

To Whom It May Concern:

RE: Bluffs of St. Charles Development

La Fox was settled in the 1830's as an unincorporated farming community. Our written history generally defines the La Fox area as approximately 2 square miles bordered by Rt. 38 on the north, Keslinger Road on the south, Harley Road on the west and the Geneva Township line to the east. This area contains the only unincorporated Historic District in the state, and one of only three Kane County Designated Rustic Roads. Kane County is the only county in the state with such a program.

In 2001, the "Grand Prairie" development was proposed on 1200 acres in the La Fox area. The "Bluffs of St. Charles" parcel was part of the overall 1200 acres proposed for annexation to St. Charles. The La Fox Civic Organization was formed to represent our unincorporated community in this development process that would surround, but not include, our existing residents.

Our group, along with 17 public and private entities, successfully argued against St. Charles annexation and then worked for over a year with the developer and county to design a comprehensive plan that the existing residents and developer could live with. This plan was called "The Settlements of La Fox" and was approved by Kane County in 2007. With the downturn in the economy, the plan did not move forward.

We feel strongly that St. Charles should reject The Bluffs of St. Charles proposal for the following reasons:

1. As stand alone, high density spot zoning, it does not allow for holistic planning that an overall PUD for the area would provide.
2. The parcel, under the PUD, was approved for 90 lots with generous setbacks, preservation of view sheds, preservation of the existing barn and tree line, and compatibility with the Rustic Road designation of Brundige Road. The approved PUD had an internal road system and bridge over Mill Creek that kept traffic levels low on Brundige Road. Additionally, 50% overall open space was achieved under the PUD. The current proposal calls for 285 lots of 6600 sq. ft. each and no preservation of the barn, trees or view sheds.

We ask that St. Charles leave the planning for this parcel in the hands of Kane County and the local residents as a long-term history and partnership of regional planning for the area exists. This planning has always provided for open space and transitional zoning between St. Charles and our other neighboring communities.

Sincerely,



The La Fox Civic Organization Board

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St. Charles, IL

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CDD
Planning Division