



Staff Report  
Plan Commission Meeting – November 18, 2025

<b>Applicant:</b>	M/I Homes
<b>Property Owner:</b>	James Cooke
<b>Location:</b>	Northern 38-acres of Red Gate Farm property at 36W368 Red Gate Road
<b>Purpose:</b>	Feedback on a residential development
<b>Application:</b>	Concept Plan
<b>Public Hearing:</b>	Not required
<b>Zoning:</b>	Kane County: E-3 Estate Residential & F- Farming
<b>Current Land Use:</b>	Agriculture
<b>Comprehensive Plan:</b>	Single-Family Detached Residential

**Claibourne Farm**



*Subject Property*

<b>Summary of Proposal:</b>	<p>M/I Homes has filed a Concept Plan proposing a single-family residential subdivision on the northern portion of the property known as “Red Gate Farm”. Details:</p> <ul style="list-style-type: none"> <li>• Annexation to City of St. Charles.</li> <li>• 83 single-family home lots.</li> <li>• Access via road connection to Rosebud Drive.</li> <li>• Stormwater detention areas at the NW and SE corners.</li> <li>• RS-3 zoning with a PUD.</li> </ul>
<b>Info / Procedure on Application:</b>	<ul style="list-style-type: none"> <li>• Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”</li> <li>• A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.</li> <li>• No recommendation or findings are involved.</li> </ul>
<b>Suggested Action:</b>	Provide feedback on the Concept Plan. Staff has provided topics Commissioners may wish to consider to guide their feedback to the applicant.
<b>Staff Contact:</b>	Ellen Johnson, Planner II

## I. PROPERTY INFORMATION

### A. History / Context

The subject property constitutes the northern 37.9-acres of the 88.5-acre property known historically as “Red Gate Farm”. The Red Gate Farm property is addressed as 36W368 Red Gate Road and is located approximately 2,000 feet west of Rt 31. The property is located in St. Charles Township and is currently under the zoning and subdivision jurisdiction of Kane County. The property is contiguous to the City of St. Charles to the north, east, and south and is eligible for annexation to St. Charles.

Red Gate Farm is a designated Kane County Historic Landmark. According to the landmark documentation, the land was farmed since before 1860 and remained in crop farming until purchased by noteworthy St. Charles citizen and philanthropist, Colonel Edward J. Baker in 1929. Baker used the property as a horse farm, which he owned along with several other horse farm properties in the area. World-famous racehorse, Greyhound, resided at Red Gate Farm, and was later buried there alongside Baker’s other champion horses.

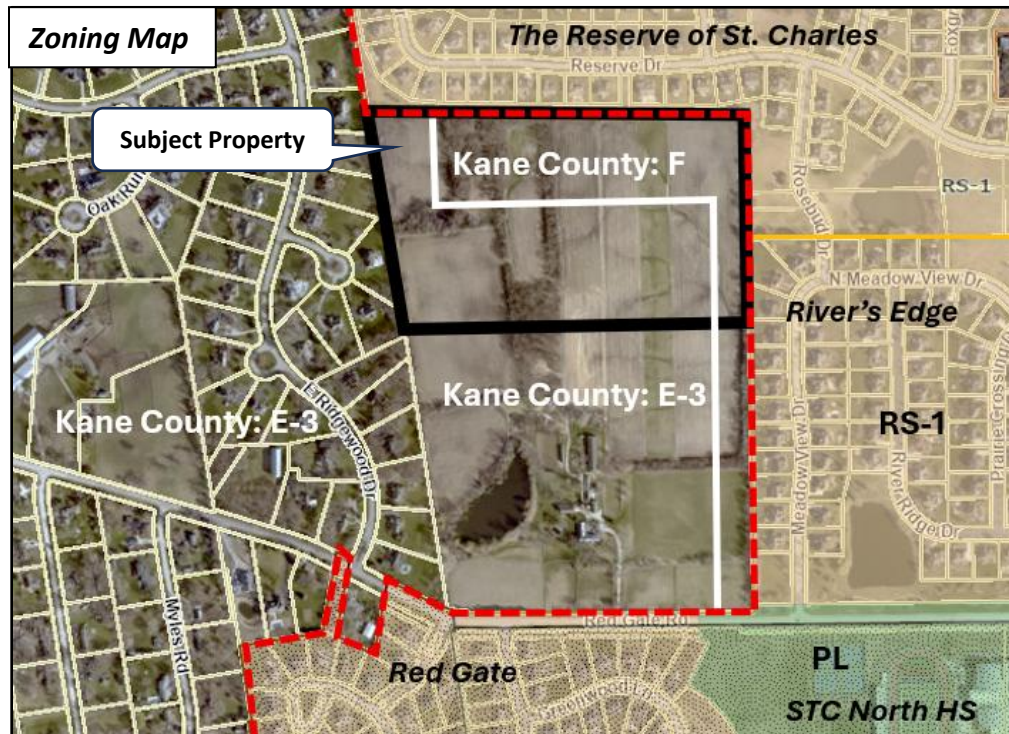
The landmark documentation notes the historically significant features of the Red Gate Farm property are the barns, horse cemetery, portions of the house, landscape features around the farm buildings, and the stone pillars and red gates at the entrance. The portions of the property used for crop farming and pasture are not noted as historically significant.

In 2005, Kane County, in cooperation with the City of St. Charles and Village of South Elgin, adopted a “Local Land Resource Management Plan” to provide guidance for development within the Silver Glen/Crane Road area. The Red Gate Farm property was identified as part of “Residential Area D” which also included what is now The Reserve of St. Charles. The plan identified Area D for single-family residential development with a maximum density of one unit per acre.

### B. Zoning

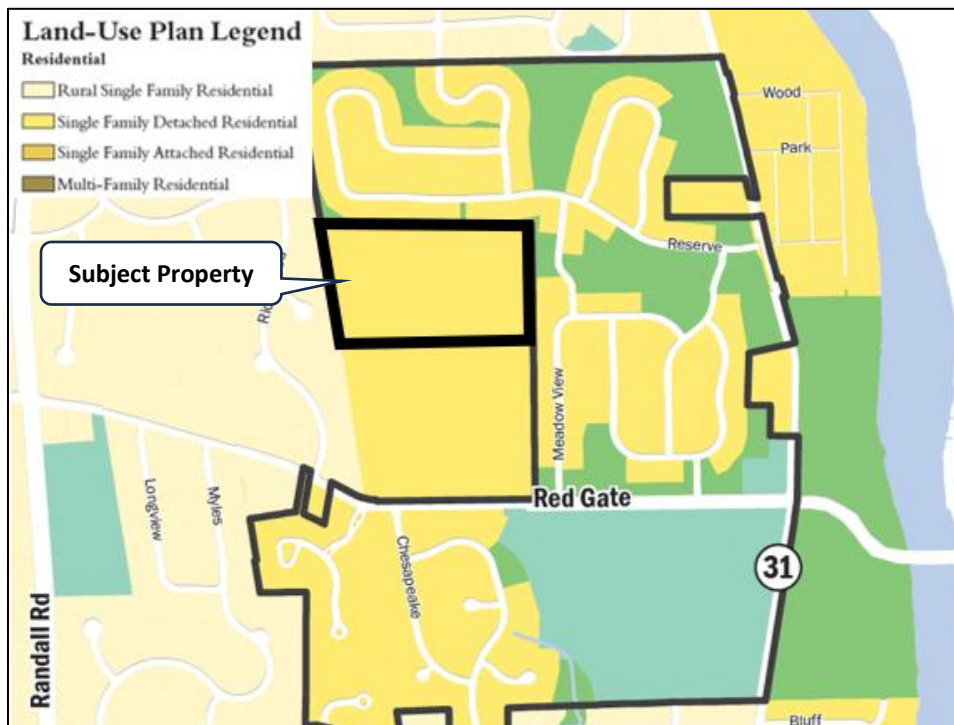
The subject property falls into two Kane County zoning districts: the northern portion is zoned F Farming, while the western and southern portions are zoned E-3 Estate Residential (1 ¼ acre minimum lot size). The single-family subdivisions surrounding the property to the north, east, and south are within the City of St. Charles and are zoned RS-1 Low Density Suburban Single-Family Residential (18,000 sf/0.4 acre minimum lot size). The subdivision to the west is unincorporated with Kane County E-3 zoning.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	F Farming & E-3 Estate Residential (Kane County)	Agriculture
<b>North</b>	RS-1 Low Density Single-Family Residential	The Reserve of St. Charles subdivision
<b>East</b>	RS-1 Low Density Single-Family Residential	River’s Edge subdivision
<b>South</b>	RS-1 Low Density Single-Family Residential / PUD	Redgate subdivision
<b>West</b>	E-3 Estate Residential (Kane County)	Redgate Ridge subdivision



### C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single Family Detached Residential”. The same designation is given to the neighboring residential subdivisions within City limits.



The Single Family Detached Residential land use category is described as follows (p.42):

*“Single family detached residential neighborhoods are one of the City’s most cherished assets and considered one of its most defining characteristics. Single-family detached residential areas make up the single largest land use in the City of St. Charles and should continue to predominate. Much of the City’s character is derived from these neighborhoods and these distinguishing features should be preserved and enhanced.*

*Lot sizes within single-family detached residential areas generally range between 5,000 and 18,000 square feet. These lot sizes are not exact and exceptions can occur with particular lots or neighborhoods, however this range provides a sound characterization for the residential densities anticipated throughout the City. Single-family residential lot sizes are generally consistent within developed areas and are generally reflective of the City’s zoning ordinance, which will regulate development and assist with the Plan’s implementation.*

*An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods...Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planner manner.”*

The following Residential Land Use Policies are relevant to review of the Concept Plan (p.43-44):

*“Prioritize infill development over annexation and development – While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City’s west side. While most of these opportunities are within unincorporated Kane County, they fall within the City’s 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City’s boundaries. When residential development does occur within the City’s growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent “leap frog” development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.”*

The Residential Areas Framework Plan identifies the subject property as Site “F” (p.45):

*“This parcel is the Red Gate Farm, one of three historic landmarks designated by Kane County along Red Gate Rd. If ever developed this site could be serviced by City utilities and developed with Single Family Detached Residential, while incorporating the farmstead as open space or an amenity.”*

## **II. PROPOSAL**

M/I Homes is under contract to purchase the subject property (northern 37.9-acres of Red Gate Farm) from property owner James Cooke. The Concept Plan submitted for feedback proposes the following:

- Annexation to St. Charles
- RS-3 zoning designation and a Planned Unit Development
- 83 single-family home lots
  - 2-story homes
  - 4 bedrooms & 2.5+ bathrooms
  - Homes range from 2,872 to 3,415 sf



- 2-car or 3-car garages
- Access via road connection to Rosebud Drive
- 7.5 acres of open space/stormwater detention
  - Stormwater detention areas at the NW and SE corners.
- Sidewalks on both sides of streets

### III. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

### IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

- Ch. 17.12 Residential Districts
- Ch. 17.26 Landscaping & Screening
- Title 16- Subdivisions & Land Improvement

#### A. Proposed Zoning

The applicant has identified that a zoning designation of RS-3 Suburban Single-Family Residential would be requested for this development. The purpose of the RS-3 District is as follows:

*“To accommodate medium density single-family residential development in the City. This district consists primarily of post-World War II residential neighborhoods with a suburban character. The minimum lot size in this district is 8,400 square feet.”*

Proposed density based on the Concept Plan is 2.2 dwelling units per acre. Minimum proposed lot size is 9,375 sf, with an average lot size of 11,750 sf.

The proposed zoning represents a higher density development compared to surrounding single-family subdivisions. The St. Charles subdivisions to the north, east, and south have larger lots and are zoned RS-1, which requires a minimum lot area of 18,000 sf. The table below compares the proposed density with the surrounding subdivisions, including the unincorporated subdivision to the west (note- density calculation includes the entire area of each subdivision including lots, detention areas, open space, and right-of-way):

Subdivision	Zoning	Density	Min. Lot Size	Number of Lots
Proposed- Claibourne Farm	RS-3	2.2 units per acre	9,375 sf	83 lots
River’s Edge	RS-1	0.98 units per acre	21,780 sf	82 lots
The Reserve of STC	RS-1	0.99 units per acre	18,000 sf	133 lots
Red Gate	RS-1	0.99 units per acre	~19,000 sf	152 lots
Red Gate Ridge	E-3 (County)	0.68 units per acre	~53,000 sf	142 lots

In addition, the applicant intends to request a Planned Unit Development (PUD) for this project. The PUD would be requested solely to allow two deviations from the RS-3 District: 1) 31% building coverage of each lot (RS-3 District maximum is 30%); 2) 30' rear yards (RS-3 District requires 40').

**Staff Comment:**

- ✓ The RS-3 District is the appropriate zoning designation to accommodate the development based on the proposed lot sizes. However, proposed density is more than twice the density of surrounding subdivisions.
- ✓ The 2005 Local Land Resource Management Plan with Kane County and South Elgin identified the site for 1 dwelling unit per acre.
- ✓ As part of presenting the Concept Plan, the applicant should provide a rationale for this density and lot size vs. the nature of surrounding developments and what was previously anticipated for the overall site.
- ✓ PUD-related comments:
  - The intended PUD deviations for increased building coverage and smaller rear yards would allow increased density of each individual lot.
  - To approve a PUD, the City must find that the proposal meets the “public interest” finding based on the Zoning Ordinance PUD Criteria.
  - Staff does not believe a PUD would be appropriate or necessary for this development. The project could be constructed under a straight zoning classification and subdivision.
  - Without a PUD, the development would need to conform to the building coverage and rear yard standards of the RS-3 District (if approved under RS-3 zoning).
  - IF a PUD is requested, staff would recommend architectural standards in excess of zoning code requirements be incorporated into the PUD Ordinance, for example:
    - Prohibition of vinyl siding, and requirement that siding be fiber cement or similar.
    - Architectural detailing incorporated on all four sides.
    - Garages set back from the front building wall.
    - Monotony standards such as spacing requirements for house plans and color schemes.

**B. Bulk Standards / Site Plan**

The table below compares the Concept Plan with the RS-3 District bulk standards.

Category	RS-3 District (proposed zoning)	Concept Plan
Min. Lot Area	8,400 sf	9,375 sf
Min. Lot Width	60 ft	75 ft
Max. Building Coverage	30%	<b>31%</b>
Max. Building Height	35 ft or 2 stories, whichever is less	35 ft / 2 stories
Front Yard	30 ft	30 ft
Interior Side Yard	Combined width of 16', neither less than 6'	Combined width of 16', 8' each side
Exterior Side Yard	25 ft	25 ft
Rear Yard	40 ft	<b>30 ft</b>

**Staff Comments:**

- ✓ All RS-3 District bulk standards are met, except for the building coverage and rear yard deviations discussed above.
- ✓ Storm sewer is located within the rear yard of most of the lots. With the storm sewer and request for reduced rear yard (30'), little room would be left for homeowners to add improvements such as patios, decks, and rear porches. Staff believes a 40' rear yard should be provided as required in the RS-3 District. A 40' rear yard would also provide more separation from neighboring subdivisions.

**C. Site Access / Traffic:**

The subject property is current landlocked with no street frontage. Proposed access to the development is via a single roadway connecting the east end of the subject property to Rosebud Drive, through a City-owned parcel. This parcel was dedicated to the City when the Reserve subdivision was platted and is identified as a future City well site. The City is currently investigating feasibility of this location for a well site (see discussion under Public Works review). The applicant would need to acquire the property from the City to construct the roadway in the proposed location. Results of the well site analysis will determine whether the City would be willing to either sell the parcel to the developer, and/or “swap” the land with an alternative well site location on the development site.

Rosebud Drive is a local street that is one of two streets connecting River's Edge subdivision with The Reserve subdivision to the north. To reach the proposed development, vehicles would traverse through these adjacent subdivisions – River's Edge or The Reserves – via the following routes:

- Off Red Gate Road to the south, at River Ridge Dr. The intersection of Red Gate & River Ridge is signalized and is also the access point for St. Charles North High School off Red Gate.
- Off Red Gate Road to the south, at Meadow View Dr.
- Off Rt 31 at Reserve Dr.

The development would also be accessible from Silver Glen Road to the north via Foley Lane.

Within the development, the Concept Plan shows an internal road stub at the southern boundary between Lots 60 and 61. This stub appears to be intended for connection to the south should that property be developed in the future.

Internal streets would be dedicated as public streets with a standard 66-foot wide right-of-way. Public sidewalk is depicted on both sides of streets and connects to the public sidewalk network of the adjacent subdivisions to the east.

**Staff Comments:**

- ✓ Staff has concerns regarding the single point of access into the development via the neighboring residential subdivisions. Staff believe primary access to Claibourne Farm should be provided from a direct connection to Red Gate Road to the south, via a street along the eastern portion of the property to the south. The access point at Rosebud Drive would be the secondary means of access. The applicant would need to work with the Red Gate Farm land owner to accomplish access from Red Gate Road.
- ✓ The roadway shown as a dead-end between Lots 60 and 61 appears to be intended for connection to future development to the south. No information has been submitted contemplating how the property to the south could develop in the future. Staff has requested the applicant provide an exhibit to contextualize the current Concept Plan

within the larger area. Staff has requested the exhibit include intended future land uses, street corridors (including connection to Red Gate Road), and utility corridors.

- ✓ A Traffic Impact Study will be required at the time of Preliminary Plat of Subdivision review if the development moves forward. The TIS will need to include the following:
  - Anticipated traffic generation.
  - Impact to surrounding intersections and street network.
  - Analysis of and recommendations regarding site access.
- ✓ Pedestrian paths should be added around the detention basins.

#### **D. Open Space / Landscaping**

The Concept Plan depicts 7.6-acres of open space. This includes two stormwater detention facilities, a greenspace parcel between Lots 10 and 11, and greenspace formed by the “loop road” near lots 45-52.

A landscape buffer approximately 20 feet in width is shown along the west side of the development.

##### ***Staff Comments:***

- ✓ The stormwater detention facilities and landscape buffer will need to be located on platted outlots.
- ✓ A homeowners’ association will need to be established, to maintain the stormwater outlots and the other open spaces incorporated into the subdivision, including the western landscape buffer.
- ✓ Street trees will be required within parkways.
- ✓ A Tree Preservation Plan will be required. Effort shall be made to preserve high quality trees to the greatest extent possible, particularly within open space locations and along the outer boundary of the subdivision.

#### **E. Building Design**

Renderings have been submitted as part of the Concept Plan. Five models are included. The proposed homes are two stories in height with two- and three-car, front-loaded garages and front porches. The Zoning Ordinance does not contain any design standards for buildings in Suburban Residential zoning districts. If a PUD is requested for this development, design standards and monotony restrictions could be required as part of the PUD approval.

### **V. DEPARTMENTAL REVIEWS**

#### **A. Engineering Review**

Two stormwater detention basins are proposed – at the northwest and southeast corners. Due to the natural topography of the land, the southeast detention basin and outlot should extend further north into the area of Lots 79–83. To accommodate this, these lots and the cul-de-sac may need to be modified or eliminated and potentially relocated elsewhere on site. Also, the roadway connection to Rosebud Drive may need to be modified to accommodate the required detention volume.

The development will need to comply with the Kane County Stormwater Ordinance. Offsite stormwater improvements may be required. Engineering plans will be reviewed by Kane County as well as the City, due to the location of the property.



**B. Public Works Review**

City utilities will need to be extended to serve the subdivision, including water, sanitary sewer, and electric. Water modeling and a sanitary sewer capacity analysis will need to be conducted to determine the adequacy of existing and proposed infrastructure to accommodate the development, and to identify if any off-site capacity improvements are necessary.

The proposed subdivision entrance off Rosebud Drive runs through City-owned property. The lot has been identified as a future water source (well site) for the City. The City's consultant is currently conducting test drilling at the site to determine the availability of the aquifer. Depending on findings and follow-up reports, the City will determine the need for this property as a water source in the future. If it is determined that a well site is feasible and desirable at this location, there may be an opportunity for a land-swap, whereby the developer would provide an alternative well site within the subdivision.

**C. Fire Dept. Review**

The subject property is located in the Fox River and Countryside Fire District but if annexed to St. Charles would be served by the St. Charles Fire Department.

The Fire Dept. has reviewed the Concept Plan and has determined that the proposed single point of access to the property would be permitted under the Fire Code if every house has a fire sprinkler. However, consideration should be given to provide an additional means of access so that, in the event of road blockage, access to the subdivision can still be achieved.

**VI. DEVELOPER CONTRIBUTIONS****A. Inclusionary Housing**

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for the proposed 83 units is 8.3 (10%). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing affordable units. Based on a fee in-lieu amount of \$20,982 per required affordable single-family unit, a total fee in-lieu amount of \$174,150.60 would be due at the time of building permit and would be placed into the City's Housing Trust Fund to support affordable housing initiatives.

**B. School District**

The subject property is within St. Charles Community Unit School District 303. This development will be subject to Ch. 16.10 "Dedications" of the Subdivision Code and will be required to provide either a land or cash contribution to District 303. The Concept Plan and a land-cash worksheet have been provided to the School District for review. It is anticipated that a cash contribution would be accepted. Based on the anticipated bedroom counts, a total contribution of \$1,013,289.66 to D303 would be due prior to issuance of building permit.

**C. Park District**

The subject property is within the St. Charles Park District boundary. The Concept Plan and a land-cash worksheet have been provided to the Park District for review. Per Ch. 16.10 of the Subdivision Code, a park site dedication or cash contribution is required for residential subdivisions. The Park District has responded that a park site dedication will not be requested.

for this development, given the proximity of River's Edge Reserve Park. A cash contribution of \$751,350.86 to the Park District would be due prior to issuance of building permit.

## VII. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following applications would need to be approved by the City to entitle the development. Note- this process does not include a request for PUD:

1. Annexation: To annex the property into the City of St. Charles.
2. Map Amendment: To rezone the property from RE-1 (automatic zoning of newly annexed property) to RS-3.
3. Preliminary Plat of Subdivision: To subdivide the property into lots and common area outlots, dedicate street right-of-way, and provide easements. Preliminary engineering review to occur at this stage.
4. Final Plat of Subdivision: Approval of the actual plat document that will be recorded with Kane County to formally create the subdivision. Final engineering review to occur at this stage.

After Final Plat (with final engineering) approval, the developer could then submit permit applications for site development work and building construction.

## VIII. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Proposed land use and compatibility with surrounding development and with the Comprehensive Plan.
- ✓ Access to the development – proposed roadway location; additional access needs, etc.
- ✓ Subdivision layout – lots, streets, open space, detention areas.
- ✓ Zoning:
  - a. RS-3 District designation.
  - b. Planned Unit Development – Is a PUD appropriate or desirable for this project? Does the plan adequately advance one or more of the purposes of the PUD procedure:
    1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
    2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
    3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
    4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
    5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
    6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
    7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*

## IX. ATTACHMENTS

- Application for Concept Plan; received 10/9/2025

- Site Plan
- Claibourne Farm pitchbook

City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## CONCEPT PLAN APPLICATION

### For City Use

Project Name: Claibourne Farm  
Project Number: 2025 -PR- 010  
Cityview Project Number: PLCP202500117

Received Date

**RECEIVED**

**OCT 09 2025**

City of St. Charles  
Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

<b>1. Property Information:</b>	Location: 36W368 Red Gate Road	
	Parcel Number (s): 09-16-200-001	
	Proposed Name: Claibourne Farm	
<b>2. Applicant Information:</b>	Name: M/I Homes (Attn: Zachary Kenitzer)	Phone: 630-425-1404
	Address: 2135 City Gate Lane, Naperville, IL 60563	Email: zkenitzer@mihomes.com
<b>3. Record Owner Information:</b>	Name: James 'Jim' Cooke	Phone: N/A
	Address: 36W368 Red Gate Rd, St. Charles, IL 60175	Email: jcooke@jimcookelaw.com



**4. Identify the Type of Application:**



**PUD Concept Plan**

Proposed PUD Name: Claibourne Farm



**Subdivision Concept Plan**

Proposed Subdivision Name:



**Other Concept Plan**

**5. Zoning & Use Information:**

Current zoning of the property: Select

Current use of the property: Unincorporated; Farmland

Comprehensive Plan designation of the property: Single Family Detached Residential

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

Proposed zoning of the property: RS-3 Suburban Single-Family Residential District

PUD? Yes

Proposed use of the property:

**6. Required Attachments:**

***Provide 1 copy of each required item, unless otherwise noted.***



**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 subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000



**PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*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.*



**OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
  - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- ☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☒ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- ☒ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.
- ☒ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- ☒ **AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable 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.

**Copies:** Ten (10) full size copies and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

*\*\*See next page\*\**

**Concept Plans shall show the following information:**

**1. Existing Features:**

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Existing streets on and adjacent to the subject property
- 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 serve the development.

**2. Proposed Features:**

- Name of project, north arrow, scale, date
- Property boundaries 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 serve the development.

**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

  
\_\_\_\_\_  
Date

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

9/11/2025  
\_\_\_\_\_  
Date

LAW OFFICES  
**HOSCHEIT, McGUIRK, McCRACKEN & CUSCADEN, P.C.**  
1001 EAST MAIN STREET, SUITE G  
SAINT CHARLES, ILLINOIS 60174-2203

JOHN J. HOSCHEIT  
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September 25, 2025

Via Email: rcolby@stcharlesil.gov  
Mr. Russell Colby  
Director of Community Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Proposed Annexation and Site Plan of a 36.3 acre portion of Red Gate Farm

Dear Russell:

Please be advised that this firm represents the family of James Cooke, who for many decades has been the owner of a parcel of land known as the Red Gate Farm located on Red Gate Road, St. Charles Township, Kane County, Illinois. The Red Gate Farm is adjacent to and contiguous with the corporate limits of the City of St. Charles. As you are previously aware from our presentations to Staff, the Cooke family has executed a Contract to sell a northerly portion of the Red Gate Farm parcel to M/I Homes for the purpose of residential development. Based on discussions with City Staff and input received during those meetings, M/I Homes hereby submits an Application for Plan Approval for its proposed residential subdivision. In reviewing this plan, please note that the density and lot sizes are consistent and in harmony with the adjacent residential parcels. The road and traffic systems that are proposed to serve the subject property have been previously engineered for the purpose of accommodating any additional traffic generated from the proposed subdivision. The proposed construction will be of the type and quality to add another high-class residential development to the City. As part of plan approval process, the developer would also be petitioning to annex the property to the City.

Please review this plan and documents and provide a schedule as to the next steps necessary to present the development plan to the appropriate City commissions and committees for approval. Thank you for your consideration.

Very truly yours,  
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.

  
John J. Hoscheit

JJH/lb  
Enclosures

**HMMC**



Date: \_\_\_\_\_

City of St. Charles  
Russell Colby, Director of Community Development  
2 E. Main Street  
St. Charles, IL 60174

***Re: Owner's Authorization and Consent to allow M/I Homes of Chicago, LLC to  
Apply to the City of St. Charles for Land Use and Zoning Entitlements***

Dear Mr. Colby,

Mr. James 'Jim' Cooke (the "Owner") is the Owner of approximately 37.9 acres of vacant property located west of Rosebud Drive and south of Reserve Drive (the "Property"). Please accept this correspondence as the Owners' consent to permit M/I Homes of Chicago, LLC, a Delaware limited liability company ("M/I") to submit applications to the City of St. Charles for land use entitlements necessary for M/I's intended development of the Property.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

James 'Jim' Cooke

By: 

Its: 

## **Summary of Development**

**September 11, 2025**

### **Claibourne Farm (aka Portion of Cooke Property)**

M/I Homes Chicago, LLC (“M/I Homes”) is the contract purchaser of the ±37.9-acres of property (“Property”) commonly known as a part of 36W368 Red Gate Road (PIN 09-16-200-001). The Property is presently located in unincorporated Kane County, Illinois, but is contiguous to the City of St. Charles (“City”) and is eligible for annexation under state law. M/I Homes has developed a concept plan for development of the Property as an 83-unit detached single-family residential community to be known as Claibourne Farm (“Claibourne Farm”). M/I Homes now seeks the City’s preliminary review of the proposed Claibourne Farm development in advance of considering a formal application for annexation and related zoning entitlements for the Property.

The Property is situated on a portion of what historically comprised Red Gate Farm (“Red Gate Farm”). Over the course of the last several decades, the Red Gate Farm has been subdivided, sold off, and redeveloped consistent with trends of development in the area. As it exists today, the remaining Red Gate Farm parcel sits nestled between residential subdivisions on all four sides, including the Reserve of St. Charles Subdivision to the north, the Rivers Edge Subdivision to the east, the Red Gate Subdivision to the south, and the Red Gate Ridge Subdivision to the west. The Property that M/I is under contract to purchase comprises only the northern half of the existing Red Gate Farm parcel, which portion is currently used solely for agricultural purposes. The homestead, supporting agricultural facilities, and areas of historical importance are located on the southern half of the Red Gate Farm parcel, which property M/I Homes is not under contract to purchase. Given the continued expansion of suburban development in the region, the northern half of the Red Gate Farm parcel (the Property) is no longer accretive to Red Gate Farm’s operations, such that the owner intends to sell, and the M/I Homes intends to purchase, the Property to facilitate its development for its highest and best use.

The Property is presently zoned “E3 District – Estate” in unincorporated Kane County, which zoning designation permits development of the Property with a single-family residential use. While not currently located within City’s municipal boundaries, the Property is located within the City’s planning jurisdiction, and the City’s 2013 Comprehensive Plan (“Comprehensive Plan”) contemplates the Property’s annexation and development. Consistent with the proposed development, the Land Use Plan contained within the Comprehensive Plan slates development of the Property for “Single Family Detached Residential.” In addition to the Land Use Plan, the proposed Community also meets other residential goals and objectives set forth in the

Comprehensive Plan, including the Comprehensive Plan's goals to maintain the City's image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability, and appeal of residential neighborhoods, to develop new housing that is representative of the local character, and to take advantage of the local goods and services the City offers.

The site was carefully chosen for development with a thoughtfully designed community to be comprised of M/I Home's "Classic Series" product. Classic Series homes complement the existing design aesthetic of St. Charles and fit in with surrounding residential land uses. Located at the northern edge of St. Charles, the rolling topography provides an ideal location for creating a community that will target high-income families. Five unique floorplans ranging in size from 2,872 to 3,415 square feet have several distinct and timeless elevations. Each floorplan features ample living space with four spacious bedrooms with two-car or three-car garages. The proposed lot sizes are large by today's standards, with an average lot size for the development of 11,750 square feet.

Claibourne Farm has been platted in an organized and planned manner to be respectful and sensitive to the existing homes in the area. This includes a landscape buffer along the Property's west property line to provide adequate screening between Claibourne Farm and the adjacent homes. Two large, naturalized stormwater detention basins are planned for the community at its northwest and southeast corners, preserving open space while simultaneously serving the community's stormwater needs. Access to Claibourne Farm will be from the east at Rosebud Drive.

The project will also contribute to the overall economic vitality of St. Charles by expanding local housing stock and expanding the potential consumer base to support local businesses. Furthermore, the project will provide expanded revenue streams via property tax and one-time payments that support the Village of St. Charles, St. Charles Community Unit School District 203 ("CUSD 203"), St. Charles Park District, and Kane County. Calculations of these benefits are included under cover of this Concept Plan submission.

In summary, we respectfully submit Claibourne Farm to the St. Charles and welcome feedback from Staff and Elected Leaders of St. Charles.

## PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	Claibourne Farm
Date Submitted:	9/11/2025
Prepared by:	Zachary Kenitzer, M/I Homes

Total Dwelling Units:

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*\*If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

### Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom	83	DU x 3.764	= 312.412
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals:

Total Dwelling Units  
(with deduction, if applicable)

Estimated Total Population

### Park Site Requirements:

Estimated Total Population:  x .010 Acres per capita =  Acres

### Cash in lieu of requirements:

Total Site Acres:  x \$240,500 (Fair Market Value per Improved Land) = \$



# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Claibourne Farm  
Date Submitted: 9/11/2025  
Prepared by: Zachary Kenitzer, M/I Homes

Total Dwelling Units: 83

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*\*If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

## Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom	83	DU x .530	= 43.99	DU x .298	= 24.734	DU x .360	= 29.88
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: 83 TDU (with deduction, if applicable) 43.99 TE 24.734 TM 29.88 TH

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	43.99	x .025	= 1.09975
Middle (TM)	24.734	x .0389	= .9621526
High (TH)	29.88	x .072	= 2.15136

Total Site Acres: 4.2132626

## Cash in lieu of requirements:

4.2132626 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 1,013,289.66

# INCLUSIONARY HOUSING WORKSHEET

Name of Development: 83

Date Submitted:

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

## 1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	83	X	10%	=	8.3

## 2) How will the Inclusionary Housing requirement be met?

- ☐ Provide on-site affordable units
- ☒ Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- ☐ Provide a mixture of affordable units and fee in-lieu
- # of affordable units to be provided:
  - Amount of fee in-lieu to be paid (calculate below):

### Fee In-Lieu Payment Calculation

#### Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$52,454	=	

#### Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$36,718	=	

#### Single-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
8.3	0	X	\$20,982	=	\$174,150.60

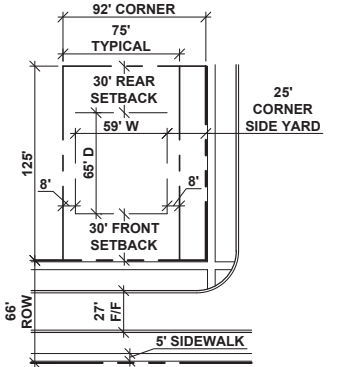
## RESIDENTIAL ZONING COMPLIANCE TABLE

**Name of Development:**

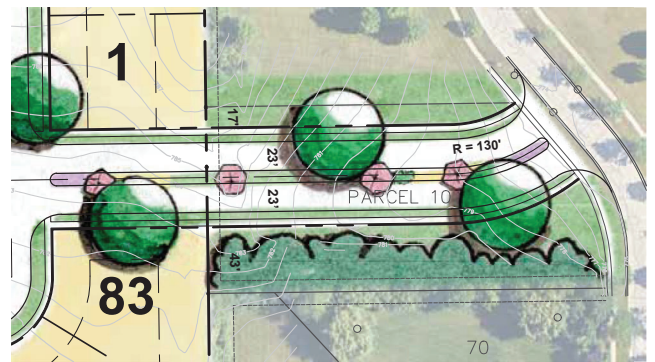
	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed PUD
	District:	Ordinance #:	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Building Height			
Minimum Front Yard			
Interior Side Yard			
Exterior Side Yard			
Minimum Rear Yard			
Landscape Buffer Yards <sup>1</sup>			
% Overall Landscape Area			
Building Foundation Landscaping			
Public Street Frontage Landscaping			
Parking Lot Landscaping			
# of Parking Spaces			

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<sup>1</sup> Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.



**TYPICAL LOT - 75' x 125'**  
SCALE: 1"=80'



**MAIN ENTRANCE DETAIL**  
SCALE: 1"=100'

**SITE DATA**

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY	83	30.3	80.0%
1 75' x 125' TYP.	(74)	-	-
2 75' x 165'	(9)	-	-
DETENTION / OPEN SPACE -		7.6	20.0%
TOTAL	83	37.9 AC.	100.0%

ROAD CL L.F. = 5,255'

AVG. LOT SIZE = 11,750 SF







# Claibourne Farm

St. Charles, Illinois



M/I HOMES





64

Downtown  
St. Charles



64



Fox River

31



Red Gate Drive

Claibourne Farm

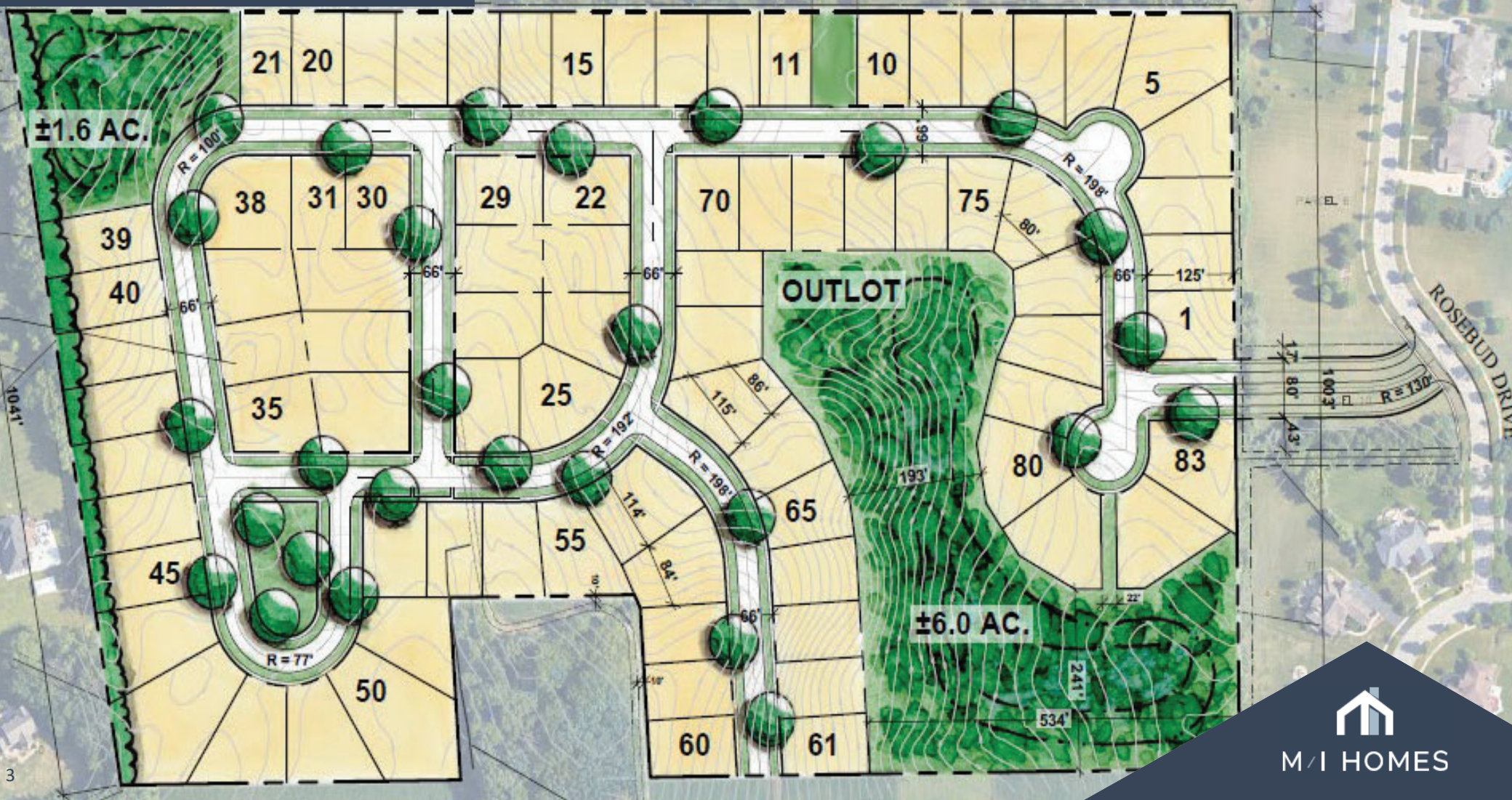
South Randall Road



M/I HOMES



# Claibourne Farm



M/I HOMES



# Claibourne Farm

## Quick Facts

<b>Address</b>	<b>4300 Rosebud Drive, St. Charles, IL 60175</b>
<b>Jurisdiction</b>	Annex into City of St. Charles
<b>School District</b>	St. Charles CUSD 303
<b>Elementary School</b>	Wild Rose Elementary School
<b>Middle School</b>	Wredling Middle School
<b>High School</b>	St. Charles North High School
<b>Project Area</b>	± 57.5 Acres
<b>Project Units</b>	83
<b>Open Space/Detention</b>	± 7.5 Acres
<b>Targeted Buyers</b>	Discerning High Income Families Move-Up Buyers



M/I HOMES

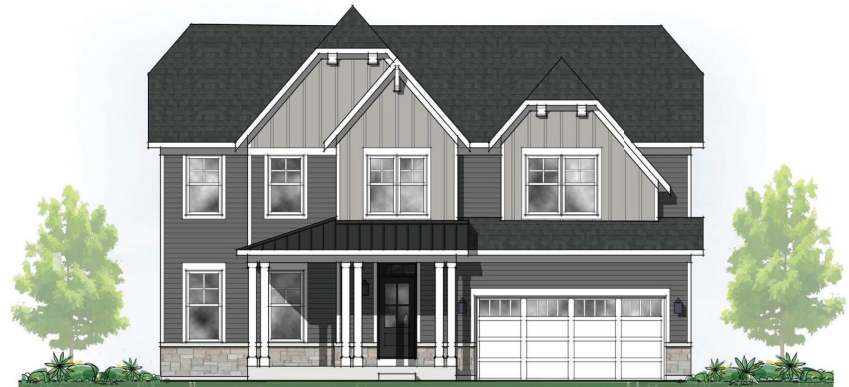
# Proposed Product Renderings

*Refreshed Classic Series Single Family*



## Essex

2,872 SqFt  
4 BR, 2.5 BT



## Fairchild

2,986 SqFt  
4 BR, 2.5 BT



M/I HOMES

# Proposed Product Renderings

*Refreshed Classic Series Single Family*



**Hudson**

3,097 SqFt  
4 BR, 2.5 BT



**Lyndale**

3,349 SqFt  
4 BR, 2.5 BT



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# Proposed Product Renderings

*Refreshed Classic Series Single Family*



## Sutcliff

3,415 SqFt  
4 BR, 2.5 BT



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# Proposed Product Matrix

*Refreshed Classic Series Single Family*

Series	Plan	Width	Type	Garage	Found	Base SqFt	Max. SqFt	Stories	Bed	Bath
Classic	Essex	46'	Front Load	3 Car	Basement	2,872	3,008	2	4/5	2.5/3.5
	Fairchild	44'	Front Load	2 Car (3 Opt.)	Basement	2,986	3,150	2	4/5	2.5/3.5
	Hudson	50'	Front Load	3 Car	Basement	3,097	3,923	2	4/5	2.5/3.5
	Lyndale	50'	Front Load	3 Car	Basement	3,349	3,511	2	4/5	2.5/5.5
	Sutcliffe	59'	Front Load	3 Car	Basement	3,415	3,958	2	4/5	2.5/4



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