



Applicant:	Wilby Properties, LLC	<h3>Senior Care Home</h3>
Property Owner:	Virgilio L. Calahong & Misty G. Aldea	
Location:	5N024 Rt 31	
Purpose:	Construct an assisted living group home	
Application:	Special Use	
Public Hearing:	Yes, required	
Zoning:	RS-1 Suburban Single-Family Residential	
Current Land Use:	Vacant	
Comprehensive Plan:	Single Family Detached Residential	
Summary of Proposal:	<p>Troy Horbach of Wilby Properties, LLC is proposing to construct a senior assisted living home on the subject property. The use qualifies as a “Large Group Home” which requires Special Use approval under the existing RS-1 zoning. Planned improvements include:</p> <ul style="list-style-type: none"> • Access drive off Rt 31 • 11,564 sf single-story home • 19-stall parking lot and circle driveway • Detention at the west end 	
Info / Procedure on Application:	<p>Special Use:</p> <ul style="list-style-type: none"> • Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.” • Public hearing is required, with a mailed notice to surrounding property owners. • 6 findings of fact – ALL findings must be in the affirmative to recommend approval. 	
Suggested Action:	<p>Conduct the public hearing on the Special Use.</p> <p>The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.</p>	
Staff Contact:	Ellen Johnson, Planner II	

I. PROPERTY INFORMATION

A. History / Context

The subject property is a 2.54-acre parcel located on the west side of Rt 31, north of Abbeywood Drive/Thornhill Farm Lane and south of a shared private driveway known as White Bridge Drive. The property is located at the northeast end of Red Gate Subdivision (single-family homes). Directly north of the property is a 45’ wide strip of City-owned land which connects to additional City-owned land directly west of the property. The City-owned land to the west encompasses a drainage way running through Red Gate Subdivision. White Bridge Drive, a private driveway, runs immediately north of and along the City-owned strip of land, with Fieldcrest Subdivision (single-family homes) to the north. Both White Bridge Drive and Fieldcrest are unincorporated St. Charles. To the east, across Rt 31, is Thornley on the Fox Subdivision (single-family homes).

The subject property, historically known as the “Karsch Property”, contained a house and several outbuildings as of the mid-1950s. The property may have been associated with surrounding farmland until the late 1980s when development of Red Gate Subdivision began to the south and west. The house and remaining buildings were demolished in 2002. The property has since remained open space. The property is now wooded but has been unmanaged for several years. On the City-owned land directly west of the property is a regional drainage way.

In 2005, the City approved a Planned Unit Development for the subject property called Reserves of Redgate, along with a Plat of Subdivision to create four single-family lots arranged around a cul-de-sac. However, the developer did not move forward with the project, the PUD and Plat approval expired, and the property has remained undeveloped.

In 2024, the City reviewed a Concept Plan for the subject property called The Grove, which proposed a 21-unit, 3-story townhome development and rezoning to a multi-family zoning district. Plan Commission and Planning & Development Committee provided mixed feedback on the proposal. Many residents expressed opposition. The developer did not pursue the project further.

B. Zoning

The subject property is zoned RS-1 Low Density Suburban Single-Family Residential District, which is consistent with surrounding zoning. The same zoning surrounds the property to the south and west (Red Gate Subdivision), and to the north (City-owned strip of land). Further north are single-family homes zoned E-3 Single-Family Residential in Kane County (Fieldcrest by the Fox Subdivision). City RE-2 Single-Family Estate District is to the east (Thornley on the Fox Subdivision).

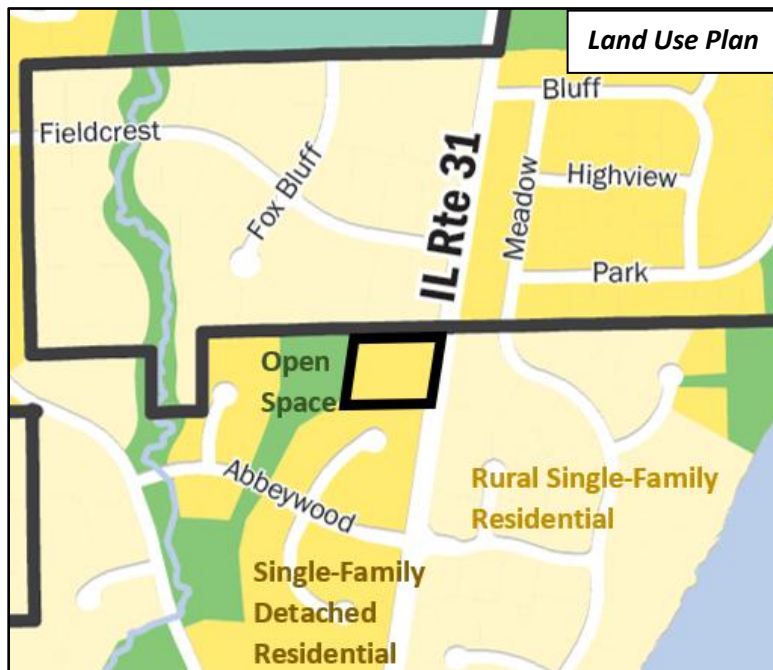
	Zoning	Land Use
Subject Property	RS-1 Low Density Suburban Single-Family Residential District	Vacant
North	RS-1 Low Density Suburban Single-Family Residential District	City-owned open space
East	RE-2 Single-Family Estate District	Single-family homes (Thornley on the Fox Subdivision)

South	RS-1 Low Density Suburban Single-Family Residential District / PUD	Single-family homes (Red Gate Subdivision)
West	RS-1 Low Density Suburban Single-Family Residential District / PUD	City-owned open space for drainage (Red Gate 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 Single-Family Detached Residential designation and similar Rural Single-Family Residential surrounds the subject property, reflecting the predominant land use for the stretch of Rt 31 north of downtown St. Charles.

The Single-Family Detached Residential land use is described as follows (p.38):

“Single family detached residential areas should consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single-family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single-family residential detached homes are the most prevalent building type in the community, and should continue to be so.”

The following recommendations pertain to residential land uses in general (p.38):

“Detached single-family homes are the most common type of residential use within St. Charles. While this is often the most desirable use for a given area, the City should ensure that housing options continue to serve the diverse population of the St. Charles community. In particular, development that meets the specific needs of elderly residents, ranging from multi-family units to independent living, should be encouraged to allow residents to age in place.”

The Residential Areas Framework Plan further describes the Single-Family Detached Residential category. The following excerpts are relevant (p.42):

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses.”

“Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan’s designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.”

II. PROPOSAL

Wilby Properties, LLC, represented by Troy Horbach, is under contract to purchase the subject property. The applicant is requesting approval of a Special Use for a Large Group Home in order to construct a senior assisted living home to serve 16 residents. The proposal includes the following:

- 11,564 sf, single-story assisted living home
- Access drive off Rt 31
- 19-stall parking lot and circle driveway
- Detention at the west end

- Extension of City utilities to serve the property

III. PLANNING ANALYSIS

Staff has analyzed the Special Use application for conformance with all relevant standards in the Zoning Ordinance.

A. Proposed Use

The applicant is proposing to construct a Group Home on the property. The Group Home will operate under an Illinois Department of Public Health license for a “Shared Housing Establishment” under the Assisted Living and Shared Housing Act. The Group Home will accommodate 16 senior residents and provide 24-hour assistance. Two staff members will be present at all times, although there will be no live-in staff.

“Group Home” is defined in the Zoning Ordinance as follows:

Group Home - *A dwelling unit where disabled individuals are provided residential care. Where a sponsoring agency of the group home is required to be licensed or certified by the State of Illinois, that sponsoring agency shall maintain a valid Illinois State license or certification to operate group homes. A group home does not include an Assisted Living Facility, Hospital, Day Care Center, or a dwelling unit or other living quarters that house persons as an alternative to incarceration for a criminal offense.*

The Zoning Ordinance defines two types of Group Homes: small and large. The proposed use qualifies as a Large Group Home, given the number of residents (16).

Group Home, Large - *A group home providing living accommodations for more than eight (8) residents, including disabled persons and live-in staff. Visiting staff who do not reside within the group home shall not be counted for purposes of establishing the number of residents.*

“Assisted Living Facility” is a separate use category under the Zoning Ordinance, defined as follows:

Assisted Living Facility - *A facility providing residential accommodations and daily assistance for elderly or disabled residents that meets the definition of assisted living established in the Assisted Living and Shared Housing Act*

The proposed use does not meet the definition of “assisted living” in the referenced State Act. That definition includes a requirement that individual rooms be constructed with both kitchenette and bath facilities. Instead, the proposed use is considered a “Shared Housing Establishment” under the State Act, which is defined as a free-standing residential setting for 16 or fewer unrelated adults, 80% aged 55+, that provides 24-hour community-based care in a home-like environment. This type of use is considered a “Group Home” under the Zoning Ordinance.

Small group homes (maximum 8 residents) are permitted in any residential zoning district. Large group homes require Special Use approval in all single-family residential districts.

The subject property is zoned RS-1 Suburban Single-Family Residential. As such, Special Use approval is required to operate a Large Group Home on the property.

B. Bulk Standards

Development of the property will be subject to the bulk requirements of the existing RS-1 zoning district. The table below compares the RS-1 requirements with the proposed Site Plan. The Site Plan meets all applicable requirements.

Note: the Rt 31 right-of-way is 77 feet wide along the subject property; 100 feet is typical. IDOT will require the eastern 23’ of the property to be dedicated as right-of-way. This is reflected on the Site Plan and accounted for when determining compliance with the bulk standards.

Category	RS-1 District	Proposed
Min. Lot Area	18,000	104,231 sf
Min. Lot Width	100 ft.	281 ft
Max. Building Coverage	20%	11.4%
Max. Building Height	35 ft / 2 ½ stories	29 ft
Building Setbacks:		
<i>Front (Rt 31)</i>	40 ft	134 ft
<i>Interior Side</i>	10 ft	North: 91.5 ft South: 22.6 ft
<i>Rear (west)</i>	50 ft	122.2 ft
Parking Setbacks:		
<i>Front (Rt 31)</i>	40 ft	40 ft
<i>Interior Side</i>	10 ft	North: 10 ft South: 20 ft
<i>Rear (west)</i>	50 ft.	173 ft
Parking Requirement	2 spaces, plus 1 space per 3 residents in excess of 6 = 5 spaces required	21 spaces (19 to north; 2 handicap to south)

Staff Comments

- 21 parking spaces are proposed while only 5 are required. The parking count should be reduced to the extent deemed appropriate based on operational needs of the proposed use, to minimize impervious surface.

C. Site Access / Connectivity

A driveway off Rt 31 is proposed as access to the property, 24 feet in width. There is an existing remnant driveway present on the property, further to the south.

The driveway runs west into the parking area which terminates into a hammerhead turn-around for emergency vehicles. A circular drive provides vehicular access to the front of the building and also serves as a turn-around for emergency vehicles.

Staff Comments:

- IDOT approval will be required for the proposed driveway.

- The emergency vehicle turn-around hammerhead and circular drive are under review by the Fire Dept. Fire Code requirements will need to be met.
- The City’s Bicycle and Pedestrian Plan calls for a pedestrian path along Rt 31 stretching from downtown north to Red Gate Road. In support of this long-term goal, the City will require public sidewalk along the Rt 31 frontage of the subject property. A 10’ wide asphalt path is requested. The path should be located within IDOT right-of-way, subject to IDOT approval. Otherwise, the path can be along the east property line of the subject property, with a public sidewalk easement granted to the City.

D. Landscaping / Open Space

The proposed development is subject to certain landscaping requirements of Ch. 17.26. The following requirements will apply:

- Overall landscape area: 20%
- Building foundation landscaping: 5’ deep planting beds along 50% of building wall facing the street, and along 50% of the remaining building walls. Trees and plantings in quantities per Section 17.26.060.
- Parking lot screening: 30” screening with plantings along 50% of the parking lot along Rt 31.
- Sign landscaping: Landscape plantings around the freestanding sign, extending out 3 feet from the base.

Staff Comments:

- A Landscape Plan will be required with building permit submittal which demonstrates compliance with the relevant standards.
- Additional landscaping should be provided along the south and north property lines to provide buffering from the residential lots to the south and nearby residential lots to the north.

E. Signage

The proposed Site Plan depicts a freestanding sign north of the entrance drive. A rendering has not been provided. Maximum permitted sign face area is 50 sf; maximum height is 8 ft. Internal illumination is permitted.

Signage has not been indicated for the proposed building. 1 wall sign would be permitted.

Staff Comments:

- A permit will be required prior to installation of any signage.
- The freestanding sign will need to be shifted to provide a minimum 5’ setback from the east property line that results after the 23’ right-of-way dedication.
- As stated above, the freestanding sign will need to be landscaped 3’ around the base.

Site Lighting

Any lighting mounted on the building or installed elsewhere on the site will be subject to the requirements of Section 17.22.040. This includes utilizing luminaries which direct light downward or have opaque shielding.

Lighting will be required for the northern parking lot due to it having more than 5 parking spaces. Lighting levels cannot exceed 0.5 foot candles along any property line.

Staff Comments

- A Photometric Plan will be required with building permit submittal to determine compliance with the relevant site lighting standards.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering plans have not been submitted for review; engineering plans are not required for Special Use applications but will need to be submitted for Staff review upon submittal for building permit.

The development will be subject to the Kane County Stormwater Ordinance. The Site Plan depicts a detention pond on the west side of the property. This location appears feasible based on the natural grade of the property and drainage way to the west. However, the pond will need to be designed and sized to meet the detention requirements for the project.

Watermain will need to be extended to the property from Abbeywood Drive to the south, up Rt 31 to reach the subject property, and then loop through the site. Sanitary sewer can be connected to the main running through the City property to the north.

B. Fire Dept. Review

The Fire Dept. reviewed an initial version of the Site Plan and provided comments. A revised Site Plan has been provided and is under review. The revised site plan depicts an emergency vehicle turn-around at the west end of the parking area, and a circular drive to provide a turn-around in front of the building. The design of these turn-arounds will need to meet Fire Code requirements.

F. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.
2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
 4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
 6. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied to a Special Use for Planned Unit Development.
- a. Recommend approval of the application for Special Use.**
- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

OR

- b. Recommend denial of the application for Special Use.**
- i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

G. ATTACHMENTS

- Application for Special Use; received 3/16/26
- Site Plan
- Public comment correspondence

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



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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	5N024 Rt 31-
Project Name:	Senior Care House
Project Number:	2026 -PR- 008
Cityview Project Number:	PLS4202600013

Received Date
RECEIVED
MAR 16 2026
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance 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 a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location:	5N024 Rte 31, St Charles, IL	
	Parcel Number (s):	0915351003	
	Proposed Name:	Senior Care House	
2. Applicant Information:	Name:	Wilby Properties, LLC	Phone: 331-454-6847
	Address:	[REDACTED]	Email: [REDACTED]
3. Record Owner Information:	Name:	Virgilio L Calahong and Misty G Aldea	Phone: [REDACTED]
	Address:	[REDACTED]	Email: [REDACTED]

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** Group Home, Large
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Detached Residential

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

What is the property's current zoning? RS-1 Low Density Suburban Single-Family Residential

What is the property currently used for? vacant lot

If the proposed Special Use is approved, what improvements or construction are planned?
Build a 11,000 sqft single-story house, ~360 sqft shed, and ~14,000 sqft paved drive

6. For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750
- 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 zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 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.
- FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.
- 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.
- 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
- SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <https://kanedupageswcd.org/kd/natural-resource-inventory>

- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact 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>
- TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- 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.

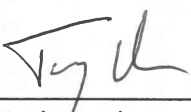
Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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
	3-12-26
Applicant or Authorized Agent	Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Troy Horbach, being first duly sworn on oath depose and say that I am
Manager of Wilby Properties, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Troy Horbach
Kristin Horbach

Troy Horbach
Kristin Horbach

By: Troy Horbach, Manager

Subscribed and Sworn before me this 16th day of
March, 20 26.



M. Sheets
Notary Public

March 10, 2026

Bruce Sylvester - Assistant Director
City of St. Charles - Community Development P&E
2 E. Main Street,
St. Charles, IL 60714

RE: Senior Care House Development - 5N024 Rte. 31, St. Charles, Illinois
Owner Authorization Letter for City Applications

Dear Mr. Sylvester,

This letter is respectfully submitted on behalf of Virgilio L. Calahong and Misty G. Aldea K/N/A Misty Aldea Calahong, the owners of the property legally described as follows (the "Property"):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

This will confirm that Troy Horbach (the "Applicant"), and his representatives and attorneys, are authorized to prepare, process and file applications for development approvals related to the proposed project on the Property. Such approvals shall include, without limitation, rezoning, amendments to the text of the City's zoning ordinance, special use permits, subdivision or consolidation approvals, variations, planned development approvals, site plan, engineering, landscaping, signage approvals and all other approvals necessary pursuant to their request, as well as any construction and building permits related thereto.

Virgilio L. Calahong

Signed by: Virgilio L. Calahong
ASQFD0A9FFC7125A

Date: 03/10/2026

Misty G. Aldea

Signed by: Misty G. Aldea
ELD68825A1424DA

Date: 03/10/2026

Findings of Fact – Special Use

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Project Name or Address: Senior Care House – 5N024 Rte 31

From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

An assisted living home will provide a much-needed small-scale, neighborhood-integrated care option for seniors who wish to remain within the community. The facility fills a documented gap between large institutional facilities and independent living. Its location within a residential setting allows residents to remain close to family, local services, and familiar surroundings, which supports community stability and quality of life. The Special Use directly enhances the community well-being and meets an identifiable public need at this location.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The site can be fully served by required public infrastructure. A water-main extension from Abbeywood Drive will be constructed as part of the project to ensure adequate service and fire protection. Access will be taken directly from Route 31, with any necessary improvements coordinated with IDOT to meet state standards. Sanitary sewer and natural gas lines are located nearby and can be tapped to serve the property. Electrical service will be supported by installation of an appropriately sized onsite transformer. Stormwater drainage will be evaluated during engineering review, and any required measures will be implemented to comply with City requirements. With these provisions, the site will be adequately supported by all necessary utilities and infrastructure.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed house will maintain the residential character of the property and operate quietly, ensuring that neighboring owners can continue to use and enjoy their properties without disruption. No changes will impact or alter the look, feel, or function of the surrounding homes. The low-intensity nature of the use supports neighborhood stability and does not introduce conditions that would diminish property values.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed assisted living home will not impede the normal or orderly development of surrounding properties. The use is residential in scale and character, fully compatible with the existing zoning district and consistent with the established development pattern of the neighborhood. No new structures, expansions, or site alterations are proposed that would limit adjacent owners' ability to develop or improve their properties in accordance with permitted uses. Because the operation is low-impact, generates minimal traffic, and maintains the residential appearance of the property, it does not create any physical or functional barriers to future development in the area.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The home will not be detrimental to public health, safety, comfort, or general welfare. The use is residential in nature and operates at a low intensity, with no hazardous materials, disruptive activities, or elevated noise levels. All care practices comply with applicable state and local regulations, ensuring a safe and well-supervised environment for residents. Traffic generation is minimal, posing no risk to neighborhood safety. The property will be well-maintained and visually appealing, contributing positively to the comfort of the neighborhood.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed assisted living home fully conforms to all applicable provisions of the St. Charles Municipal Code. The use is permitted as a Special Use within the zoning district, and the project meets or exceeds all relevant standards related to building safety, property maintenance, parking, accessibility, and operational requirements. No variances or deviations from the Code are requested or required. The existing structure complies with applicable regulations, and the proposed operation will continue to adhere to all municipal, state, and life-safety codes governing small-scale residential care facilities.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Senior Care House - 5N024 Rte 31

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-1	Ordinance #: N/A	
Minimum Lot Area	18,000 sf	N/A	108,000 sf
Minimum Lot Width	100 ft	N/A	280 ft
Maximum Building Coverage	20%	N/A	12%
Maximum Building Height	35 ft	N/A	< 35 ft
Minimum Front Yard	40 ft	N/A	> 40 ft
Interior Side Yard	10 ft	N/A	> 10 ft
Exterior Side Yard	40 ft	N/A	> 40 ft
Minimum Rear Yard	50 ft	N/A	> 50 ft
Landscape Buffer Yards ¹	N/A	N/A	N/A
% Overall Landscape Area	20%	N/A	> 20%
Building Foundation Landscaping	50%	N/A	> 50%
Public Street Frontage Landscaping	N/A	N/A	N/A
Parking Lot Landscaping	50%	N/A	> 50%
# of Parking Spaces	10	N/A	17

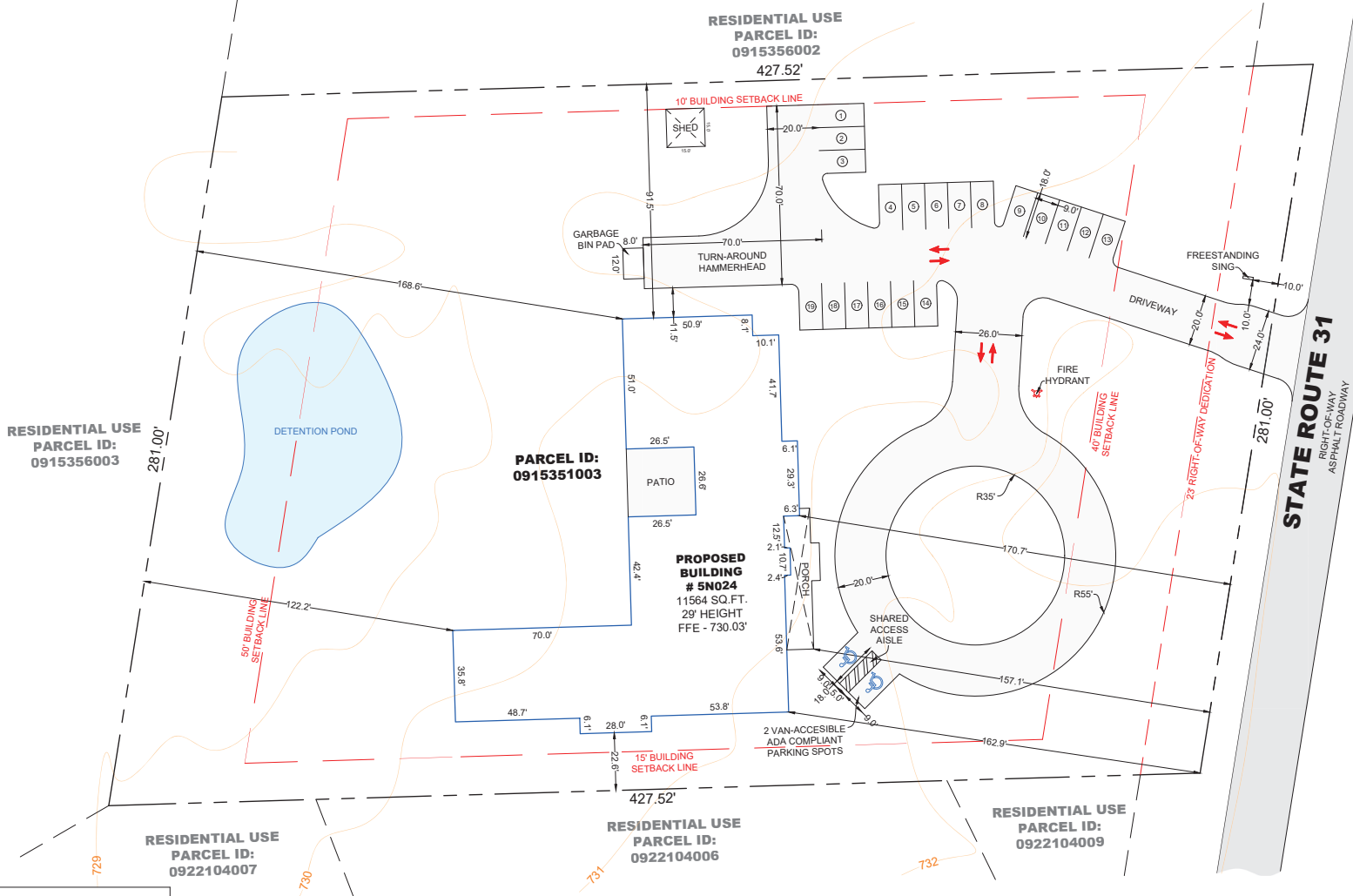
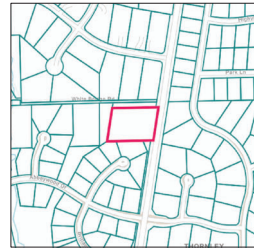
¹ Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.



SITE PLAN

5N024 STATE ROUTE 31, ST. CHARLES, IL 60175

LOCATION SKETCH NOT TO SCALE



LEGEND	
--- ROAD CENTER LINE	LIGHT POLE
--- BOUNDARY	UP
--- BUILDING	WM
--- METAL/CHAIN FENCE	FIRE HYDRANT
--- WOOD/FRAME FENCE	CATCH BASIN
--- OHL	MANHOLE
--- EASEMENT	WELL
--- B.S.L.	
--- CONTOUR LINE	

GENERAL NOTES

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT.
NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

PROJECT INFORMATION			
PARCEL ID:	0915356002	OWNER NAME:	CALAHONS PROPERTY & ALDEA INVESTY G
LOT AREA:	11867.663 SQ.FT.	DATE:	04/15/2026
	2.71 ACRES	SCALE:	24"x36"
		DRAWN BY:	DerPlans

From: Joseph Page [REDACTED]
Sent: Friday, April 10, 2026 7:29 PM
To: CD <cd@stcharlesil.gov>
Subject: Formal Opposition to Proposed Zoning Change/Large Group Home Use

To the Members of the Planning Commission,

I am writing as a resident of Fieldcrest Drive to formally express my opposition to the proposed zoning change or conditional use permit for the property located at 5N024 Rt. 31. While I understand the importance of diverse housing options, I believe that a Large Group Home at this specific location is incompatible with this specific area:

1. Neighborhood Character and Density

The RS-1 zoning was established to maintain a specific density and character. Introducing a high-occupancy facility into a block designed for single-family residences significantly alters the demographic balance and physical scale of the neighborhood. This project essentially introduces a **quasi-institutional use** into a strictly residential fabric.

2. Traffic and Safety Concerns

Entry and exit onto Rt. 31 is already a significant hazard with the number of roads and driveways that directly enter/exit off of it. Adding a facility that will have potentially significant traffic in and out so close to other entrances and exits is going to cause traffic issues on Rt. 31 and potentially lead to accidents in the area.

3. Precedent for Future Spot Zoning

Allowing this deviation from the RS-1 classification sets a precarious precedent for "spot zoning." It undermines the integrity of the city's Comprehensive Plan, making it difficult to protect the residential nature of our community from further institutional or commercial encroachment in the future.

Conclusion I urge the Planning Commission to uphold the existing RS-1 zoning protections and deny this request. We ask that any such facilities be directed toward zones already equipped with the commercial infrastructure and high-capacity transit routes necessary to support them.

Thank you for your time and for your dedication to our community.

--

Joseph T. Page
mobile: [REDACTED]

From: Kathryn Page [REDACTED]
Sent: Friday, April 10, 2026 7:31 PM
To: CD <cd@stcharlesil.gov>
Subject: Formal Opposition to Proposed Property at 5N024 Rt. 31

Dear Members of the Commission,

I am writing to you as a concerned homeowner on Fieldcrest Drive regarding the proposed zoning change for the property at **5N024 Rt. 31**. My family and I chose this neighborhood specifically for its **RS-1 Suburban Single Family Residential** character, and I am formally requesting that the Commission deny the petition to allow a Large Group Home at this location.

My objections are based on the following critical factors:

Safety and Traffic Flow on Route 31 As someone who navigates Route 31 daily, I am deeply concerned about the safety implications of this proposal. This stretch of the highway is already burdened by a high density of residential driveways and access points, making entry and exit a constant hazard. By introducing a large-scale facility with 24/7 staffing, service providers, and frequent visitors, you are adding significant traffic volume to a dangerous "bottleneck" area. This increases the likelihood of accidents for all residents who utilize Route 31.

Incompatibility with RS-1 Zoning The RS-1 designation is intended to protect the low-density, quiet nature of our suburban environment. A Large Group Home is, by its nature, an institutional operation. Placing a facility of this intensity in the middle of a single-family block fundamentally changes the neighborhood's footprint. The scale of this project belongs in a transitional or multi-family zone, not in a space where the infrastructure was built for individual households.

Protection of the Comprehensive Plan Granting this request would constitute "spot zoning," which undermines the trust residents place in our local planning documents. We rely on the Commission to uphold the integrity of the Comprehensive Plan. Allowing this deviation creates a loophole that could lead to further commercial or institutional encroachment, eventually eroding the residential stability of our street.

I strongly urge the Planning Commission to maintain the current RS-1 protections and recommend a denial of this request. Thank you for your consideration and for your work in protecting our community's future.

Best regards,

From: Katie VanMaldegiam [REDACTED]
Sent: Friday, April 10, 2026 7:36 PM
To: CD <cd@stcharlesil.gov>
Subject: Opposing Rt. 31 Development

Dear Commissioners,

I am a homeowner on Fieldcrest Drive, and I am writing to urge the Commission to **vote against** the proposed zoning change for the property at 5N024 Rt. 31.

While I am a supporter of community growth, I believe this specific proposal is the wrong fit for our neighborhood for several practical reasons:

- **Traffic Hazards on Rt. 31:** My primary concern is the increased activity at an already dangerous access point. Route 31 is a high-speed, high-volume road. Adding a large-scale facility—complete with staff shifts, delivery trucks, and constant visitor turnover—directly onto this stretch of the highway is a recipe for accidents. Our neighborhood entrances are already difficult to navigate safely, and this would only worsen the situation.
- **Preserving Residential Integrity:** We bought our homes with the understanding that the RS-1 zoning would protect the suburban, single-family nature of this area. A Large Group Home functions more like a business or an institution than a private residence. Allowing this change would fundamentally shift the character of our area.
- **Adherence to the Zoning Plans:** The city's zoning laws exist to provide a predictable roadmap for our community. Approving this request would be a significant departure from that and would open the door for more "spot zoning" in the future. We ask that you keep the current RS-1 protections in place to ensure our neighborhood remains what it was intended to be.

I ask that the Commission prioritize the safety and the established character of our residential community by denying this application.

Thank you for your time and for considering the impact this has on those of us who live here.

April 16, 2026

City of Saint Charles -- Community Development Department
2 E. Main Street
Saint Charles, IL 60174

RE: Opposition of Proposed Senior Group Home at 5N024 Route 31, Saint Charles, IL

To Whom It May Concern:

We are writing this letter to express our strong opposition of the proposed Large Senior Group Home at 5N024 Route 31. The subject property is zoned for low-density residential and should remain as such. Our personal home is located behind this proposed development, and our driveway borders the North side of this property.

We recently purchased this property as we were excited to leave downtown Saint Charles and relocate to a low-density area of Saint Charles. To border the long, wooded entrance to our home with a commercial parking lot and 11,500 square foot group home is intolerable. We purchased our home after confirming that the formerly proposed development ("The Grove") was declined. That project was declined due to concerns over density, wildlife impact, insufficient drainage, decreased property values, and traffic. The proposed senior group home will present all the same issues.

The property is zoned for low-density housing, following suite of all the surrounding properties. We are incredibly concerned with the city even considering another development that does not follow the low-density residential zoning of this area. The wooded nature of this area is what drew us to it, and to allow replacement of that with an 11,500 square foot building would be a large disservice to the surrounding homeowners. The proposed development is asking for nearly double the parking spaces required of this zoning district, excessive landscaping, and clearly a violation of the low density housing district.

Sincerely,

Ryan and Chelsea Root

██████████, Saint Charles, IL 60175

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