

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



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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Harley-Davidson Race Track</u>
Project Number:	<u>2022-PR-008</u>
Cityview Project Number:	<u>PLS4202200043</u>

Received Date
RECEIVED
APR 14 2022
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance 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 a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 131 S. Randall Road, St. Charles, IL 60174	
	Parcel Number (s): 09-32-230-006	09-32-230-006
	Proposed Name: Zylstra Center Lot 9 Zylstra Center Lot 9	
2. Applicant Information:	Name: Fox River Harley-Davidson	Phone: 630-816-5978
	Address: 131 S. Randall Road St. Charles, IL 60174	Email: b.rapier@windycityhd.com
3. Record Owner Information:	Name: WCFX Real Estate Holdings, LLC	Phone: 773-213-8988
	Address: 5490 Park Place, Rosemont, IL 60018	Email: j.diller@windycityhd.com

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:** Zystra Center PUD
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2005-Z-11
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):**
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BR Regional Business District

What is the property currently used for? Vacant lot behind Motorcycle Dealership & Training Course

If the proposed Special Use is approved, what improvements or construction are planned?

Unpaved training course on Lot 9 of Zylstra Center, including landscaping around perimeter of property as set forth on the included Plans.

6. For Special Use Amendments only:

Why is the proposed change necessary?

Use is limited to a "paved" training area for a Motorcycle Dealership, per PUD Exhibit III, A. Permitted Uses, 71. "Motorcycle Dealership including repair facilities completely enclosed within a building and a paved outdoor training area for motorcycle riders, which may also be used as overflow parking."

What are the proposed amendments? (Attach proposed language if necessary)

Revise Exhibit III, A. Permitted Uses, 71 to include "unpaved" training area on Lot 9 of Zylstra Center.

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. 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.

APPLICATION FEE: Special Use for PUD: \$1,000
All other Special Use requests: \$750

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

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

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

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

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

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

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the 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.

FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

- 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/>
- TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- 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.

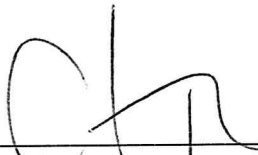
Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

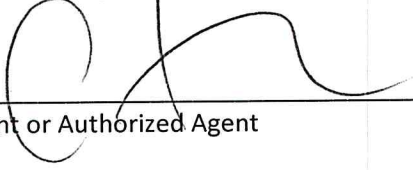
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



4/12/22

Record Owner

Date



4/12/22

Applicant or Authorized Agent

Date

EXHIBIT A

Legal Description:

LOT 9 OF THE ZYLSTRA CENTER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29 AND PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS PURSUANT TO THE PLAT RECORDED APRIL 4, 2006 AS DOCUMENT NO. 2006K035709.

PIN: 09-32-230-006

2020K027509

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 5/28/2020 4:07 PM
REC FEE: 53.00 RHSPS: 9.00
PAGES: 3

THIS DOCUMENT PREPARED BY:

Ryd Law Group, P.C.
1900 Spring Road, Suite 216
Oak Brook, IL 60523
Attn: Stephen E. Ryd, Esq.

CL#I2009174
SERIES 2066

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Grantor, **Lone Star-Cardinal Motorcycle Ventures VI, LLC**, an Illinois limited liability company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANTS to **WCFX Real Estate Holdings, LLC**, an Illinois limited liability company, of 5490 Park Place, Rosemont, Illinois 60018, as Grantee, all interest in the following described Real Property situated in the County of Kane in the State of Illinois, to wit:

Legal Description: See Exhibit A attached hereto and made a part hereof.

Permanent Index Number: 09-32-230-006

Common Address: 131 S. Randall Road, Lot 9
St. Charles, Illinois 60174

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

TO HAVE AND TO HOLD said premises forever, SUBJECT TO: (a) public and utility easements of record as of the date hereof; (b) building lines and building restrictions of record; (c) zoning and building laws and ordinances; (d) general real estate taxes not due and payable on the Real Property as of the date hereof and taxes for 2019; (e) covenants and restrictions of record; and (f) acts done or suffered by or through Grantee. And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed this 14 day of May, 2020.

Lone Star-Cardinal Motorcycle Ventures VI, LLC,
an Illinois limited liability company

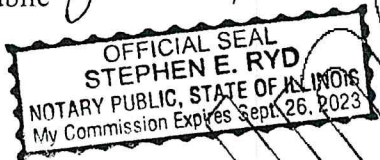
By: [Signature]
Anthony G. Giglio, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

The undersigned, a notary public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Anthony G. Giglio, the Manager of Lone Star-Cardinal Motorcycle Ventures VI, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14 day of May, 2020.

[Signature] Commission expires: 9/20/23
Notary Public



EXEMPT UNDER PROVISIONS OF
PARAGRAPH J SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: 5/14, 2020

[Signature]
Signature of Buyer, Seller, or Representative

MAIL TO:

Ryd Law Group, P.C.
1900 Spring Road, Suite 216
Oak Brook, IL 60523
Attn: Stephen E. Ryd, Esq.

SEND SUBSEQUENT TAX BILLS TO:

WCFX Real Estate Holdings, LLC
5490 Park Place
Rosemont, Illinois 60018

EXHIBIT A

THE REAL PROPERTY REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

Legal Description:

PARCEL 1:

LOT 9 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT NO. 2006K035709, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 RESERVED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 2006K035709 FOR PEDESTRIAN, MOTORIZED VEHICULAR AND NON-MOTORIZED VEHICULAR INGRESS AND EGRESS TO AND FROM ALL THOSE PARTS OF THE LOTS WITHIN THE SUBDIVISION DESIGNATED AS "ACCESS EASEMENT".

PARCEL 3:

NON-EXCLUSIVE EASEMENT OF THE BENEFIT OF PARCEL 1 AS CREATED BY PERMANENT EASEMENT AGREEMENT BY AND BETWEEN KANE COUNTY FAIR, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND ZYLSTRA, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED APRIL 20, 2005 AS DOCUMENT 2005K043851 AND AMENDED BY REVISED PERMANENT EASEMENT AGREEMENT RECORDED AUGUST 30, 2005 AS DOCUMENT 2005K101905 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN UNITED STATES POST OFFICE, ST. CHARLES, ILLINOIS, RECORDED AS DOCUMENT NUMBER 2001K068483; THENCE NORTH 85 DEGREES 31 MINUTES 36 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID UNITED STATES POST OFFICE, ST. CHARLES, ILLINOIS, A DISTANCE OF 34.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 26 MINUTES 49 SECONDS EAST, 116.41 FEET; THENCE SOUTH 73 DEGREES 48 MINUTES 06 SECONDS WEST, 62.26 FEET; THENCE NORTH 21 DEGREES 26 MINUTES 49 SECONDS WEST, 140.84 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID UNITED STATES POST OFFICE, ST. CHARLES, ILLINOIS; THENCE SOUTH 85 DEGREES 31 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE, 68.93 FEET TO THE POINT OF BEGINNING; IN KANE COUNTY, ILLINOIS.

Common Address: 131 S. Randall Road, Lot 9, St. Charles, Illinois 60174

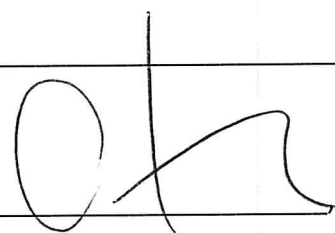
PIN(s): 09-32-230-006

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

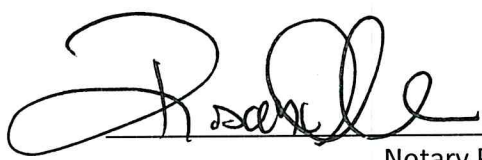
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Anthony G. Giglio, being first duly sworn on oath depose and say that I am
Manager of WCFX Real Estate Holdings, 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.:

- | | |
|---------------------------------------|-------|
| _____ | _____ |
| Windy City Motorcycle Properties, LLC | _____ |
| _____ | _____ |
| Delta Real Estate Holdings, LLC | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By:  Manager

Subscribed and Sworn before me this 12th day of
April, 2022.


Notary Public



CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

PUD Name: Zylstra Center PUD

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The Special Use advances numerous of the above-referenced criteria. Allowing the Property to be used for an unpaved motorcycle training area is consistent with the purposes of the existing PUD, which permits motorcycle training in the area but only on a "paved" surface. Thus, the intended Special Use seeks to clarify the PUD by permitting an additional training area in which community members may be trained in a different and increasingly popular form of motorcycle riding. This furthers the original purpose of the PUD consistent with the current and Permitted Use of the adjacent property.

In addition, the Property is currently vacant with no improvements. As part of the Special Use, landscaping improvements will be added, including attractive landscaping around the outside perimeter of the Property, that will act as a natural barrier and provide a defined area where the training classes will take place. This buffer zone will include decorative native perennial grasses and other native landscape plantings. These plantings will provide an attractive natural screening. The portion of the Property within the training area will be planted with lawn grass, also improving the drainage and overall look of the Property from its current use.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The Special Use will provide community amenities, including a recreational area where members of the community may learn to safely operate off-road adventure bike and other related types of motorcycles. It will further promote improvements to the space through the planting of decorative native perennial grasses and other native landscape plantings. These plantings will provide an attractive natural screening from adjacent roadways, beautifying the surrounding area and also defining the space that will be utilized for the motorcycle training area.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Public convenience is enhanced by permitting the Special Use, in that community members will be provided a safe area in which to be taught a new and increasingly popular form of enjoying motorcycles. It will encourage community members to learn a new skill while also enjoying the outdoors.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

All infrastructure is already in place under the existing PUD. The Special Use request is simply to clarify the existing PUD so that training classes may be offered in Zylstra Lot 9, which is unpaved, while courses may still be offered on the paved portion of the adjacent Zylstra Lot 8 (which is already a Permitted Use under the existing PUD).

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The adjacent parcel of property to the east is already under the same ownership and is currently used for the operation of a successful Harley-Davidson dealership, Fox River Harley-Davidson. Many members of the community already take motorcycle training courses at Fox River Harley-Davidson without any adverse issues to the property owners in the immediate vicinity. Slightly altering the PUD to allow for training courses to also take place on the unpaved Zylstra Lot 9 will not result in a material impact to the adjacent property owners or otherwise diminish the property values. If anything, it will attract additional people to the area to learn a different form of enjoying motorcycles and the outdoors.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of the Special Use will not impede the normal and orderly development of the surrounding property. The property to the east is already being used for motorcycle training. The property to the west is vacant land that is owned by the Kane County Fair. There is a substantial buffer zone to the north used by retention ponds that are a part of the PUD.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Special Use is consistent with the current use of the adjacent parcel, only the proposed Special Use will take place on unimproved/unpaved Zylstra Lot 9; motorcycle training is already a Permitted Use on the adjacent paved Zylstra Lot 8, which will continue. This minor change to the existing PUD will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

See response to subpart E above, providing that the Special Use is substantially the same as the current use, only it will take place on the unimproved/unpaved Zylstra Lot 9. Motorcycle training on the adjacent paved Zylstra Lot 8 will continue per the current Permitted Use.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The use of adventure bikes and other off-road motorcycles is increasing in popularity. Allowing the Special Use will permit a successful local business, Fox River Harley-Davidson, to train members of the community to safely operate this form of motorcycle and enjoy an entirely new form of outdoor activity. It will also allow Fox River Harley-Davidson to educate community members on the benefits of motorsports and should increase the local tax base and economic well-being of the City through increased sales and interest in Fox River Harley-Davidson.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

Yes, the Special Use is largely consistent with the current Permitted Uses under the PUD, it simply allows for training courses to be offered on the unpaved and unimproved Zylstra Lot 9.

Site Plan Fox River Harley-Davidson proposed amendment:

--Owner of Site: WCFX Real Estate Holdings, LLC

--Existing zoning classification: BR Regional Business District

--Existing Use: Vacant land

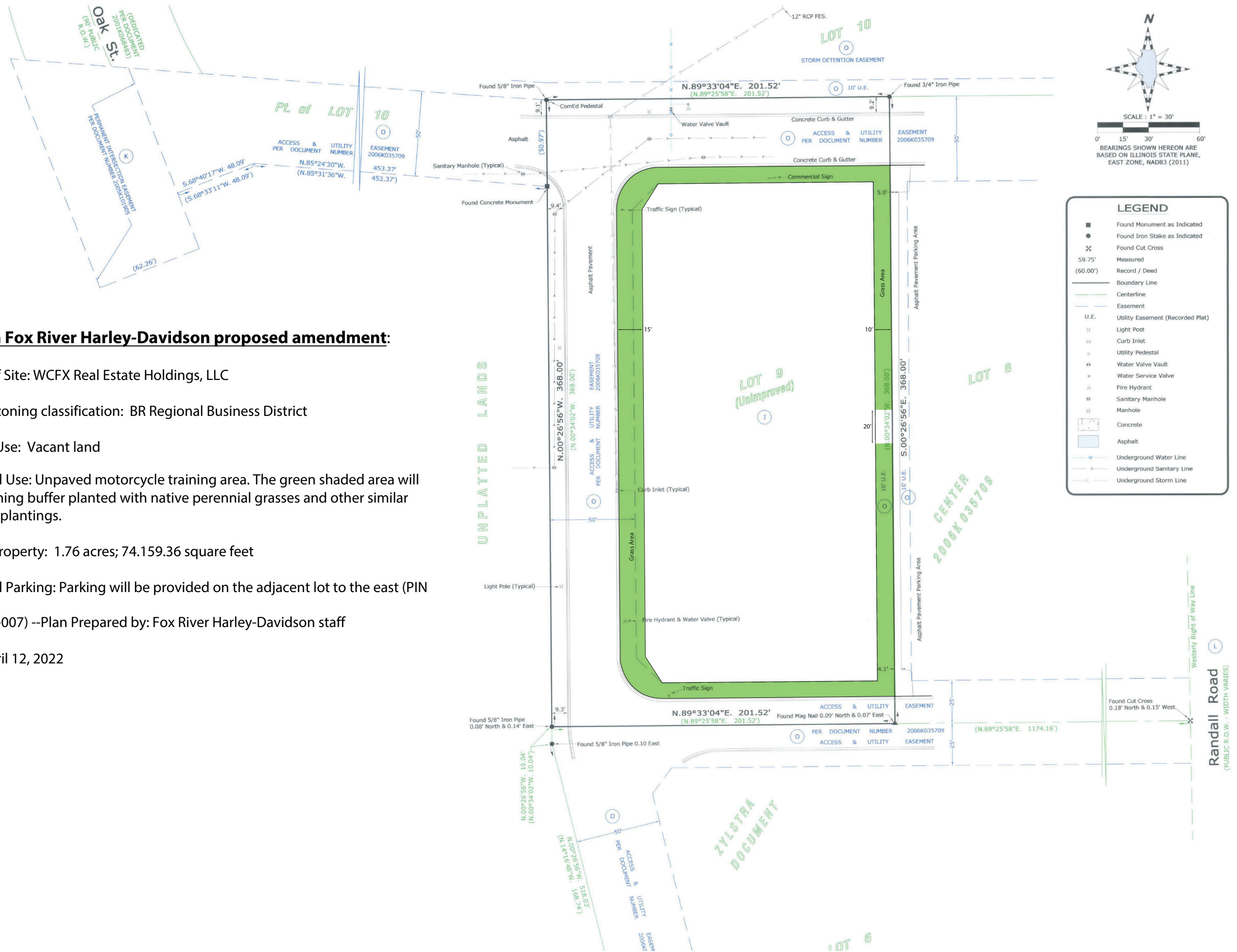
--Proposed Use: Unpaved motorcycle training area. The green shaded area will be a screening buffer planted with native perennial grasses and other similar landscape plantings.

--Area of Property: 1.76 acres; 74,159.36 square feet

--Proposed Parking: Parking will be provided on the adjacent lot to the east (PIN

09-32-230-007) --Plan Prepared by: Fox River Harley-Davidson staff

--Date: April 12, 2022



UNPLATTED LANDS

ZYLSTRA DOCUMENT

CENTER 2006K035709

Randall Road (PUBLIC R.O.W. - WIDTH VARIES)