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COUNTY OF KANE



COUNTY BOARD

Philip H. Lewis—District No. 13

Barbara Wojnicki — District No. 15

Andrew Frasz — District No. 18

DATE: May 31, 2014

TO: Mr. Todd Wallace and Members, St. Charles Plan Commission

SUBJECT: Bluffs of St. Charles Development

As Kane County Board members with a long-term history of planning and development in the La Fox and Campton Hills area west of St. Charles, we are with this letter expressing our strong opposition to the Bluffs of St. Charles development for the following reasons:

- 1. Rural Planning:** The land west of the Tri-Cities has been the focus of regional and collaborative planning by Kane County and planning partners St. Charles and Geneva. This has resulted in two communities, Fox Mill and Mill Creek, with a third, Settlements of La Fox, approved. These communities achieved 50% open space with generous setbacks, preservation of view sheds, and extensive water resource planning. The proposed Bluffs of St. Charles development is not consistent with this long tradition of rural planning.
- 2. Unique Features:** Kane County has encouraged the overall preservation and enhancement of the areas rustic and agricultural heritage while still allowing for development under the Kane County 2040 Land Use Plan. These efforts include the La Fox Historic District, the Brundige Road Rustic Road designation, and the encouragement of unique enterprises such as the Heritage Prairie Market and four other unique land uses on Brundige Road. The approval of the Bluffs of St. Charles project would take away so many of the attributes that resulted in Rustic Road designation, that it would likely result in cancellation of this unique designation. As traffic would increase dramatically, Heritage Prairie Market would no longer have the rural setting that is the primary basis for its business. KDOT estimates that this one 95 acre development would have the same impact on Brundige Road as the entire 1200 acre Settlements of La Fox PUD.
- 3. Public-Private Open Space:** The City of Geneva and St. Charles have invested millions of dollars obtaining a western buffer of land for Green Open Space to set a limit on westward development and provide for recreation and storm water storage/aquifer recharge. The Kane County Forest Preserve has purchased additional parcels totaling hundreds more acres of open space. The St. Charles Park District has purchased land that extends east, north and west of the Illinois Youth Center. Garfield Farm/Campton Historic Land has purchased all the land west of Campton Hills Park to La Fox Road and the Campton Township Open Space owns a large tract south of Rt. 38 west of this proposal. This island of high-density development unconnected to any existing neighborhood has a negative impact on the land already purchased and designated as open space in this area.

4. Connectivity and Existing Facilities: St. Charles has sited several facilities west of Peck Road along Rt. 38. These include a sewage treatment plant, a public works salt storage facility, a State highway facility, an open air police shooting range, the Fox Valley Aero Club model airplane field, and the St. Charles leaf composting field. The proposed development would jump residential development over this one mile district. The shooting range, air field, and compost field are not compatible with a residential development.

For these reasons, we strongly urge rejection of this proposal and would hope this parcel could be purchased for open space by one or more agencies. If development is to take place, we feel St. Charles and the region would best be served if it is as a County PUD using the previously negotiated plan as a guideline.

Sincerely,



Andrew Frasz, District 18



Barbara Wojnicki, District 15



Philip Lewis, District 13