



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4b

Title:

Plan Commission recommendation to approve a Zoning Map Amendment and Preliminary Plat of Subdivision for Pheasant Run Industrial Park.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 8, 2021

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Background

Greco/DeRosa Investment Group is proposing to redevelop the Pheasant Run golf course as an industrial park. The property comprises 84.6 acres and is located south of the former resort buildings, adjacent to DuPage Airport. A similar Concept Plan was reviewed this past summer. The following applications have been filed:

- Rezoning of the property to the M2 Limited Manufacturing District, to permit industrial/warehouse uses.
- Preliminary Plat of Subdivision to approve a lot layout for 4 parcels planned for 1,172,000 sf of industrial /warehouse buildings, plus stormwater detention areas, as depicted on the site and engineering plans.

Traffic/Access

No public streets are proposed. A network of private access drives will traverse the site and connect to Kautz Road (in two locations at existing intersections), the signalized intersection at Rt. 64 and Pheasant Run Drive, and Rt. 64 at Keil Road via access easements from the DuPage Airport.

A traffic study was conducted by the applicant’s traffic engineer, KLOA, and reviewed by the City’s traffic engineer, HLR. The study was revised based on HLR comments. HLR generally concurs with the traffic study findings that the roadway system has sufficient reserve capacity to accommodate projected traffic to be generated by the development. Additionally, HLR has provided supplemental comments to be addressed:

- Address the impact of planned improvement to Kautz Rd. to the south, which will create a continuous truck route between Rt. 64 and Rt. 38.
- Address the impact of site truck traffic during off-peak traffic hours.
- Assess the adequacy of left-turn lane size/storage capacity from Kautz Road into the site.

Plan Commission review

Plan Commission held a public hearing and reviewed the applications on 10/19/21. The Commission voted unanimously to recommend approval of the rezoning and subdivision applications, with a condition to add trees within the common areas along the private drives and detention ponds. The Commission also provided a number of general comments:

- Reduce parking through a Land Banked Parking request at the time of building permit.
- Adjust/extend landscape berms on Kautz Road, and shift trees to the Kautz Rd. parkway.
- Shift sidewalks to the Kautz Road site frontage and provide crosswalks at Kautz Road intersections.
- Provide outdoor spaces around buildings for employees.

The applicant intends to incorporate the Plan Commission conditions and comments to the extent possible given other site limitations. This will be reviewed by staff with the next plan resubmittal.

Attachments (please list):

Plan Commission resolution, Staff Memo, Applications, Plans, Traffic Study information

Recommendation/Suggested Action (briefly explain):

Staff recommends approval based upon the Plan Commission recommendation, and subject to resolution of staff comments, including submitting responses and revised plans prior to City Council action.

City of St. Charles, Illinois
Plan Commission Resolution No. 19-2021

A Resolution Recommending Approval of a Zoning Map Amendment and Preliminary Plat of Subdivision for Pheasant Run Industrial Park (GSI Family Investments of Arizona, LLC)

Passed by Plan Commission on October 19, 2021

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Zoning Map Amendments and Preliminary Plats of Subdivision; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Applications for a Zoning Map Amendment and Preliminary Plat of Subdivision for Pheasant Run Industrial Park (GSI Family Investments of Arizona, LLC); and,

WHEREAS, in accordance with Section 17.04.320.D, the Plan Commission has considered the following findings for a Zoning Map Amendment:

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

North – Abandoned Resort, Auto Dealership. North of IL-64 – Residential, Commercial, Lodging, Auto Dealerships

South – DuPage Airport Authority

East – DuPage Airport Authority

West – Commercial (Retail and Food) and Industrial

The proposed zoning of M2 is consistent and complementary to the nearby zoning surrounding the Subject Site. Due to the deed restrictions from the DAA, industrial is one of the few allowable uses for the Subject Site.

2. The extent to which property values are diminished by the existing zoning restrictions.

Presently, the Subject site is a vacant, abandoned golf course that is fenced off to the public and is adjacent to the vacant, and abandoned former Pheasant Run Resort that is also fenced off to the public and in a state of disrepair and ready for demolition. The current state of the Subject Site and the former Pheasant Run Resort have a negative impact on value to the neighboring properties. The current BR zoning does not enhance the value of the neighboring properties because under current market conditions it is unlikely that the Subject Site would remain a viable golf course. The value in the Subject Site and value to the neighboring properties lies within what the Subject Site will become. The recently approved McGrath PUD zoning change for former Mega Center is

an example how the proposed zoning needed to be changed to reflect current market conditions for this location.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The Subject Site was a suitable Regional Business District location. However, the existing zoning and former use for the Subject Site had reached its useful life. The Subject Site along with the Resort was no longer viable relative to the competition and would require significant investment to compete with more updated golf courses and resorts in the market. The Subject Site and Resort were taken to the market in an effort to maintain their existing zoning and uses. No suitable buyer was obtained. While the existing BR zoning by itself does not harm the neighboring properties or public, the proposed zoning change is required to make the Subject Site a viable and commercial asset to the public and the community.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The Subject Property is subject to deed restrictions that restrict possible uses for the Subject Site. Retail is an acceptable use under both the BR zoning and deed restrictions; however, market conditions do not allow for a large-scale retail development as evidenced by the nearby and mostly vacant Charlestowne Mall. Due to the increased trend of on-line shopping, warehousing and industrial uses have seen an increase in demand for space. Industrial uses are allowed under the deed restrictions, but not under the current BR zoning. As such, the deed restrictions and market conditions make the Subject Site ideal for M2/Industrial zoning.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The Subject Site closed and has been vacant since February / March 2020. The Subject Site is no longer benefiting the public in its current condition.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The Subject Site had been marketed to remain a Resort / Golf Course. No Buyer was obtained throughout that process. As such, the DAA purchased the Subject Property and put restrictions on the allowable uses for the Subject Site. Industrial is one of the few allowable uses for the Subject Site. Retail is also an acceptable use; however, market conditions do not allow for a large-scale retail development as evidenced by the nearby and mostly vacant Charlestowne Mall. Due to the increased trend of on-line shopping,

warehousing and industrial uses have seen an increase in demand for space. As such, the deed restrictions and market conditions make the Subject Site ideal for M2 zoning.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The Comprehensive Plan projected that the Subject Site would remain a Golf Course or Open Space. However, the zoning for the Subject Site is BR identifying the Subject Site as a location that can accommodate a large-scale development and the potential to significant traffic. The proposed zoning change to M2 is consistent with the Comprehensive Plan in that the Subject Site is a large-scale development site and may generate significant traffic and jobs from within the City of St. Charles and neighboring communities.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

N/A

9. The extent to which the proposed amendment creates nonconformities.

The proposed M2 zoning will comply within the existing code requirements.

10. The trend of development, if any, in the general area of the property in question.

The Pheasant Run Resort, Golf Course, and Mega Center had reached their useful life and a redevelopment of the large-scale site was necessary. The Pheasant Run Mega Center was re-zoned from BR to PUD and is being redeveloped to allow for auto dealerships. A re-zoning and development of the Subject Site to M2 will continue the trend of redevelopment for this site that has become an eye sore to the community and make the Subject Site a viable, commercial site for the community once again. Nearby Charlestowne Mall is another example of a large-scale site that is in the process of redevelopment.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Zoning Map Amendment from BR Regional Business District to M-2 Limited Manufacturing District and a Preliminary Plat of Subdivision for Pheasant Run Industrial Park (GSI Family Investments of Arizona, LLC), subject to resolution of staff comments and subject to the following conditions:

1. That trees shall be added along the private drives running north-south and east-west (southern drive) through the site.
2. That trees shall be added around the detention ponds.

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Roll Call Vote:

Ayes: Wiese, Funke, Melton, Ewoldt, Becker, Vargulich

Nays:

Abstain:

Absent: Macklin-Purdy, Moad, Hibel

Motion carried: 6-0

PASSED, this 19th day of October 2021.

Chairman
St. Charles Plan Commission



Applicant:	GSI Family Investments of Arizona, LLC	<h3>Pheasant Run Industrial Park</h3>  <p style="text-align: center;"><i>Subject Property</i></p>
Property Owner:	GSI Family Investments of Arizona, LLC	
Location:	Former Pheasant Run golf course	
Purpose:	Rezone and subdivide property for an industrial park	
Applications:	Zoning Map Amendment Preliminary Plat of Subdivision	
Public Hearing:	Yes (for Zoning Map Amendment)	
Zoning:	BR Regional Business	
Current Land Use:	Vacant/former golf course	
Comprehensive Plan:	Open Space	
Summary of Proposal:	<p>GSI Family Investments of Arizona, LLC, applicant and owner, has filed applications to rezone and subdivide the 84.6-acre Pheasant Run golf course property to create an industrial park. Details:</p> <ul style="list-style-type: none"> • Rezoning from BR Regional Business to M-2 Limited Manufacturing • Four-lot subdivision • 1,172,718 sf of industrial space within four buildings • 13 acres of detention • Access from Rt. 64 at Pheasant Run Dr. and Keil Rd. and from Kautz Rd. via two driveways. <p>A Concept Plan similar to the proposal was reviewed in June.</p>	
Info / Procedure on Application:	<p>Zoning Map Amendment:</p> <ul style="list-style-type: none"> • Revision to the zoning map to change the zoning district of a specific property. • Public hearing is required, with a mailed notice to surrounding property owners. • All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence. <p>Preliminary Plat of Subdivision:</p> <ul style="list-style-type: none"> • Preliminary Plat is the approval of the layout of the subdivision lots and any associated public improvements, including street and utility improvements. • Approval of a Final Plat with associated final engineering plans will be required after Preliminary approval to formally plat the property. 	

- Recommendation is based on conformance with Zoning & Subdivision Codes.
- A public hearing is not required.
- No findings of fact are applicable.

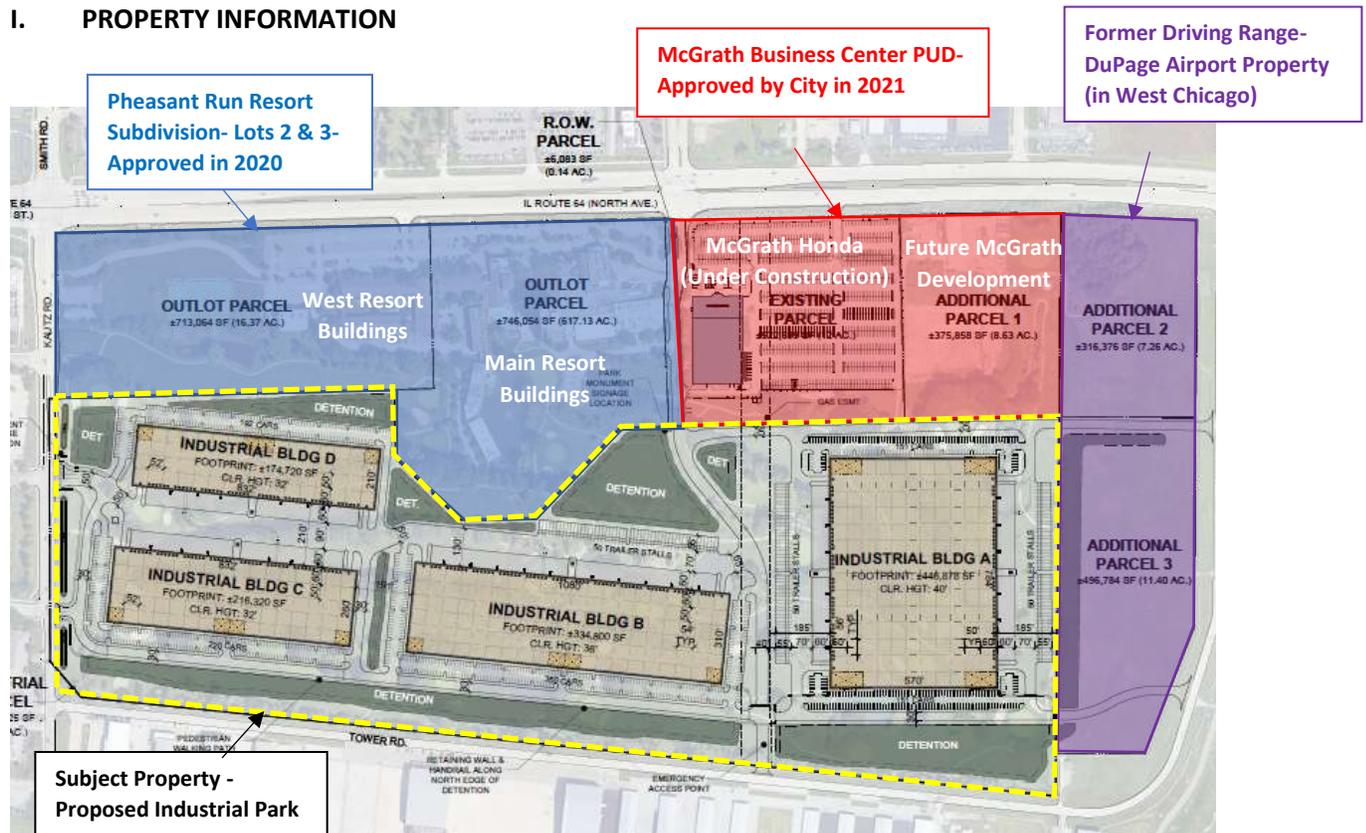
Suggested Action: Conduct the public hearing on the Zoning Map Amendment and close if all testimony has been taken. Review the Preliminary Plat of Subdivision and associated development plans.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation. The applicant has provided responses to the Findings of Fact for Map Amendment for the Commission’s consideration.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

Staff Contact: Russell Colby, Assistant Director of Community & Economic Development

I. PROPERTY INFORMATION



A. History / Context

The subject property is the former Pheasant Run golf course, comprising 84.6 acres, located south of the former resort buildings, adjacent to DuPage Airport. Historically, the golf course property was owned in common with the resort buildings.

In 2015, a Concept Plan was presented for residential use of the golf course. The DuPage Airport Authority (DAA) objected to the residential land use, which led to the DAA filing for condemnation of the property. In 2017, as a part of the settlement of the lawsuit, DAA took ownership of the golf course and placed a restrictive covenant over the entire resort property that prohibits any residential uses. Prior to the resort closure in 2020, the golf course continued to be operated by the resort under a lease agreement.

The golf course property was recently acquired by the applicant, GSI Family Investments of Arizona, LLC, owned by Ron DeRosa and Eduardo Greco. Greco/DeRosa Investment Group is the development entity presenting the project. In June 2021, the City reviewed a Concept Plan submitted by the applicant for an industrial park development on the property.

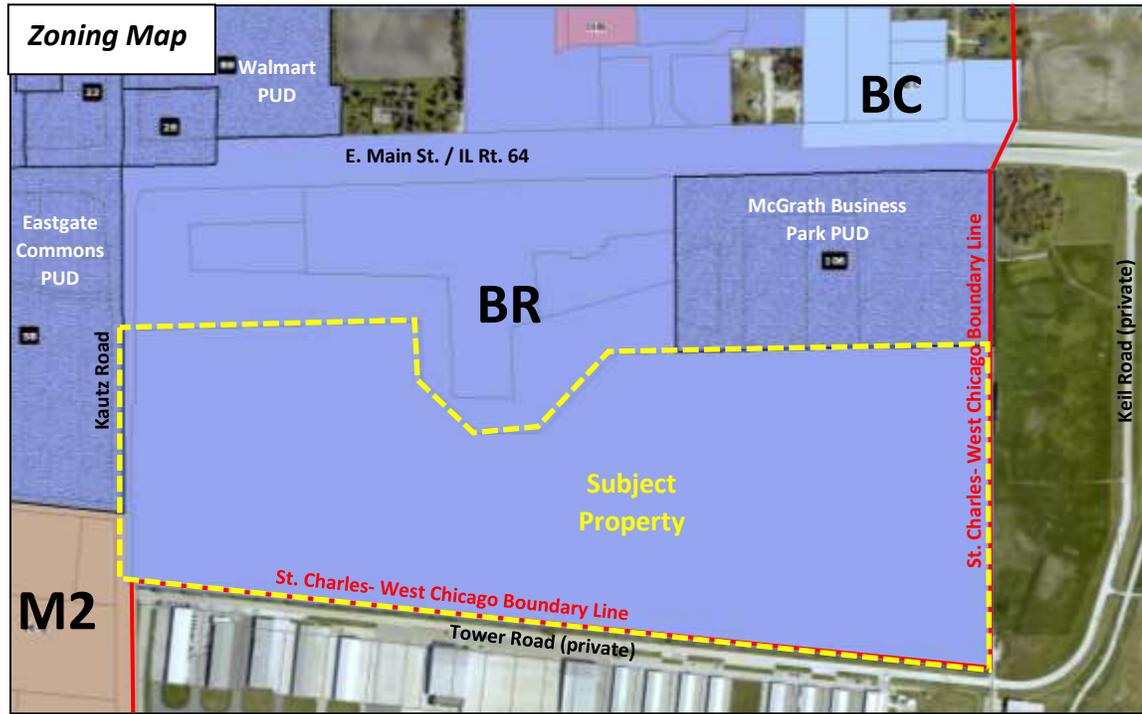
Over the past year, the City approved subdivision and development plans for portions of the Main St. frontage of the former resort. In 2020, the resort property was subdivided into 3 large lots- Lots 2 and 3 comprise the remaining former resort buildings. Lot 1, the former Mega Center, was sold to McGrath Motors. A PUD for McGrath Business Center was approved in early 2021- the PUD includes both the Mega Center site and adjacent frontage property to the east.

The Pheasant Run driving range, located to the east in West Chicago, is owned by the DuPage Airport Authority.

B. Zoning

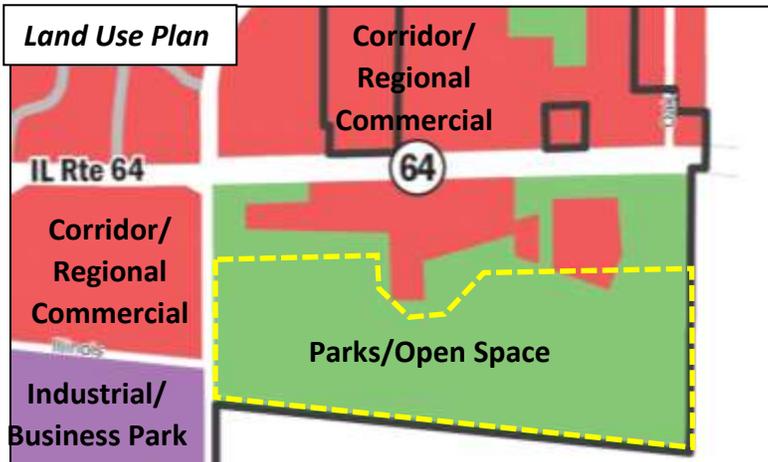
The subject property is zoned BR Regional Business District. Property located to the east and south is located in the City of West Chicago. The south and east boundaries of the property follow the St. Charles-West Chicago jurisdictional boundary line per a 2014 boundary agreement.

	Zoning	Land Use
Subject Property	BR Regional Business	Golf course
North	BR Regional Business / PUD	Former resort McGrath PUD
East	West Chicago- A-Airport District	Driving range / DuPage Airport
South	West Chicago- A-Airport District	DuPage Airport
West	BR Regional Business (East Gate Commons) M2 Limited Manufacturing (CMD industrial)	Shopping center Industrial park



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan reflected the existing Pheasant Run Resort land uses- “Corridor/Regional Commercial” for the resort building parcels, and “Parks/Open Space” for the golf course.



The **Parks/Open Space** land use is described as follows:

The Parks/Open Space category includes parks, golf courses, wooded areas, and other public and private natural areas and open spaces. These areas, combined with environmental features including watersheds, wetlands, streams, and water features, make up the City’s green infrastructure network. These land use areas and features will require coordinated planning and cooperation with the St. Charles Park District.

The proposed land use would be categorized as **Industrial/Business Park**:

Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication

operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand alone” office buildings and complexes or several buildings incorporated into a “campus like” setting.

Light industrial uses in St. Charles are concentrated in industrial parks, but they can also be found in commercial and office areas. As a distinct land use, these areas can provide significant employment opportunities, tax revenue generation, and, if developed correctly, can help establish a positive community image.

While these uses create significant jobs and tax revenue, care must be taken to ensure they don’t become a source of blight for surrounding uses. At times, their externalities are unpopular with community members, but heavy industrial uses are generally treated as assets as long as care is taken to eliminate their negative effects.

Staff Comments regarding Comprehensive Plan Land Use:

- ✓ When the Comprehensive Plan was being drafted in 2011-2012, the prior resort owners were engaged to discuss future development planning. At the time, the owners were developing concepts for better utilization and enhancement of the existing resort. There was no need identified to plan for other future land uses of the property.
- ✓ The proposed Industrial/Business Park land use differs from the Comprehensive Plan future land use; however, the land use is compatible with adjacent land uses, including Corridor/Regional Commercial to the north and west, and the DuPage Airport to the south and east.
- ✓ As noted previously, the property is subject to a deed restriction against all residential uses, including institutional uses, such as assisted living or nursing homes. As such, the potential land uses for development of the parcel are limited.

East Gateway Subarea Plan

Chapter 8 of the Comprehensive Plan contains the East Gateway Subarea Plan (p. 102). Subarea plans contain more location-specific recommendations and identify specific improvements that are targeted for the subarea.

The subject property is located within the East Gateway Subarea, although the site is not referenced in detail. The following Subarea Goals and Objectives may be relevant to the proposed development – note bullet items **bolded** below.

Subarea Goals

The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles.

The overall vision for the subarea includes the following:

- **Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.**
- **Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.**
- **Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City’s business areas.**
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City’s economy and provide places to live, work, and shop.*

Subarea Objectives

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community's identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- ***Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.***
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*
- ***Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.***
- ***Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.***
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, façade enhancements, consistent signage regulation, and attractive building design and materials*

II. PROPOSAL

A. Concept Plan Review

In June-July 2021, the City reviewed a Concept Plan for redevelopment of the subject property as an industrial park. Plan Commission and Planning & Development Committee expressed support for the proposed land use. Concerns were expressed regarding traffic impacts and access and it was noted that a traffic study would be required with a preliminary plan submittal. It was suggested that detention areas be spread out with landscaping incorporated to create a more park-like setting. It was questioned whether the project would meet the criteria to approve a Planned Unit Development for the project.

B. Current Proposal

Property owner GSI Family Investments of Arizona, LLC has filed Zoning Map Amendment and Preliminary Plat of Subdivision applications proposing an industrial park similar to the Concept Plan. Details include:

- Rezoning from BR Regional Business to M-2 Limited Manufacturing; no PUD
- Four-lot subdivision
- 1,172,718 sf of industrial space within four buildings
- 13 acres of detention
- Access from Rt. 64 at Pheasant Run Dr. and Keil Rd. and from Kautz Rd. via two driveways.
- Emergency access to Tower Rd. (south)
- 1,064 parking stalls & 150 trailer stalls

The following changes have been made since Concept Plan review:

- The layout of buildings has been flipped, with the largest building now interior to the site instead of along Kautz Rd.
- Access added to Keil Rd. and emergency access to Tower Rd. (pending negotiations with DuPage Airport Authority).
- Detention areas have been spread out to create multiple smaller basins.
- Added a network of sidewalks within the site
- A PUD is not being requested; plans will need to comply with all applicable zoning requirements.

III. PLANNING ANALYSIS

Staff has analyzed the Preliminary Plat of Subdivision and associated plans to determine compliance with applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections:

- Ch. 16.08 Subdivision Design Standards & Specifications
- Ch. 17.16 Office/Research, Manufacturing and Public Lands Districts
- Ch. 17.24 Off-Street Parking Loading & Access
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs

A. Proposed Zoning

The applicant is requesting rezoning from BR Regional Business to M-2 Limited Manufacturing. The purpose of the M-2 District is provided in Ch. 17.16 as follows:

To accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent nonindustrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

The City's east side industrial areas, located immediately to the east across Kautz Road, are zoned M-2.

The applicant has provided Findings of Fact in support of the rezoning request.

B. Proposed Uses

Proposed is development of 1,172,718 square feet of industrial space within four buildings. Specific users of the buildings have not been identified. If rezoned, any uses permitted in the M-2 District could occupy the spaces (see Section 17.16.020, attached). A wide range of industrial uses are permitted in the M-2 District; however the following two categories are the most common usage of larger industrial buildings:

Manufacturing, Light.

The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place.

Warehouse/Distribution.

This use includes structures or areas, or a portion thereof, used principally for the storage or distribution of goods and merchandise to retailers, non-residential users, or to

other wholesalers. This use shall not include Manufacturing, Light/Assembly, as defined herein.

C. Bulk Standards / Site Plan

The table below compares the M-2 District zoning standards with the submitted plans. Four lots are proposed with one building on each lot. Each lot was analyzed separately to determine zoning compliance. The plans comply with all zoning bulk standards, except for Building A parking; see staff comments.

Category	M-2 District	Lot 1 (Building D)	Lot 2 (Building C)	Lot 3 (Building B)	Lot 4 (Building A)
Min. Lot Area	None	489,126 sf 11.2 acres	699,113 sf 16 acres	1,153,822 sf 26.5 acres	1,312,676 sf 30.1 acres
Min. Lot Width	None	277.8 ft.	663.3 ft	None- no street frontage	None- no street frontage
Max. Building Coverage	60%	36%	31%	29%	34%
Max. Building Height	60 ft.	40 ft.	40 ft.	40 ft.	48 ft.
Building Setbacks:					
<i>Front (Kautz Rd)</i>	40 ft.	240'	170'	N/A	N/A
<i>Interior side</i>	5 ft.	North: 95 ft. South: 105 ft.	North: 105' South: 125'	North: 156' East: 95' South: 125' West: 100'	North: 110' East: 205' South: 125' West: 225'
<i>Rear</i>	20 ft.	55'	92'	N/A	N/A
Parking Setbacks:					
<i>Front (Kautz Rd)</i>	40 ft.	175'	85'	N/A	N/A
<i>Interior side</i>	None	North: 28' South: 0'	North: 0' South: 53'	North: 15' East: 74' South: 55' West: 30'	North: 49' East: 23' South: 58' West: 45'
<i>Rear</i>	None	20'	50'	N/A	N/A
Parking	Warehouse/ Distribution & Manufacturing: 1 space per 1,000 sf GFA – 1,173 spaces total required	Required: 175 spaces Proposed: 192 spaces	Required: 216 spaces Proposed: 220 spaces	Required: 335 spaces Proposed: 350 spaces	Required: 447 spaces Proposed: 302 spaces

Staff Comments:

- ✓ The lot line along Kautz Rd. depicted on the site/engineering plans should be modified to account for the proposed 40' right-of-way dedication.
- ✓ Parking for Building A (Lot 4) is deficient 145 spaces. Parking in excess of the requirement is provided for Buildings B-D. The net number of spaces provided is 1,064, which is 109 fewer than the total 1,173 required. The applicant has stated they will comply with the parking requirement in one of the following ways, or in a combination of the following:
 - Adding more parking to the Building A site.
 - Conversion of trailer parking to auto parking on the Building A site.
 - Reducing the building square footages to comply with the parking ratio.

- ✓ Under Section 17.24.060, required parking may be located on a different lot in the same zoning district within 300 ft. walking distance of the use served. Based on the site layout, it appears required parking may be provided on neighboring lots. Documentation demonstrating the right to use parking on a neighboring lot will need to be provided. This may be accomplished in the declaration of covenants for the industrial park.
- ✓ It is staff's understanding that the applicant is under negotiations with the DuPage Airport Authority to purchase additional DAA-owned land between the subject property and Keil Rd. (shown as "Additional Parcel 3" on the site plan). The intended use of this parcel has not been identified. There may be potential to request land banked parking on this parcel. Section 17.24.110 allows for land banking of up to 25% of required parking in the M-2 District. The Section is as follows:

C. Land Banking of Required Spaces in the M-2 District.

1. *Required off-street parking spaces for Manufacturing, Light & Heavy, and Warehouse/Distribution uses in the M-2 district may be land banked for future construction, for up to twenty-five percent (25%) of the requirement, upon approval by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates:*
 - a. *The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.*
 - b. *Land banked parking shall not cause a shortage of parking for other uses located in the area.*
2. *The petitioner shall submit a Land Bank Parking Plan to include the following:*
 - a. *Depiction of the full number of parking spaces required for Manufacturing, Light & Heavy, and Warehouse/Distribution uses.*
 - b. *A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse areas.*
 - c. *Depiction of the interim use of the land banked area.*
 - d. *Acknowledgement that the land banked parking area shall satisfy all applicable sections of the City Code.*
 - e. *Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces.*
3. *Termination of the Land Bank*

The approval of land banked parking spaces shall apply only to the specific business for which the study was conducted. The Director of Community Development or Building and Code Enforcement Division Manager shall have the right to require a property owner or business owner to construct land banked parking facilities if the intensity of use increases, if a new business occupies the building, or if a shortage of parking is identified on the property. The Director of Community Development or the Building and Code Enforcement Division Manager shall notify the property owner or operator of the business, in writing, that the land banked parking facilities shall be constructed within one hundred eighty (180) days from the date of said notice.

D. Preliminary Plat of Subdivision

A Preliminary Plat of Subdivision has been submitted entitled, "Greco Subdivision". Four lots are proposed (sizes detailed above in Section C). A 40 ft. right-of-way dedication is proposed along Kautz Rd. Access easements are depicted from the Kautz Rd. entrances along the primary

internal drives along the south end of the site and north of Buildings 4 and 2. An access easement connecting the property to Rt. 64 was previously granted. Stormwater and drainage easements are shown over the detention areas.

Upon approval of the Preliminary Plat of Subdivision, an application for Final Plat of Subdivision with associated final engineering plans will need to be filed. The Final Plat will need to be approved by City Council followed by recording with DuPage County in order to formally plat the property.

Staff Comments:

- ✓ Detention areas that service multiple lots are typically placed on their own dedicated lot and owned by an owner's association. Based on the layout of the detention facilities, this may not be practical. The declaration of covenants will need to assign maintenance responsibilities for the stormwater detention system to an owner's association.
- ✓ 10' public utility and drainage easement are needed around the full perimeter of each lot.
- ✓ The off-site access easement connecting the property to Keil Rd. (discussed below) will need to be in place prior to the City signing the Final Plat of Subdivision. It would be preferred if the easement is referenced as a note on the Final Plat.

E. Site Access / Street Improvements / Traffic Study

The property is currently directly accessible only from the full signalized Pheasant Run/Rt. 64 intersection via a cross access easement. Additional access points are proposed, including two full driveways west to Kautz Rd., one access point east to Keil Rd., and one emergency-only access point south to Tower Rd. Truck traffic for Buildings C and D (western) will primarily utilize Kautz Road, with truck traffic for Buildings A & B (eastern) utilizing Pheasant Run Dr. and Keil Road.

All access driveways and connections will be private; no new public right-of-way is proposed through the site.

Both Keil and Tower Roads are private roads under the ownership of the DuPage Airport Authority. The applicant and DAA are currently under negotiations regarding access to these roads. It is contemplated that the applicant would purchase a portion of the parcel between proposed Lot 4 and Keil Rd. (former driving range) with an access easement granted over Keil Rd. to allow access to Rt. 64. Right-out access onto Keil Rd. will not be permitted per the DAA. Access to Tower Road is contemplated as an emergency access only.

The applicant has submitted a Traffic Impact Study prepared by Kenig, Lundgren, O'Hara, Aboona, Inc. dated 10/12/2021. The study assesses existing roadway connections, directional distribution of traffic from the development, trip generation, future traffic conditions and access, peak hour traffic analyses, and recommendations regarding site access and the adjacent roadways.

Estimated daily trip generation (in and out) is 2,239, with 90% of trips (2,015) being passenger vehicles and 10% (224) being trucks.

Intersections were analyzed in the vicinity of the development and assigned a "level of service" rating from A to F based on anticipated delay (see p. 20-29 of the TIS).

The TIS makes the following conclusions and recommendations (p. 30):

- The roadway system has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development.
- The proposed access system on IL 64, Kautz Road, and Keil Road will be adequate in accommodating the development-generated traffic and will ensure that efficient and flexible access is provided.
- The traffic entering the proposed development off IL 64 will be accommodated by the existing Pheasant Run Drive signalized intersection.
- As part of the development, the striped median on Kautz Road will be restriped to provide southbound left-turn lanes serving the site access drives.
- Outbound movements from the Kautz Road and Keil Road access drives should be under stop sign control.

The TIS was reviewed on behalf of the City by Hampton, Lenzini and Renwick, Inc. The study was revised per HLR’s comments on the initial submittal. The revised traffic study is currently under review by HLR.

Staff Comments:

- ✓ Public sidewalk should be provided along the Kautz Rd. street frontage. This sidewalk could be in lieu of the sidewalk that loops inside around the Kautz Rd. landscape berms.
- ✓ The private road connecting the subject property with Rt. 64 will need to be improved to accommodate truck traffic.

F. Landscaping

A landscape plan has been submitted depicting landscaping along the Kautz Rd. street frontage and detention basins. Landscape areas along the building foundation walls and within the parking lots are indicated, however planting plans for these areas will be provided at the building permitting stage.

The table below compares the proposed landscape plan with the standards of Ch. 17.26 “Landscaping & Screening”.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	20% (including detention)	Appears to meet
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Kautz Rd: 19 trees)	Exceeds 75% street frontage; 48 trees
Parking Lot Screening	50% of parking lot to height of 30” along Kautz Rd.	Exceeds 50% screening
Parking Lot Landscaping	1 landscape island per 10 parking spaces All parking rows to terminate in landscape area 1 tree per island and variety of plantings	Appears that adequate space is provided; detailed plan to be submitted at permitting stage
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls 50% of walls facing a public street	Appears that adequate space is provided

	(not required along walls abutting parking/loading areas) 5 ft. wide planting beds	
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	TBD; plan to be submitted at permitting stage
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	TBD; plan to be submitted at permitting stage
Monument Sign Landscaping	3 ft. around signs	See staff comment

Staff Comments:

- ✓ The overall landscape area (including detention areas) should be quantified.
- ✓ Plant species and quantities need to be added to the plan for the plantings along Kautz Rd. and around the entrance signs.
- ✓ The landscape plan references a 40’ landscape buffer along Kautz Rd. A landscape buffer that meets the screening and planting requirements of Section 17.26.070 is not required because the property is not adjacent or across a street from residential zoning. However, street frontage landscaping is required within the 40 ft. setback area. The proposed “buffer” plantings meet and exceed the street frontage landscape requirements.
- ✓ 3 ft. of landscaping is needed around all sides of the proposed monument sign along Kautz Rd. It appears the sign will be at the property line upon dedication of the 40’ of ROW along Kautz Rd. The sign will need to be pushed back to meet the required 10’ ROW setback for signs, and to provide for landscaping around the entire sign base.
- ✓ Planting beds along Kautz Rd. will need to be mulched; beds should be indicated on the plan.
- ✓ A plan for long-term monitoring and maintenance of the native plantings within and around the detention basins will be needed and should be incorporated into the declaration of covenants for the industrial park.

Tree Preservation

Per Ch. 8.30, a Tree Preservation Plan shall be submitted with a preliminary plat of subdivision. The plan is to include a survey of all existing trees 6” or more DBH. The requirement to provide a Tree Preservation Plan may be waived administratively where:

- 1) Existing vegetation on the parcel is comprised primarily of undesirable species and/or low quality specimens that do not warrant preservation, or
- 2) The area of the parcel identified for land development will be substantially modified such that any existing vegetation is unlikely to be successfully preserved.

The applicant has submitted a Tree Inventory prepared by ENCAP Inc. A total of 1,204 trees (62 species) were identified. The general condition of most of the trees are rated as “poor” or “fair”. Due to the substantial modification of the site for the proposed development, only trees along the south property line are identified to be preserved. A Tree Preservation exhibit has been submitted indicating a tree preservation area with protective fencing along the south property line.

Staff Comments:

- ✓ The landscape plan indicates preservation of the tree line along the entirety of the southern property line, however the Tree Preservation Exhibit shows the area extending only over the western two-thirds of the south property line. This will need to be clarified.

G. Building Elevations

Conceptual exterior elevations have been submitted for the four proposed buildings. Primary façade material is pre-cast concrete panels with Aluminum Composite Material (ACM) panels as an accent material around the building entrances. Ch. 17.06 Design Review Standards & Guidelines does not contain any provisions specific to buildings in manufacturing districts.

H. Photometric Plan

A site photometric plan has been submitted identify exterior lighting fixtures and lighting levels within the site and at property lines. The plan appears to meet the standards contained in Section 17.22.040.

I. Signage

Signage in the M-2 District is subject to the standards contained in Ch. 17.28. A signage plan has been submitted which identifies three types of freestanding signs:

- Type 1: Industrial Park Entrance Monument Signs
 - Two; one at the northern Kautz Rd. entrance and one at the north property line at Pheasant Run Dr. (Lot 1 and Lot 3)
 - 10 ft. in height; 60 sf sign area
 - Internally illuminated
- Type 2: Tenant Monument Signs
 - Four total; one per lot
 - 7 ft. in height; 28 sf sign area
 - Internally illuminated
- Type 3: Directional Monument Signs
 - Four total; two on Lot 4, one on Lot 3, one on Lot 2.
 - 7 ft. in height; 28 sf sign area
 - Internally illuminated

Staff Comments:

- ✓ Permitted signage in the M-2 District is listed in Table 17.28-3. Only 1 large “Freestanding Sign” (10 ft. tall, 100 sf face area) is permitted per lot, however additional smaller “Ground Signs” are permitted.
- ✓ It is suggested to incorporate tenant signage (Type 2) on the Entrance signs (Type 1) for Lots 1 and 3 (Buildings D and B). Lots 2 and 4 (Buildings C and A) can keep the Type 2 signs as shown.
- ✓ Type 3 signs may be considered “Ground Signs” which are not counted towards the maximum number of signs per lot, however they will need to be reduced in size. Ground Signs are allowed as follows:
 - One per driveway access from a public street plus one per each intersection of driveways within the site.
 - Maximum height of 4 ft. and maximum sign face of 5 sf.
- ✓ A 10 ft. right-of-way setback is required for freestanding sign. It appears the Entrance sign at Kautz Rd. will be on the property line upon dedication of the 40’ of ROW along Kautz. The sign will need to be pushed back to provide the required 10’ ROW setback.
- ✓ Conceptual wall signage is depicted on the building elevations. Note only 1 wall sign is permitted per business.

IV. DEPARTMENTAL REVIEWS**A. Engineering Review**

The preliminary engineering plans have been reviewed by staff and detailed comments have been provided. Comments are technical in nature and primarily relate to utility connections/ system improvements and stormwater detention.

Note, “Additional Parcel 3” (driving range parcel) is located in the City of West Chicago. Stormwater improvements will be subject to the DuPage County Stormwater Ordinance and permitting will be through West Chicago.

B. Fire Dept. Review

The Fire Dept. has reviewed the plans and has commented that site access appears to be adequate. Detailed technical comments have been provided.

V. ATTACHMENTS

- Table 17.16.020 – Permitted & Special Uses in M-2 District
- Applications for Zoning Map Amendment & Preliminary Plat; received 9/17/21
- Preliminary Plat & Plans
- Applicant’s Response to Traffic Study Comments; dated 10/12/21
- Letter from DuPage Airport Authority; dated 10/13/21
- Revised Traffic Study

OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND DISTRICTS

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
RESIDENTIAL USES					
Artists Live/Work Space		S			Section 17.20.030
Assisted Living Facility	P				
CULTURAL, RELIGIOUS, RECREATIONAL & ENTERTAINMENT USES					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040, 050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	
Place of Worship	P	S	S		Section 17.20.030
Theater				P	
RETAIL, OFFICE AND SERVICE USES					
Adult Use			S		Section 17.20.030
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Medical Cannabis Dispensing Organization			P		
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Personal Services, Limited	P				
Professional Training Center	P	P			
Recreational Cannabis Dispensing Organization			S		Section 17.20.030
Veterinary Office/Animal Hospital	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	
Police Firearms Training Range				S	
Public Service Facility		P	P	P	

OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND DISTRICTS

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
School, Primary or Secondary				P	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
INDUSTRIAL/STORAGE USES					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Medical Cannabis Cultivation Center			P		
Microbrewery		P	P		
Mini-Warehouse		P	P		
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage		P	P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		
Warehouse/Distribution		P	P		
OTHER					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower*	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	
Utility, Community/Regional	S	S	P	P	
Wind Turbine, Structure Mounted	A	A	A	A	Section 17.22.020.G
Wind Turbine, Tower Mounted	S	S	P	P	Section 17.22.020.H

* Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right-of-Way within the City, and, in conformance with State law, are a permitted use, as opposed to a special use, in the O-R District when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

(Ord. 2021-Z-16 § 3; Ord. 2020-Z-9 § 3; Ord. 2018-Z-22 § 3; Ord. 2014-Z-8 § 2; Ord. 2013-Z-8 § 2; Ord. 2013-Z-6 § 2; Ord. 2011-Z-11 § 3; Ord. 2009-Z-7 § 2; Ord. 2008-Z- 24 § 7; Ord. 2006-Z-19 § 1; Ord. 2006-Z-9 § 1; Ord. 2004-Z-25 § 1; Ord. 2003-Z-1 § 1; Ord. 2001-Z-19 § 1; Ord. 1999-Z- 8 § 1; Ord. 1997-Z-28 § 1; Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 2, 3; Ord. 1994-Z-17 § 1; Ord. 1994-Z-7 § 1-3; Ord. 1993-Z-19 § 5; Ord. 1993-Z-4 § 1 (E, F); Ord. 1993-Z-1; Ord. 1987-Z-16 § 1, 2; Ord. 1967-14 (part); Ord. 1966-33 § 2; Ord. 1960-16 § IX (B) (1, 2).)

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>Pheasant Run Industrial Park</u>
Project Number:	<u>2021 -PR- 017</u>
Cityview Project Number:	<u>PLMA202100062</u>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	4051 E Main Street, St. Charles, IL 60174
	Parcel Number (s):	01-30-300-049 Tax Year 2020 / 01-30-300-055 Tax Year 2021
	Proposed PUD Name:	Pheasant Run Industrial Park
2. Applicant Information:	Name	GSI Family Investments of Arizona, LLC
	Address	1307 Schiferl Road, Bartlett, IL 60103
	Phone	630-580-0744
3. Record Owner Information:	Name	GSI Family Investments of Arizona, LLC
	Address	1307 Schiferl Road, Bartlett, IL 60103
	Phone	630-580-0744
		Fax
		Email
		rderosa@gdinvestmentgroup.com
		Fax
		Email
		rderosa@gdinvestmentgroup.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Parks / Open Space

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: Inactive Golf Course

Proposed zoning of the property: M2

Proposed use of the property: Industrial Park

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

See Site Plan

Attachment Checklist:

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

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$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 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.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

FINDINGS OF FACT:

Fill out the attached form or submit responses on a separate sheet.

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.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

Fill out the online form, print the report and submit with this application.

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.

GSI Family Investments of Arizona, LLC

9/17/2021

Record Owner

Date



9/17/2021

Applicant or Authorized Agent

Date

FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

Pheasant Run Industrial Park

9/15/2021

Project Name or Address

Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*

North - Abandoned Resort, Auto Dealership. North of IL-64 - Residential, Commercial, Lodging, Auto Dealerships

South - DuPage Airport Authority

East - DuPage Airport Authority

West - Commercial (Retail and Food) and Industrial

The proposed zoning of M2 is consistent and complementary to the nearby zoning surrounding the Subject Site.

Due to the deed restrictions from the DAA, industrial is one of the few allowable uses for the Subject Site.

2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)*

Presently, the Subject Site is a vacant, abandoned golf course that is fenced off to the public and is adjacent to the vacant, and abandoned former Pheasant Run Resort that is also fenced off to the public and in a state of disrepair and ready for demolition. The current state of the Subject Site and the former Pheasant Run Resort have a negative impact on value to the neighboring properties. The current BR zoning does not enhance the value of the neighboring properties because under current market conditions it is unlikely that the Subject Site would remain a viable golf course. The value in the Subject Site and value to the neighboring properties lies within what the Subject Site will become. The recently approved McGrath PUD zoning change for former Mega Center is an example how the the proposed zoning needed to be changed to reflect current market conditions for this location.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)*

The Subject Site was a suitable Regional Business District location. However; the existing zoning and former use for the Subject Site had reached its useful life. The Subject Site along with the Resort was no longer viable relative to the competition and would require significant investment to compete with more updated golf courses and resorts in the market. The Subject Site and Resort were taken to the market in an effort to maintain their existing zoning and uses. No suitable Buyer was obtained. While the existing BR zoning by itself does not harm the neighboring properties or public, the proposed zoning change is required to make the Subject Site a viable and commercial asset to the public and the community.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The Subject Property is subject to deed restrictions that restrict possible uses for the Subject Site.
Retail is an acceptable use under both the BR zoning and deed restrictions; however market conditions do not allow for a large-scale retail development as evidenced by the nearby and mostly vacant Charlestowne Mall.
Due to the increased trend of on-line shopping, warehousing and industrial uses have seen an increase in demand for space. Industrial uses are allowed under the deed restrictions but not under the current BR zoning.
As such, the deed restrictions and market conditions make the Subject Site ideal for M2 / Industrial zoning.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

The Subject Site closed and has been vacant since February / March 2020. The Subject Site is no longer benefiting the public in its current condition.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

The Subject Site had been marketed to remain a Resort / Golf Course. No Buyer was obtained throughout that process. As such, the DAA purchased the Subject Property and put restrictions on the allowable uses for the Subject Site.
Industrial is one of the few allowable uses for the Subject Site. Retail is also an acceptable use; however market conditions do not allow for a large-scale retail development as evidenced by the nearby and mostly vacant Charlestowne Mall.
Due to the increased trend of on-line shopping, warehousing and industrial uses have seen an increase in demand for space. As such, the deed restrictions and market conditions make the Subject Site ideal for M2 zoning.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The Comprehensive Plan projected that the Subject Site would remain a Golf Course or Open Space. However, the zoning for the Subject Site is BR identifying the Subject Site and as a location that can accommodate a large-scale development and the potential to significant traffic. The proposed zoning change to M2 is consistent with the Comprehensive Plan in that the Subject Site is a large-scale development site and may generate significant traffic and jobs from within the City of St. Charles and neighboring communities.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

N/A

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

The proposed M2 zoning will comply within the existing code requirements.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The Pheasant Run Resort, Golf Course, and Mega Center had reached their useful life and a redevelopment of the large-scale site was necessary. The Pheasant Run Mega Center was re-zoned from BR to PUD and is being redeveloped to allow for auto dealerships. A re-zoning and redevelopment of the Subject Site to M2 will continue the trend of redevelopment for this site that has become an eye sore to the community and make the Subject Site a viable, commercial site for the community once again. Nearby Charlestowne Mall is another example of a large-scale site that is in the process of redevelopment.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR - Regional Business	Ordinance #:	
Minimum Lot Area	1 acre		M2 / PUD
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%
Building Foundation Landscaping	Varies		M2 specifications in general require 5 ft beds.
Public Street Frontage Landscaping	75% with reductions to 40% if certain requirements are met.		75% with reductions to 40% if certain requirements are met.
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.
# of Parking Spaces	Warehouse 1 / 1,000 SF Office 3 / 1,000 SF		1 / 1,000 SF
Drive-through Stacking Spaces (if applicable)	n/a		n/a

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.

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Ron DeRosa, being first duly sworn on oath depose and say that I am
Manager of GSI Family Investments of Arizona, 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.:

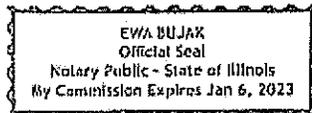
Eduardo Greco

Ron DeRosa

By: *Ron DeRosa*, Manager

Subscribed and Sworn before me this 25th day of
May, 20 21.

Ewa Bujak
Notary Public



CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Pheasant Run Industrial Park</u>
Project Number:	<u>2021 -PR- 017</u>
Cityview Project Number:	<u>PLPP202100063</u>



To request preliminary approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the proposed subdivision on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: 4051 E Main Street, St Charles, IL 60174	
	Parcel Number (s): 01-30-300-049 Tax Year 2020 / 01-30-300-055 Tax Year 2021	
	Proposed Subdivision Name: Pheasant Run Industrial Park	
2. Applicant Information:	Name GSI Family Investments of Arizona, LLC	Phone 630-580-0744
	Address 1307 Schiferl Rd. Bartlett, IL 60103	Fax
		Email rderosa@gdinvestmentgroup.com
3. Record Owner Information:	Name GSI Family Investments of Arizona, LLC	Phone 630-580-0744
	Address 1307 Schiferl Rd. Bartlett, IL 60103	Fax
		Email rderosa@gdinvestmentgroup.com

Please check the type of application:

- Preliminary Plat of Subdivision** (Final Plat of Subdivision to be filed later)
- Combined Preliminary-Final Review Process** (Final Plat Application filed concurrently)

This application is not required for:

- **Minor Subdivision** – File only a Minor Subdivision - Final Plat application (Minor Subdivision per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)
- **Planned Unit Developments - PUD** (The PUD Preliminary Plan Application should be filed instead)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. Refer to attached Schedule of Application Fees.

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Exhibit 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:

Submit one of the following:

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

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner's behalf. 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 1/2 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.

☑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☑ **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 of Plans:

Initial Submittal - Ten (10) full size copies, 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.

☑ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

☑ **PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans.

☑ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached).

TREE PRESERVATION PLAN:

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

DEPARTURES FROM SUBDIVISION CODE STANDARDS:

List any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and reasons for requesting each departure.

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.

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.

GSI Family Investments of Arizona, LLC	9/17/2021
Record Owner	Date
	9/17/2021
Applicant or Authorized Agent	Date



GRECO | DEROSA
INVESTMENT GROUP

1307 Schiferl Rd.
Bartlett, IL 60103

September 23, 2021

Mr. Russell Colby
Acting Director of Community and Economic Development
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Via Email

**RE: Applicant Response to Application and Completeness Review for Pheasant Run Industrial Park
Dated September 21, 2021**

Dear Mr. Colby:

Please accept this letter as applicant's response to the City's Application and Completeness Review for Pheasant Run Industrial Park Dated September 21, 2021.

Request for a waiver for a Tree Preservation Plan:

Applicant requests a waiver for a Tree Preservation Plan based on the following:

1. The proposed site plan that shows that the parcel will be substantially modified such that any existing vegetation is unlikely to be successfully preserved; and
2. Healthy trees located along the southern property line that can be preserved will be preserved.

Required Parking Per M2 Zoning:

As noted, the Applicant is short 109 parking spots per the zoning requirements of the M-2 District. Regarding future submittals, the Applicant will comply with the parking requirements in one of the following ways or a combination of the following:

1. Adding more auto parking to the Building A site;
2. Conversion of trailer parking positions as shown on the Building A site to auto parking; and or
3. A reduction of the building square footage such that the parking ratio complies with the M-2 District requirements.

Sincerely,

Jeff Possin
Greco DeRosa Investment Group

cc: Ellen Johnson