
▲ AUTO SPRINKLER	—CH— CHIMNEY WIND	D.E. DRAINAGE ELEVATION
▲ MONITORING WELL	—STM— STORM SEWER	L & WIDTH
▲ DOWNLIGHT	—SWM— SWIMMING POOL	R RADIUS LENGTH
▲ BOLLARD	—SWM— SHOWER LINE FENCE	C CHORD LENGTH
▲ BOLLARD	—SWM— SHOWER LINE FENCE	CB CHORD BEARING
▲ DOWN	—SWM— SHOWER LINE FENCE	COMP COMPASSED MEASURE, P.P.C.
▲ FLAG POLE	—SWM— SHOWER LINE FENCE	CONCRETE SURFACE, P.P.C.

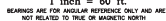


EXHIBIT OF IMPROVEMENTS FOR COMPLIANCE FOX HAVEN SQUARE RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3, 4, AND 5 OF STUART'S CROSSING RETAIL, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98K083752, IN KANE COUNTY, ILLINOIS.



LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
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LEGEND & ABBREVIATIONS:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	UTILITY POLE	2	WIRELESS
3	UTILITY POLE	3	WIRELESS
4	UTILITY POLE	4	WIRELESS
5	UTILITY POLE	5	WIRELESS
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7	UTILITY POLE	7	WIRELESS
8	UTILITY POLE	8	WIRELESS
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81	UTILITY POLE	81	WIRELESS
82	UTILITY POLE	82	WIRELESS
83	UTILITY POLE	83	WIRELESS
84	UTILITY POLE	84	WIRELESS
85	UTILITY POLE	85	WIRELESS
86	UTILITY POLE	86	WIRELESS
87	UTILITY POLE	87	WIRELESS
88	UTILITY POLE	88	WIRELESS
89	UTILITY POLE	89	WIRELESS
90	UTILITY POLE	90	WIRELESS
91	UTILITY POLE	91	WIRELESS
92	UTILITY POLE	92	WIRELESS
93	UTILITY POLE	93	WIRELESS
94	UTILITY POLE	94	WIRELESS
95	UTILITY POLE	95	WIRELESS
96	UTILITY POLE	96	WIRELESS
97	UTILITY POLE	97	WIRELESS
98	UTILITY POLE	98	WIRELESS
99	UTILITY POLE	99	WIRELESS
100	UTILITY POLE	100	WIRELESS

25-1405-500

1 OF 1

EXHIBIT OF IMPROVEMENTS
FOX HAVEN SQUARE RESUBDIVISION
ST. CHARLES, KANE COUNTY, ILLINOIS



JLH LAND SURVEYING INC.
ARIZONA | ILLINOIS | INDIANA | WISCONSIN
815.729.4000 | WWW.JLHSURVEY.COM
910 GENEVA STREET | SHOREWOOD, IL 60404

Final Plat of Planned Unit Development

Stuart's Crossing Retail

Being a Subdivision of part of the Northwest Quarter of Section 25,
Township 40 North, Range 12 East of the Third Principal Meridian, in
Kane County, Illinois.

