

Please check the type of application:

- PUD Concept Plan:** Proposed Name: Pheasant Run Industrial Park
- Subdivision Concept Plan** Proposed Name: Pheasant Run Industrial Park
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: BR - Regional Business

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

Current use of the property: Vacant Land / Former Golf Course

Proposed zoning of the property: M2 PUD? Maybe

Proposed use of the property: Industrial

Comprehensive Plan Designation: Parks / Open Space

Attachment Checklist

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 site:

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 and DISCLOSURE:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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.

✓ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

✓ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

✓ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably 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. 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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- 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 service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property 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 service the development

SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

PARK AND SCHOOL LAND/CASH WORKSHEETS

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.


LIST OF PROPERTY OWNERS WITHIN 250 FT.

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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.



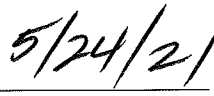
Record Owner



Date



Applicant or Authorized Agent



Date

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Pheasant Run Industrial Park

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed M2 / PUD
	District: BR district	Ordinance #:	
Minimum Lot Area	1 acre		None
Minimum Lot Width	None		None
Maximum Building Coverage	30%		60%
Maximum Gross Floor Area per Building	None		None
Maximum Building Height	40 ft.		60 ft.
Front Yard	20 ft. building / 20 ft. new parking / 10 ft. for repaving non-conforming		40 ft. building / 40 ft. parking
Interior Side Yard	15 ft. building / 0 ft. parking		20 ft. building / 0 ft. parking
Exterior Side Yard	20 ft. building / 20 ft. parking		40 ft. building / 40 ft. parking
Minimum Rear Yard	30 ft building / 0 ft. parking		20 ft. building / 0 ft. Parking
Landscape Buffer Yard ²	None		None
% Overall Landscaped Area	20%		20% May Need Relief
Building Foundation Landscaping	Varies		M2 specifications in general require 5 ft beds. May Need Relief.
Public Street Frontage Landscaping	75% with reductions to 40% if certain requirements are met.		75% with reductions to 40% if certain requirements are met. May Need Relief.
Parking Lot Landscaping	50% Screening along public Streets and 1 island per 10 spaces.		50% Screening along public Streets and 1 island per 10 spaces. May Need Relief.
# of Parking Spaces	Warehouse 1 / 1,000 SF Office 3 / 1,000 SF		1 / 1,000 SF May Need Relief
Drive-through Stacking Spaces (if applicable)			

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

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 15 MINUTES 43 SECONDS WEST (BEARINGS FOR DESCRIPTIVE PURPOSES ONLY) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1040.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 43 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1005.01 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 1175.37 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 234.97 FEET; THENCE SOUTH 46 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 304.10 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 43 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 424.26 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 969.01 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 19 SECONDS WEST A DISTANCE OF 700.00 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH AVENUE (ILLINOIS ROUTE 64); THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 165.70 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 386.69 FEET ON THE SAID SOUTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7539.47 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 54 MINUTES 47 SECONDS EAST, A CHORD DISTANCE OF 386.65 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND AS SHOWN ON THE WAYNE TOWNSHIP SUPERVISOR'S PLAT NO. 2; THENCE SOUTH 00 DEGREES 23 MINUTES 22 SECONDS WEST ON THE WEST LINE OF SAID WAYNE TOWNSHIP SUPERVISOR'S PLAT NO. 2 A DISTANCE OF 1982.51 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS SHOWN ON THE DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1 RECORDED AS DOCUMENT 856854 IN THE RECORDER OF DEEDS OFFICE, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 84 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 3,444.66 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30, ALSO BEING THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF PHEASANT RUN RESORT SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTH HALF OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020 AS DOCUMENT NO. R2020-131136 (SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 64/NORTH AVENUE); THENCE NORTH 88 DEGREES 30 MINUTES 21 SECONDS EAST ALONG SAID RIGHT OF WAY, 165.04 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7539.49 FEET, AN ARC DISTANCE OF 365.55 FEET, (THE CHORD OF THE LAST DESCRIBED CURVE BEARING NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST, 386.51 FEET), TO A WEST LINE OF THE WAYNE

TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER TWO, RECORDED MARCH 31, 1945 AS DOCUMENT NO. 475538; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST ALONG THE WEST LINE THEREOF, 690.38 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 47 SECONDS WEST, 526.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 AFORESAID, THENCE NORTH 01 DEGREES 30 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, 699.68, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1040.41 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS SHOWN ON THE DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1 RECORDED AS DOCUMENT 856854, SAID LINE ALSO BEING THE SOUTH LINE OF PROPERTY DESCRIBED IN AMENDED ORDER VESTING TITLE AND SATISFACTION OF JUDGEMENT RECORDED OCTOBER 3, 2017 AS DOCUMENT R2017-103028, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, 111.71 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 05 SECONDS EAST, 161.23 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT R2017-103028, ALSO BEING THE NORTH LINE OF TRACT SHOWN ON SAID DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1; THENCE NORTH 84 DEGREES 13 MINUTES 22 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 105.14 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR BENEFIT OF LAND DESCRIBED IN SCHEDULE A FOR INGRESS AND EGRESS AND VEHICULAR ACCESS CREATED BY NON-EXCLUSIVE ACCESS, INGRESS EGRESS AND UTILITY EASEMENT BY ST. CHARLES RESORT, LLC AND DUPAGE AIRPORT AUTHORITY RECORDED OCTOBER 13, 2020 DOCUMENT R2020-117035.

PARCEL 3:

EASEMENTS FOR BENEFIT OF LAND DESCRIBED IN SCHEDULE A FOR RECIPROCAL DRAINAGE AND POND, PRIVATE SANITARY SEWER AND STORM SEWER CREATED AMENDED AND RESTATED RECIPROCAL DRAINAGE AND SEWER EASEMENT AND EASEMENT RELEASE AGREEMENT BY ST. CHARLES RESORT, LLC AND DUPAGE AIRPORT AUTHORITY RECORDED OCTOBER 13, 2020 DOCUMENT R2020-117036.

NARRATIVE DESCRIPTION OF PROPOSED PUD FOR PHEASANT RUN INDUSTRIAL PARK

GSI Family Investments of Arizona, LLC, an Illinois limited liability company owned by Ron DeRosa and Eduardo Greco ("**GSI**") has recently purchased Lot 1 (84.74 Acres) and Lot 3 (0.13 Acres) of the Pheasant Run Resort Assessment Plat #2 for a total of 84.87 Acres (collectively, the "**Subject Property**"). Lots 1 and 3 were previously known as the "Pheasant Run Golf Course". GSI plans to develop the Subject Site into a Class A, Industrial Park exceeding 1.1MM SF with uniform signage. To the extent possible, existing mature trees / landscape will be incorporated into the overall design.

GSI, also has an option to purchase contiguous acreage totaling an approximate 18.66 +/- acres of land immediately to the east (former Pheasant Run Golf Course Driving Range the "**Driving Range Site**") from the DuPage Airport Authority (the "**DAA**"). The Driving Range Site is located within the city limits of West Chicago. The Driving Range site is known to have unsuitable soils and would be ideal for additional future vehicular and trailer parking if needed.

Please see the attached Pheasant Run Industrial Park Site Plan (the "**Site Plan**") that identifies the proposed layout for the Subject Property.

Statement of Planning Objectives to be Achieved

The Subject Property will be under a single ownership / unified control by Owner.

The proposed planned unit development ("PUD") contemplates the unified development of a multi-building industrial park with shared access and detention as shown in the Site Plan. The proposed development will primarily conform to the City's M-2 Zoning. GSI will work with staff to finalize the variances needed from the M-2 zoning that may be required with regards to parking, setbacks, landscaping or any other items that may arise from the City's review.

The proposed development will be an efficient re-development of a failed golf course that has several limitations due to its proximity to the DuPage Airport Authority. The primary limitations are as follows:

- The DAA requires a maximum height restriction of 50 feet or less;
- Storm Detention needs to be designed to limit and inhibit waterfowl from impeding the existing flight patterns at DAA. The Subject Site has been designed to meet these standards. The bulk of the required storm detention will be located to the south and western portions of the Subject Site as far away from the DAA; and
- The DAA is in favor of an Industrial Use as an acceptable land use for the Subject Property.

In summary, the proposed development achieves the following:

- a) Will serve to re-develop an area of the City that has long remained vacant or underdeveloped, while utilizing and enhancing the existing infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems;
- b) Has the potential to create hundreds of new jobs;
- c) Is an acceptable land use to the neighboring DAA;
- d) Advances one or more of the purposes of a PUD in the City; and
- e) Primarily conforms to the City's existing M-2 Zoning ordinance.

CONCLUSION

Applicant looks forward to working with the City Staff, Plan Commission, and City Council for the recommendation and approval to move forward with the Pheasant Run Industrial Park Concept as proposed.

GSI Family Investments of Arizona, LLC

By: 
Ronald DeRosa, Manager