



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Presentation of a Concept Plan for a golf driving range facility (510 S. Tyler Road)
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/9/12)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

Ken Delisi, representing HD Golf Ventures, has submitted a Concept Plan for an indoor/outdoor golf driving range and entertainment facility for the property located at 510 S. Tyler Road (the former Hines Lumberyard). The business concept is different than a typical golf driving range in that each of the range bays will feature a high-tech, interactive kiosk that will enable the golfer to play virtual games and contests with other players. The interactive gameplay is intended to attract a mix of golfers and non-golfers, people of all ages, and family and corporate groups.

The applicant is seeking direction from the Committee as to whether there is support for zoning changes to allow the business to operate at this location. The applicant also intends to request a liquor license and enter into a license agreement with the City to use a portion of the City’s regional stormwater basin for the range.

Staff is looking for feedback on the following information to provide direction to Staff and the Applicant, should the applicant choose to proceed with the project:

- ✓ Is this a desired land use for this location?
- ✓ What zoning of the property would be appropriate?
  - Retain M2 zoning but amend the district regulations to allow the use.
  - Rezone to PL, which would limit use of the site to recreation-type uses.
  - Rezone to BC, which would allow a broad range of retail and commercial uses.
- ✓ Should a Special Use or PUD be considered to allow restrictions to be placed on the business?
  - What restrictions might be placed on the business, such as hours of operation?
  - Should a traffic analysis be requested?
- ✓ Is there support from the City Council for granting a liquor license for this business?
- ✓ What issues would need to be addressed, should the applicant proceed?

The Plan Commission reviewed the Concept Plan at their meeting on April 3, 2012. A summary of their comments is attached.

**Attachments:** *(please list)*

Plan Commission comments; Staff Memo dated 3/28/12; Application for Concept Plan; Site Plans

**Recommendation / Suggested Action** *(briefly explain):*

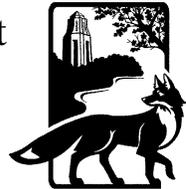
Provide feedback on the Concept Plan.

<i>For office use only:</i>	<i>Agenda Item Number: 3b</i>
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Community Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

**STAFF MEMO**

**TO:** Chairman Cliff Carrigan  
And the Members of The Planning & Development Committee

**FROM:** Russell Colby  
Planning Division Manager

**RE:** Plan Commission comments on Concept Plan for HD Golf Ventures (510 S. Tyler Road)

**DATE:** April 4, 2012

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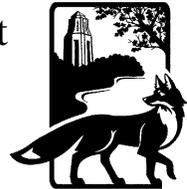
The Plan Commission reviewed the Concept Plan for this project at their meeting on April 3, 2012 and offered the following comments:

- Generally, there was support for the proposed land use in this location. The Commission felt the orientation of the golf facility creates a transition between commercial and industrial uses along Tyler Road.
- The business would be a family-friendly regional designation to draw visitors to the east side.
- Traffic generation will not be a significant concern, based on the information presented by the applicant.
- A noise study with data is necessary to ensure that noise generated at the business will not impact adjacent residential property.
- Information presented on new lighting technology was beneficial. The applicant will need to demonstrate that light will not spill over on to Tyler Road or impact adjacent residential areas.
- Some type of visual or sound buffering between the site and residential uses is preferred. This could be in the form of a berm, landscaping or other means.
- The applicant was encouraged to host meetings with neighbors in the area.

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 Planning Division

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ST. CHARLES  
 SINCE 1834

**STAFF MEMO**

**TO:** Chairman Todd Wallace  
 And the Members of the Plan Commission; and  
  
 Chairman Cliff Carrigan  
 And the Members of The Planning & Development Committee

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Concept Plan for HD Golf Ventures (510 S. Tyler Road)

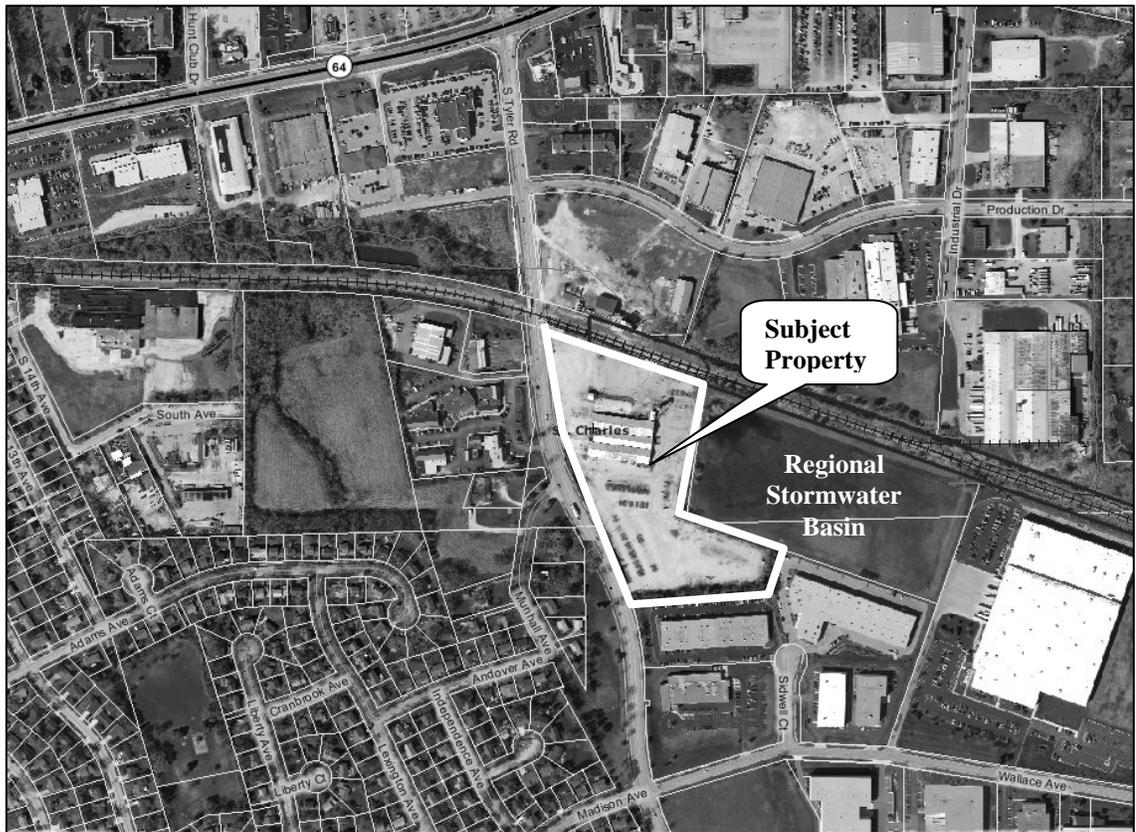
**DATE:** March 28, 2012

**I. APPLICATION INFORMATION:**

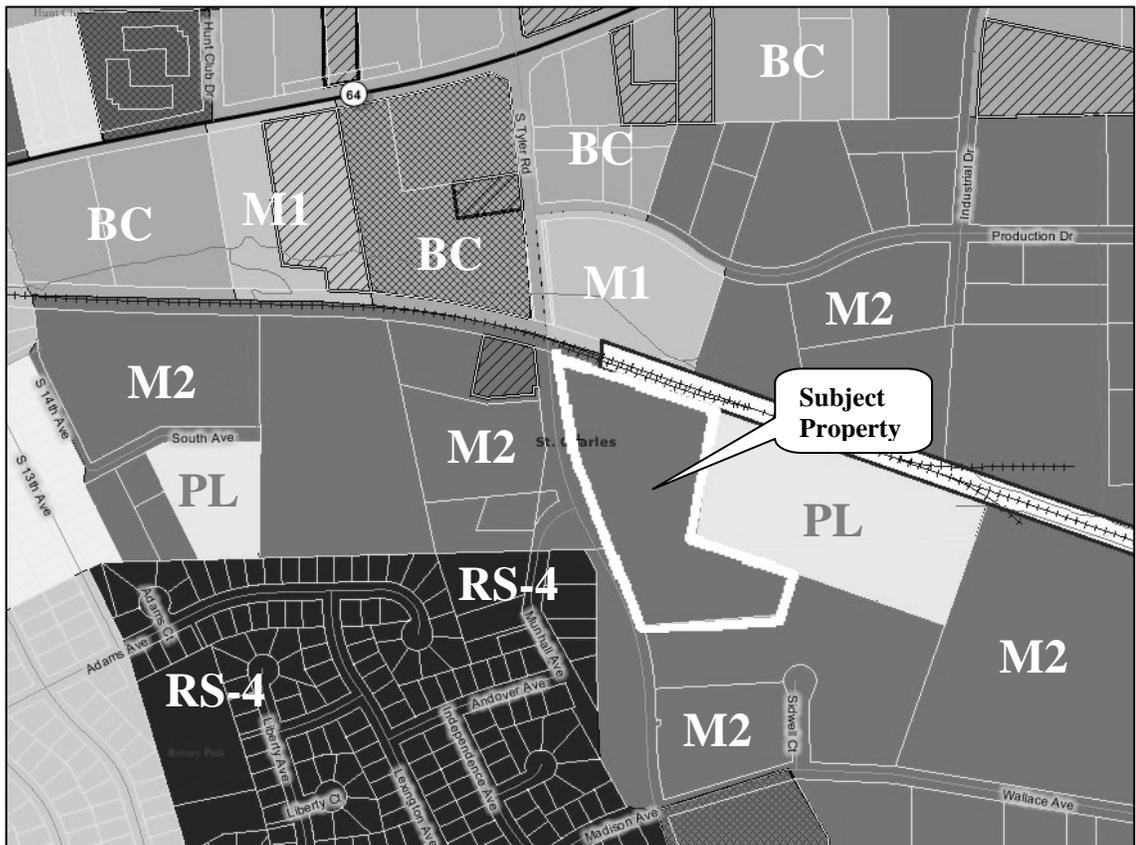
**Project Name:** HD Golf Ventures  
**Applicant:** Ken Delisi, HD Golf Ventures  
**Purpose:** Concept Plan review of golf driving range/entertainment facility

<b>General Information:</b>		
<b>Site Information</b>		
Location	510 S. Tyler Road, former Hines Lumberyard (east side of Tyler Road, south of the railroad tracks)	
Acres	10.42	
Applications	<b>Concept Plan</b>	
Applicable Zoning Code Sections	17.04.140 Concept Plan Review 17.16 Office/Research, Manufacturing, and Public Land Districts	
<b>Existing Conditions</b>		
Land Use	Vacant/former Lumberyard	
Zoning	M-2 Limited Manufacturing District	
<b>Zoning Summary</b>		
North	M-1 Special Manufacturing	Railroad tracks and Vacant
East	PL- Public Lands District	City Regional Detention Basin
South	M-2 Special Manufacturing	Multi-tenant industrial condo buildings
West	M-2 Special Manufacturing RS-3 Single Family Residential	Car Wash and Office Condos Single Family Homes
<b>Comprehensive Plan Designation</b>		
Manufacturing		

### Aerial Photograph



### Surrounding Zoning



## **II. PROJECT OVERVIEW:**

### **A. PROJECT HISTORY**

- In January 2012, the applicant, HD Golf Ventures, contacted the City staff to discuss utilizing a portion of the City’s regional stormwater detention basin, located immediately to the east of the property, for a part of the driving range. After reviewing different designs and configurations, the developer arrived at the proposed orientation of the range facing the southeast. Public Works staff has reviewed the proposed plan and finds it acceptable, provided there is minimal impact on the function and capacity of the stormwater basin.
- Given that the site will require some type of zoning approval process, Staff advised the developer to file a Concept Plan to receive feedback on the proposal in terms of the land use, use of the stormwater detention basin, and the potential for a liquor license.

### **B. CONCEPT PLAN PROPOSAL**

- The proposal concept is an indoor/outdoor golf range designed as an entertainment center, with a restaurant/bar and a miniature golf course. The driving range bays will be heated and open to the outdoors and the facility will operate year-round. Other uses at the site will include a rooftop terrace, executive conference room, party rooms, a golf apparel store, and an on-site golf instructor.
- The business concept is different than a typical golf driving range in that each of the range bays will feature a high-tech, interactive kiosk that will enable the golfer to play virtual games and contests with other players. The interactive gameplay is intended to attract a mix of golfers and non-golfers, people of all ages, and family and corporate groups.
- The building will be approximately 36,000 square feet, with two-levels of driving bays and a total of 70 bays. Approximately 160 to 185 parking spaces will be provided.
- The range will extend approximately 230 to 280 yards from the range bays. The surface will be artificial turf. The range will be enclosed with netting. The height of the poles supporting the netting will vary from 75 to 115 feet.

## **III. ANALYSIS OF CONCEPT PLAN**

### **A. COMPREHENSIVE PLAN**

The Comprehensive Plan Future Land Use for this parcel is “Manufacturing”:  
*“Includes a wide range of manufacturing, assembly, processing, and warehouse activities, both individual firms and large-scale complexes.”*

Most of the land fronting on Tyler Road from Main St. south to the site is identified as “Manufacturing” in the Comprehensive Plan. The existing land uses in this area are generally more commercial or service-oriented (hotel, car dealership, daycare center to the north; car wash and office park to the west). Light industrial condos and offices are located to the south.

**B. ZONING**

- The property is zoned “M-2 Limited Manufacturing”. The M-2 zoning district covers the east side industrial park area. This zoning district permits industrial/manufacturing uses but also allows for certain commercial or service uses, such as indoor recreation, hotels, daycare centers, veterinary offices/hospitals, and office uses.
- The proposed use (a driving range and miniature golf course) falls into a zoning use category called “*Outdoor Recreation*”. Accessory uses designed and intended primarily for the use of patrons of the Outdoor Recreation use are also permitted (restaurant/bar, meeting rooms, pro shop, etc.).
- “Outdoor Recreation” is NOT a permitted use in the M2 Zoning District.
- “Outdoor Recreation” is permitted in the PL Public Land District and the BC Community Business District, which are both located nearby the site.
  - PL Public Land District’s purpose is to protect and maintain public and private open space and recreation facilities.
  - BC Community Business District is a commercial district and permits a wide range of commercial, retail, and restaurant uses.

<b>Zoning Comparison Table</b>				
			<b>Potential rezoning</b>	
	<b>Proposal for Golf Range</b>	<b>M-2 District (Current zoning)</b>	<b>BC District</b>	<b>PL District</b>
<b>Land Use</b>	“Outdoor Recreation”	Not Permitted	Permitted Use	Permitted Use
<b>Building &amp; Structure height</b>	Building: 32 ft. Netting poles: 75 to 115 ft.	60 ft.	40 ft.	50 ft.
<b>Setbacks from Tyler Road</b>	Building: 50 ft. Parking: 20 ft.  Netting poles: Varies from 60 ft. at the north end to 180 ft. at the south end	Buildings & Parking: 40 ft.  Landscape Buffer Yard: 100 ft. setback where across street from residential	Buildings & Parking: 20 ft.  Landscape Buffer Yard: 25 ft. setback where across street from residential	Buildings & Parking: 30 ft.  Landscape Buffer Yard: 30 ft. setback where across street from residential

### Zoning Approval Process

To accommodate the proposed development on the site, some type of zoning approval process is needed. The approval may include:

*To address the issue of Land Use:*

- General Amendment to the Zoning Ordinance to permit “Outdoor Recreation” in the M-2 zoning district as a *Permitted Use* or a *Special Use* (and then requiring a Special Use Application for the property)

-OR-

- Map Amendment/Rezoning to another zoning district to permit the “Outdoor Recreation” use (such as PL Public Lands or BC Community Business)

-AND-

*To address variances for the netting pole height and parking setback on Tyler Rd:*

- General Amendment to the Zoning Ordinance to allow golf range netting poles to exceed the maximum building height

-OR-

- PUD (Planned Unit Development) approval for the netting pole height and/or the reduced parking lot setback (depending on the zoning district). The PUD review process would also enable the City to review the development plans for the project comprehensively.

Either a Special Use or PUD application would enable the City to place specific conditions on the business to address any potential impacts of the development, such as traffic, lighting, noise, hours of operation, screening, etc, which are discussed further below.

### C. OTHER CONSIDERATIONS:

#### Lighting

The Golf Range will be lit for use at night. Range lighting will be placed on the building at 40 ft. facing outward into the range and on netting poles on the Tyler Road side of the range, facing into the range and away from the street.

Section 17.22.040 of the Zoning Ordinance regulates Site Lighting:

- A photometric plan will be required in connection with the development. The photometric plan will need to demonstrate that “*all exterior lighting will be designed, shielded and directed so that direct light from the lamp is not directly visible from residential properties or public rights of way within a distance of 500 feet or less.*”
- The photometric plan must also include information on light intensity at property lines. The Zoning Ordinance specifies a lower foot-candle restriction at a property line abutting street right-of-way or residential zoning.

### Noise

The City's Noise Ordinance, Chapter 9.24 of the City Code would apply as follows:

- Outdoor sources of amplified sounds are prohibited between 10pm and 7am.
- Indoor sources of amplified sounds cannot be audible at the property line from 10pm to 7am.

### Traffic

A traffic study is typically requested with a Special Use or PUD review. Staff would recommend consulting with a traffic engineer to determine if the use warrants an analysis. The analysis can also consider the volume of traffic that would be generated vs. uses that are already permitted by the existing zoning (such as Indoor Recreation and Amusement).

### Liquor License

A liquor license will be requested for the proposed restaurant and bar, which will be subject to City Council approval.

### Use of the City's regional stormwater basin

The applicant is proposing to utilize a portion of the City's regional stormwater basin for the driving range. The southwest corner of the basin would essentially be bridged-over with a structure to support the driving range surface. The developer will need to enter a license agreement with the City to construct over the stormwater basin.

## **IV. ITEMS TO CONSIDER**

Staff is looking for feedback on the following information to provide direction to Staff and the applicant, should the applicant choose to proceed with the project:

- ✓ Is this a desired land use for this location?
- ✓ What zoning of the property would be appropriate?
  - Retain M2 (Limited Manufacturing) zoning but amend the district regulations to allow the use
  - Rezone to PL (Public Lands), which would limit use of the site to recreation-type uses
  - Rezone to BC (Community Business), which would allow a broad range of retail and commercial uses
- ✓ Should a Special Use or PUD be considered to allow restrictions to be placed on the business?
  - What restrictions might be placed on the business, such as hours of operation?
  - Should a traffic analysis be requested?
- ✓ Is there support from the City Council for granting a liquor license for this business?
- ✓ What issues would need to be addressed, should the applicant proceed?

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**CONCEPT PLAN APPLICATION**

<b>CITYVIEW</b>	
Project Name:	<u>HD Golf Ventures LLC</u>
Project Number:	<u>2012 -PR-004</u>
Application Number:	<u>2012 -AP-005</u>

Received Date  
**RECEIVED**  
St. Charles, IL  
  
MAR 23 2012  
  
CDD  
Planning Division

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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.

<b>1. Property Information:</b>	Parcel Number (s): <u>09-26-452-006</u>	
	Street Address (or common location if no address is assigned): <u>510 Tyler Rd, St Charles, IL</u>	
<b>2. Applicant Information:</b>	Name <u>(KEN DELISI) HD GOLF VENTURE</u>	Phone <u>630 400 6705</u>
	Address <u>1710 W Armitage Ct Addison, IL 60101</u>	Fax <u>630 629 0779</u>
		Email <u>Kdelisi@hdgolfventures.com</u>
<b>3. Record Owner Information:</b>	Name <u>SAME</u>	Phone
	Address	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name <u>HD GOLF VENTURES</u>	Phone <u>630 400 6705</u>
	Address <u>1710 W Armitage Ct Addison, IL 60101</u>	Fax <u>630 629 0779</u>
		Email <u>kdelisi@hdgolfventures.com</u>

**Zoning and Use Information:**

Current zoning of the property: M2

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

Current use of the property: VACANT LOT

Proposed zoning of the property: ? PUD? \_\_\_\_\_

Proposed use of the property: GOLF DRIVING RANGE

Comprehensive Plan Designation: MANUFACTURING

**Attachment Checklist**

- APPLICATION:** Completed application form signed by the applicant
- 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%).
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- PLAT OF SURVEY:**

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

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
  - Architectural elevations showing building design, color and materials (if available)
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

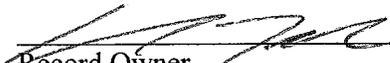
**SUMMARY OF DEVELOPMENT:**

Written information including:

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

- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

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

  
Record Owner

3-23-2012

Date

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: HO GOLF CENTERS

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
	M2		
Minimum Lot Area	NONE		452,000 sq ft
Minimum Lot Width	NONE		1000' ±
Maximum Building Coverage	60%		Less than 5% of overall site
Maximum Gross Floor Area per Building	NONE		36000 sq ft
Maximum Building Height	60 FT		Building - 32' Poles - 115'
Front Yard	40 FT		Parking back 20' Building back 50'
Interior Side Yard	Building 20 Parking 0		10'
Exterior Side Yard	40'		N/A
Minimum Rear Yard	30'		N/A
Yards Adjoining Major Arterials <sup>3</sup>	-		N/A
Landscape Buffer Yard <sup>4</sup>	100'		Poles & netting meet requirements / Parking is 20' setback
% Overall Landscaped Area	15%		15%
Building Foundation Landscaping	8 FT		8 FT
% Interior Parking Lot Landscaping	10%		10%
Interior Parking Lot Shade Trees	interior parking landscape, divided by 160 sq ft		As Per Code
# of Parking spaces	4/1000 sq ft bldgs gross floor Area		160
Parking Stall Dimensions	18x9 16x9 when overhanging green space		As Per Code
Drive-through Stacking Spaces (if applicable)	N/A		N/A

<sup>3</sup> For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

<sup>4</sup> 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.

## Description of the Project:

We would like to install a 2-level Golf Driving Range facility with a Restaurant and Bar that would be operational year round. Part of this Golf Range facility will be our Miniature Golf which will be operated as permitted by weather. The Fox Valley area is a perfect fit for this Family Entertainment venue. The land selected for this project is the old Hines Lumber yard at 510 Tyler Rd.

We have been working with the St Charles Department Review Team (DRT) since January 1<sup>st</sup> on this project. On March 15<sup>th</sup>, we presented our revised drawings with consideration for all the questions and concerns from the previous meetings.

What we are requesting from the City Council are the following items:

Approval to Re-zone this parcel of land that is classified as M2 (Manufacturing/ light industrial) to a Business Commercial District zone with a permitted use for this venue.

Approval for a Liquor License.

A Variation on the 20' setback to accommodate parking.

As you can see on the layout plans, our golf range overlays over part of a retention pond owned by the City. We have been working with the St Charles Engineering departments to install an elevated platform with Trusses and decking that will be above the high water line. The platform will be supported with pylons or piers in the pond. We will be able to compensate whatever volume of water that is displaced by the columns by the required ratio of 1.5 to 1.

How this Range will work:

We will have (70) individual bays and each bay will have it's own golf hi-tech electronic Kiosk. The Kiosk will have a 32" touch screen monitor and customers can decide if they want to play a round of golf, select the swing analysis mode or just play a kid friendly game. The equipment we are using is the similar equipment that the PGA tour professionals use when they analyze their game. To explain the system in a few lines is impossible but some of the options are as follows: it's a training tool where you can select the analysis mode, play through your session and email your session to yourself or to a virtual pro who can help you improve your game or the information can be emailed to a local pro who you can work with to improve your game. A group (2-some or 4-some) can play a round of golf against each other or any amount of bays can play against each other just like at a Golf outing.

A customer can show up to the facility and just hit a bucket of balls for approx \$7.00. There are other options available such as Golf Club Rental if they forgot their clubs or never owned any. They can purchase small golf items like gloves or tees. When they get assigned a bay, they can decide if they want to just hit balls or participate with the options on the Hi-Tech Electronic Kiosk. They can order lunch or dinner and a beverage from their bay. Each bay is designed to accommodate up to 4 players.

We are hoping that families will try this together regardless if everyone in the family plays golf or not. The family value is having the entire family at an event where even if (1) parent participated in the golf experience with the kids and the other parent just read a magazine or watches TV in the Range Bay, they could still have a family bonding afternoon or evening. We are also targeting businesses for "Team Building" events. We have private meeting rooms available for corporate or family outings.

Where can we see a similar facility like this:

Several municipalities such as Itasca, Des Plaines, Skokie, Libertyville have the 2 level and 3-level Golf ranges but none have a system with this capability. It will attract a customer base from 15 miles to St Charles. This facility will be a destination in St Charles and hopefully be endorsed by the PGA when it sees the impact on young golfers.

What does this golf range bring to St Charles:

Employment for up to (50) full and part time employees

New destination location in the Fox Valley area.

Positive source of New Revenue for St Charles.

A family Entertainment Venue.

A new option for fund raising events.

Liquor License:

Hours of operation.

Winter months. 11am -10pm

Summer months. 11am -11pm

No alcoholic beverages allowed outside the patio area or on the Miniature golf course.

Lighting:

(3) Lights on the building @ 40' above the Tee line.

(3) lights on the poles (Tyler rd side) shining onto the range away from Tyler rd.

Range Lights shut down at 11PM in Winter months.

Range lights shut down at Midnight in Spring, Summer and Autumn months.

Poles and Netting:

East side poles 75' to 100' max. West side poles 75' to 115' max.

Our building starts at 50' back off Tyler rd where our 1<sup>st</sup> pole at 75' tall is located and tapers to the end of the property where our last pole is 180' off Tyler Rd.

Netting is designed to breakaway from poles as a safety device at a predetermined wind load.

Miniature Golf:

Miniature golf will be open weather permitting.

Small snacks and beverages offered for Miniature golf.

MISC:

Building height 32'

18000 sq/ft building takes up less than 5% of the entire property

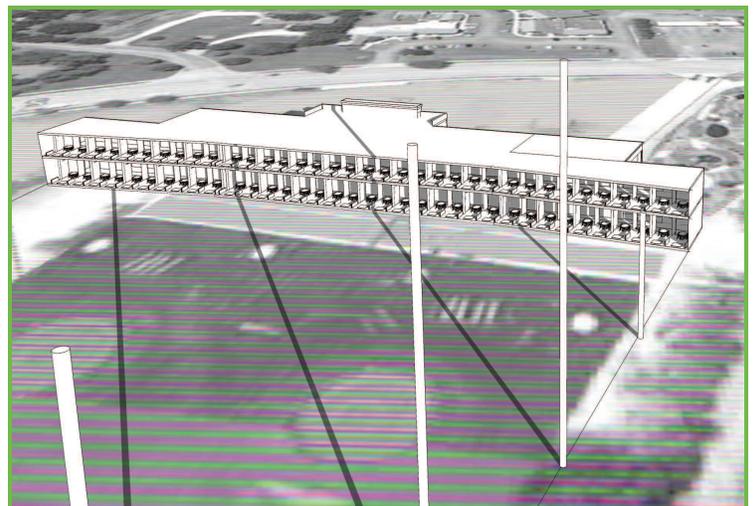
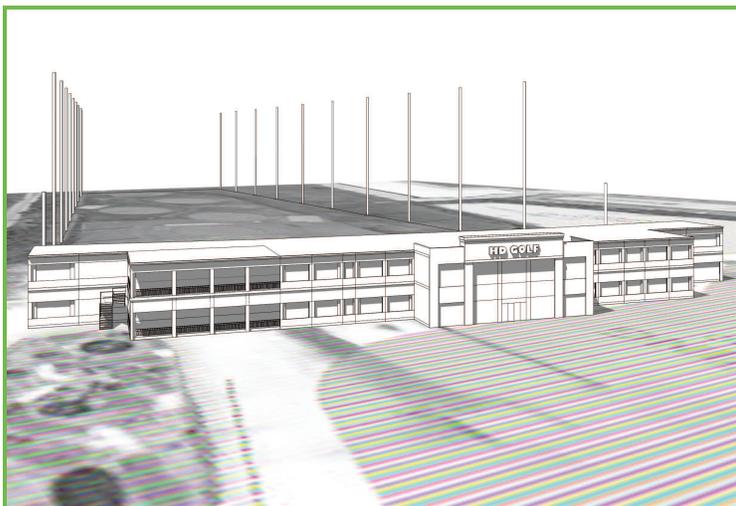
Parking spots 160-185

# HD Golf Ventures, LLC

For more information, please contact:  
Ken Delisi - (630) 400-6705 or Tony Hopkins - (708) 516-8745



- Premiere family golf entertainment facility
- New destination spot for St. Charles
- Improvement of an existing eyesore property
- Employ over 50 people, including St. Charles residents
- Drive new sales to existing St. Charles businesses
- New source of tax revenue for St. Charles
- High-tech golfing experience
- 70 heated range bays
- 18 hole challenging mini-golf course
- Full service restaurant/bar on two levels
- Rooftop terrace
- Executive conference rooms for team building/meetings
- Party rooms available for family or corporate events
- Golf apparel store
- Golf instructor on site





**Preliminary Key Plan**  
SCALE: 1"=100'-0"

**Preliminary Site Plan**  
SCALE: 1"=40'-0"

DATE	JANUARY 06, 2012
REVISIONS	01/01/12
	02/09/12

**PROPOSED MINI-GOLF/DRIVING RANGE CENTER**  
**HD Golf Ventures, LLC**  
 S.E. CORNER OF:  
 SOUTH TYLER ROAD & RAILROAD TRACKS  
 ST. CHARLES, ILLINOIS

**Reitan Architects, LLC.**  
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173  
 PH. 847-519-1227 - FAX 847-519-0347  
 Assumed Name No. 84-004083

THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, ILLINOIS.

SHEET NAME  
 PRELIMINARY  
 SITE PLAN

SHEET  
**SK1**  
 OF 1

PROJECT NO.  
 1202

