

**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. PAUL LENCIONI – CHAIR  
MONDAY, APRIL 14, 2025 - 7:00 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OMNIBUS VOTE**

**Items with an asterisk (\*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

a. Pheasant Run Industrial Park Property Annexation

- i. Consideration of Jurisdictional Boundary Line Agreement Amendment with the City of West Chicago
- ii. Consideration of an Annexation Agreement with DuPage Airport Authority and GSI Family Investments of Arizona LLC
- iii. Consideration of a Petition for Annexation for 12.25 acre DuPage Airport Authority property east of Pheasant Run Industrial Park
- iv. Plan Commission recommendation to approve a Zoning Map Amendment, upon Annexation, for Pheasant Run Industrial Park – former Driving Range Property

b. Housing Updates

- i. Affordability Analysis and Fee-in-Lieu
- ii. Housing Trust Fund Status

\*c. Recommendation to approve a Plat of Easement for Kane County Fiber Optic Installation

## **5. PUBLIC COMMENT**

## **6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF**

## **7. EXECUTIVE SESSION**

- Personnel – 5 ILCS 120/2(c)(1)
- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- **Property Acquisition – 5 ILCS 120/2(c)(5)**
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

## **8. ADJOURNMENT**

### ***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).