



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address: Pheasant Run Resort Subdivision

City Staff: Russell Colby, Asst. Dir. Of Community & Econ. Dev.

PUBLIC HEARING		MEETING 8/4/2020	X
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APPLICATION: Preliminary/Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plat of Subdivision and Supporting Documents
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Applications	
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SUMMARY:

The subject property is the former Pheasant Run Resort facilities, comprising 46 acres at the southeast corner of E. Main St./IL Route 64 and Kautz Road.

The proposal is to subdivide the subject property into 3 lots fronting on Main Street. The purpose of the subdivision is to facilitate the reuse and/or redevelopment of the property for commercial uses:

- Lot 1: The Mega Center and adjacent parking field.
- Lot 2: The former resort buildings.
- Lot 3: The mostly undeveloped corner parcel at the Main St./Kautz Rd. intersection.

No specific development or redevelopment of the property is being presented with the subdivision.

As such, the scope of review is limited the overall lot layout, site access and adequacy of utilities to service each proposed lot.

SUGGESTED ACTION:

Review the Preliminary/Final Plat of Subdivision.

Staff has found the application materials to be complete and the Plat to be substantially in compliance with the all code requirements.

Staff recommends approval subject to 1) completion of the final engineering plans for the sanitary sewer lift station and corresponding changes to the easements shown on the plat, and 2) addressing all other outstanding staff comments.

INFO / PROCEDURE –PLAT OF SUBDIVISION:

- Final Plat is the document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community & Economic Development

Phone: (630) 377-4443



Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Assistant Director of Community & Economic Development

RE: Pheasant Run Resort Subdivision

DATE: July 31, 2020

I. APPLICATION INFORMATION:

Project Name: Pheasant Run Resort Subdivision

Applicant: Saint Charles Resort, LLC

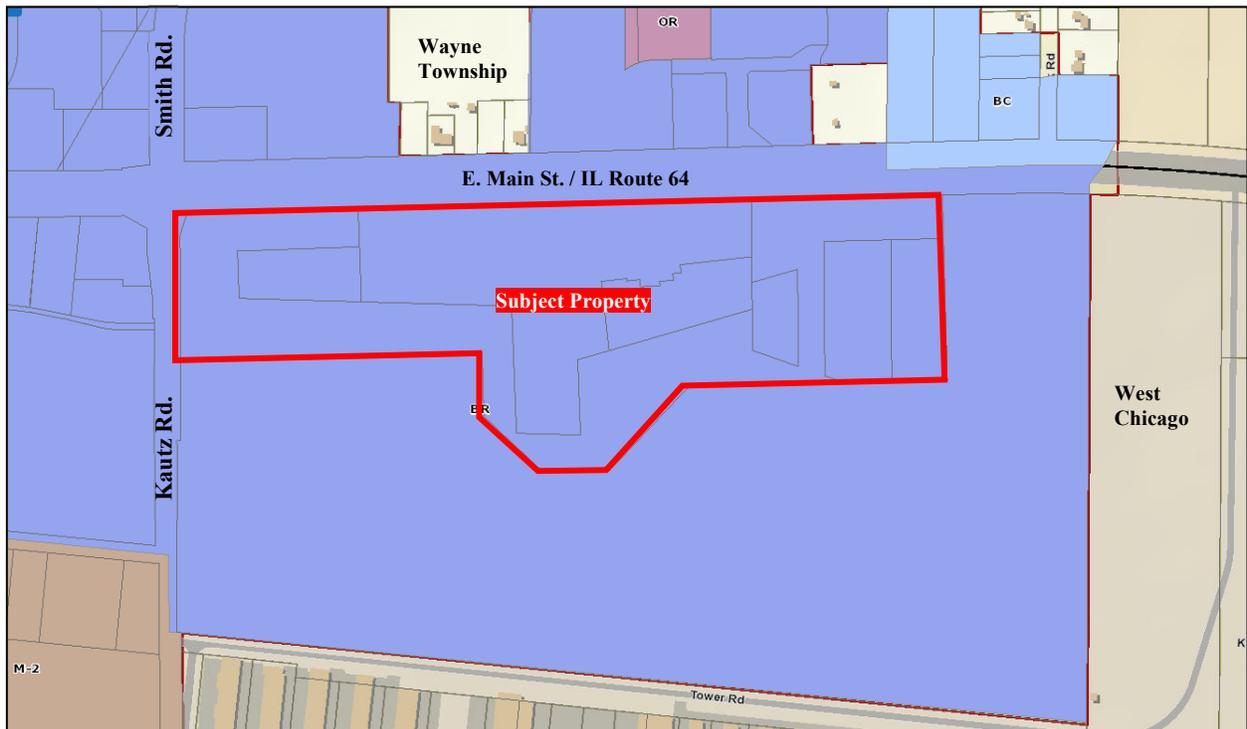
Purpose: Subdivide former Resort property into three commercial lots

General Information:		
Site Information		
Location	Former Pheasant Run Resort, 4051 E. Main St.	
Acres	46 acres (excludes Golf Course property- under separate ownership)	
Application:	Preliminary Plat of Subdivision Final Plat of Subdivision	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Title 17, Chapter 17.14 – Business and Mixed Use Districts	
Existing Conditions		
Land Use	Former hotel/resort and exposition center	
Zoning	BR Regional Business District, Special Use for Golf Course	
Zoning Summary		
North	BR Regional Business District Unincorporated Wayne Township property	McDonalds, Walmart, Fox Valley Volkswagen, Culver's, Hilton Garden Inn, houses, farm land
East	BR Regional Business District (DuPage Airport Authority)	Golf course maintenance facility and Golf Course
South	BR Regional Business District (DuPage Airport Authority)	Golf Course
West	BR Regional Business District - PUD	Eastgate Commons shopping center- Target and Portillo's
Comprehensive Plan Designation		
Hotel Property: Corridor and Regional Commercial; Golf Course property: Open Space		

Aerial Photograph



Zoning Map



II. PROJECT OVERVIEW:

BACKGROUND

The subject property is the former Pheasant Run Resort facilities, comprising 46 acres at the southeast corner of E. Main St./IL Route 64 and Kautz Road.

Prior to 2017, the golf course property to the south was owned in common with the subject property. The golf course is now owned by the DuPage Airport Authority and had recently been operated by the resort under a lease agreement.

Pheasant Run Resort opened in 1963 and was annexed into the City of St. Charles in 1965. The facility was expanded incrementally through the early 2000s. Major additions include the 16-story hotel tower in 1980 and the Mega Center convention space in 1985. The resort closed in February 2020.

PROPOSAL

The proposal is to subdivide the subject property into 3 lots fronting on Main Street. The purpose of the subdivision is to facilitate the reuse and/or redevelopment of the property for commercial uses:

- Lot 1: The Mega Center and adjacent parking field.
- Lot 2: The former resort buildings (with the exception of smaller outbuildings and an older western wing of the hotel that is partially on Lot 3)
- Lot 3: The mostly undeveloped corner parcel at the Main St./Kautz Rd. intersection.

No specific development or redevelopment of the property is being presented with the subdivision.

As such, the scope of review is limited the overall lot layout, site access and adequacy of utilities to service each proposed lot.

III. ANALYSIS OF PLANS

Zoning Compliance

The property is zoned BR Regional Business District, with a Special Use for a Golf Course.

The proposed lots comply with the minimum required standards of the BR Regional Business District.

Utility and Drainage Easements

The required perimeter Public Utility and Drainage Easements have been provided along the boundaries of each lot. The easements are wider in areas where public utility mains are planned or anticipated. As engineering plans are finalized, these easements may increase in width. In particular, easements along the south boundary of the subdivision may need to accommodate multiple parallel utility lines at certain minimum spacing requirements. Additionally, the City will need access easements to reach certain utility infrastructure to be installed.

Utility Systems

The Pheasant Run Resort is served by a mix of private and public utilities. Most of the on-site utility systems are private and outdated and require upgrade or replacement to service multiple building lots. Staff is currently reviewing engineering plans for the required subdivision utility improvements.

- The City's Electric Utility provides service to the property via a service connection point at the southeast corner of Route 64 and Kautz Rd. All other electric infrastructure on site is private. A new electric distribution system will need to be extended along the Route 64 frontage to create a looped system. A pipe crossing under Route 64 is available near the east end of the property to connect to the electric system on the north side of Route 64.
- Portions of the resort buildings are served by private water supply wells. Redevelopment will require abandonment of any private wells and connection to the City's public water system. Watermain exists along the Route 64 frontage and is available to serve each lot.
- Sanitary sewer service is currently provided via a private lift station south of the resort tower building. A private sanitary sewer extends south and west from the lift station through the golf course property, connecting to the City trunk sewer in Kautz Road (at the intersection with Tower Rd.) Private easements exist for the sanitary service line to cross the golf course property. This private lift station and service line cannot serve multiple property owners under Illinois EPA requirements without being deemed a public system; therefore a new public sanitary sewer system must be installed with the subdivision.
- A new publicly-owned lift station is proposed to provide sanitary sewer service to each lot. The lift station would be located near the existing lift station, but the sanitary sewer main leaving the station would be routed directly west along the south boundary of the subdivision to Kautz Road. A preliminary engineering layout has been provided depicting this improvement. This system will be a required land improvement with the subdivision and the subdivider will be required to post a financial guarantee for this work in accordance with the procedures outlined in the Subdivision Code.

Utility Plan Review

The applicant's engineer, with guidance from City staff, are working on developing plans for the sanitary sewer lift station in order to ensure the design meets the City's specifications and is adequately sized to serve the anticipated future uses within the subdivision. The general location and routing has been finalized, but some minor revisions may occur resulting in changes to the easements shown on the plat.

Stormwater Management

An interconnected series of drainage routes and ponds exists within the site and drain into the golf course property to the south. Although these ponds provide for stormwater drainage, no formal stormwater management system exists on the property.

Stormwater Management will need to be addressed with the redevelopment of each parcel, depending on the extent of site disturbance and changes to the impervious surface on each lot. Stormwater Management permits will be required with redevelopment of the lots and associated drainage or stormwater easements would be provided at that time.

Access

Access to the property is provided from IL Route 64/Main St. and Kautz Rd. IL Route 64 is under the jurisdiction of the Illinois Department of Transportation:

- Full access from Route 64 is limited to the existing signalized intersection at the main entrance to the site. A cross access easement will provide for access from the signalized intersection to Lots 1 and 2 via the existing entrance drive.
- Right-in/Right-out access points to Route 64 exist on Lot 1 and Lot 3.
- IDOT will need to review and sign the Plat of Subdivision and may require additional notes or access restrictions be placed on the plat.

Kautz Road is under City of St. Charles jurisdiction:

- An existing access near Route 64 is limited to right-in/out traffic due to a barrier median in Kautz Road. This access should be removed in the future if not needed, as the drive is located close to the signalized intersection.
- A new full access to Lot 3 would need to be placed further south to align with the East Gate Commons shopping center access drive.
- A right-of-way dedication is shown along Kautz Road.

Cross access should be provided across Lots 2 and 3 to allow traffic to enter and exit the subdivision from both Route 64 and Kautz Road.

Sidewalks

Public sidewalk is typically required along all street frontages and to access each lot in the subdivision.

- Public Sidewalk does not exist along the south side of Route 64 fronting the subdivision, however there is a sidewalk along the north side of Route 64 that is connected to the property via a pedestrian crossing at the signalized intersection.
- Public Sidewalk does not exist along the east side of Kautz Road fronting the subdivision, however there is a sidewalk along the west side of Kautz Road.
- At the Route 64/Kautz Road intersection, cross walks exist on the north and west legs of the intersection only. No crosswalks connect to the subdivision.

This property is generally at the east end of the City's pedestrian circulation system and may be adequately served by interconnecting the existing crosswalk at Route 64 and the future site entrance at Kautz Rd. and the East Gate Commons drive.

Given the existing improvements on the property, it may be more practical to require sidewalks or other internal pedestrian circulation routes be constructed when the lots are redeveloped. This could be memorialized via a plat note, financial guarantee, or other agreement with the subdivider.

IV. RECOMMENDATION

Review the Preliminary/Final Plat of Subdivision.

Staff has found the application materials to be complete and the Plat to be substantially in compliance with the all code requirements.

Staff recommends approval subject to 1) completion of the final engineering plans for the sanitary sewer lift station and corresponding changes to the easements shown on the plat, and 2) addressing all other outstanding staff comments.

V. ATTACHMENTS

- Applications
- Proposed plans (Subdivision Plat and engineering overview)

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 Resort Subdivision</u>
Project Number:	<u>2020 -PR- 010</u>
Cityview Project Number:	<u>PLPP202000037</u>

Received Date
RECEIVED
St. Charles, IL

JUL 29 2020

CDD
Planning Division

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:	
	46.13 acres at southeast corner of Rt. 64 and Kautz Road, St. Charles, IL	
	Parcel Number (s):	
	Attached and Exhibit A	
	Proposed Subdivision Name:	
	Pheasant Run Resort Subdivision	
2. Applicant Information:	Name	Phone
	Saint Charles Resort, LLC	305-503-4056
	Address	Fax
	1111 Lincoln Road, Suite 802	
	Miami Beach, FL 33139	Email
		lgolinsky@eightfoldcapital.com
3. Record Owner Information:	Name	Phone
	Same as Applicant	
	Address	Fax
		Email

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.

/A **STORMWATER MANAGEMENT:**

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

/A **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.

/A **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.

/A **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.

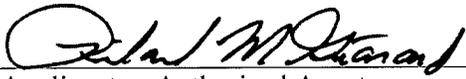
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



6/27/20

Record Owner

Date



6/27/20

Applicant or Authorized Agent

Date

CITY OF ST. CHARLES

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

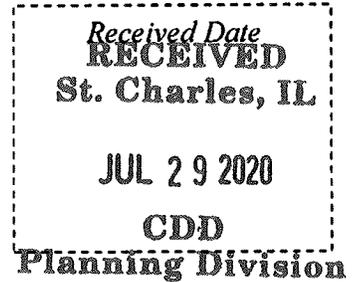


COMMUNITY DEVELOPMENT DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Pheasant Run Resort Subdivision</u>
Project Number:	<u>2020 -PR- 010</u>
Cityview Project Number:	<u>PLFA202000038</u>



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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:	46.13 acres at southeast corner of Rt. 64 and Kautz Road, St. Charles	
	Parcel Number (s):	Attached and Exhibit A	
	Proposed Subdivision Name:	Pheasant Run Resort Subdivision	
2. Applicant Information:	Name	Saint Charles Resort, LLC	Phone 305-503-4056
	Address	1111 Lincoln Road, Suite 802 Miami Beach, FL 33139	Fax
			Email lgolinsky@eightfoldcapital.com
3. Record Owner Information:	Name	Same as Applicant	Phone
	Address		Fax
			Email

Please check the type of application:

- Subdivision:**
 - Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
 - PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plan application filed concurrently

This application is not required for a 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)

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. (\$300)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the 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

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

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

PROOF OF OWNERSHIP 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, 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.

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:

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.

FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

N/A **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

N/A **STORMWATER REPORT**

FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

☐ COPIES OF THIRD PARTY PERMIT/APPROVALS

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

N/A **☐ 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.

N/A **☐ 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.

Saint Charles Resort, LLC

June 26, 2020

Record Owner

Date



6/26/2020

Applicant or Authorized Agent
Ronald E Schrager

Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

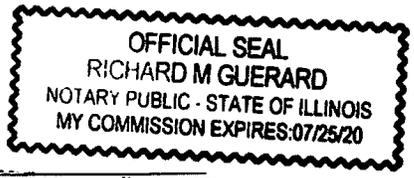
I, Ronald E Schrager, being first duly sworn on oath depose and say that I am
Manager of Saint Charles Resort, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Saint Charles Resort Holdins, LLC</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: *Ronald E Schrager*, Manager

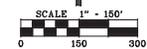
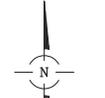
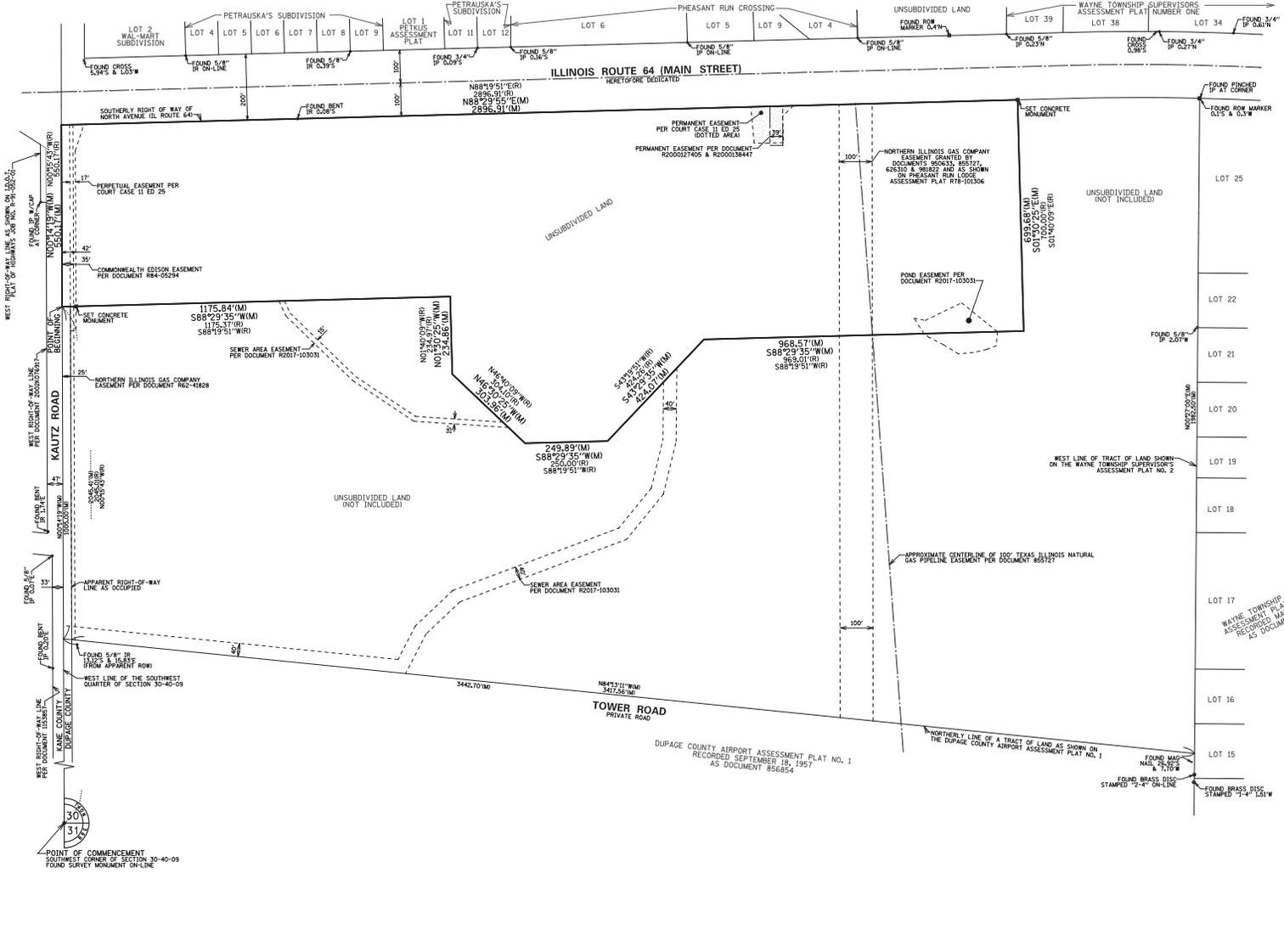
Subscribed and Sworn before me this 26th day of
June, 2020.

Richard M Guerard
Notary Public



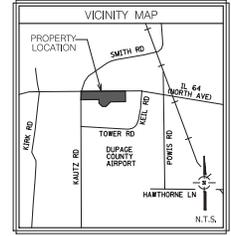
PHEASANT RUN RESORT SUBDIVISION

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



BASIS OF BEARINGS:
TRUE NORTH BASED ON
GEODETIC OBSERVATION ILL
EAST ZONE

IR = IRON ROD
IP = IRON PIPE
IM = MEASURED
RI = RECORD



WAYNE TOWNSHIP SUPERVISOR'S
ASSESSMENT PLAT NUMBER ONE
RECORDED IN BOOK 21,
PAGE 472539

EXISTING BOUNDARY AND EASEMENT INFORMATION

REVISIONS:	
06/24/2020	
07/30/2020	



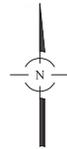
CONSULTING ENGINEERS	DATE: 06/05/2020
SITE DEVELOPMENT ENGINEERS	JOB NO: 9350
LAND SURVEYORS	FILENAME: 9350SUB-01
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4560 Fax: (847) 696-4565	SHEET 1 OF 3

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
LINCOLN PROPERTY COMPANY
1110 - JERICHO BOULEVARD, SUITE 300
DAN BROOK, IL 60522

\\p0000193053\BVE\193053\01.dwg 14:24:00 11/09/2020

PHEASANT RUN RESORT SUBDIVISION OVERLAY EXHIBIT



BASIS OF BEARINGS:
TRUE NORTH BASED ON
GEODETIC OBSERVATION 1L
EAST ZONE

PLUE = PUBLIC UTILITY AND
DRAINAGE EASEMENT
HEREBY GRANTED

FOR REVIEW
PURPOSES ONLY

REVISIONS:
07/31/2020



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 06/24/2020

JOB NO: 9350

FILENAME:

9350E10-1-OVERLAY

SHEET

1 OF 1

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4860 Fax: (847) 696-4865



NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	7/20/20	SPACECO REVISION

**OVERALL UTILITY
PHEASANT RUN RESORT
REDEVELOPMENT
ST. CHARLES, ILLINOIS**

**CONSULTING ENGINEERS
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