

March 23, 2022

City of St. Charles
Community Development Division
2 East Main Street
St. Charles, Il. 60174

Dear Planning Commission:

Reference: Proposed Development; Charlestowne Lakes

With regard to the recent letter received from the City referencing the above, I have the following comments:

- After reviewing the Concept Plan of the above named, as well as the "The Village" plan (old Mall) and the "Springs at St. Charles" Plan (sent to us from our Kingswood HOA), I strongly feel that each plan contains too many residences for the existing close proximity of the 3 plans, **no single family homes are proposed which would help to maintain St. Charles' reputation for "a good place to raise a family,"** (which is currently in the surrounding areas here), and would have a very detrimental result on the existing traffic patterns on Foxfield Drive and Smith Road (both of which are "single lane each way roads!")
- Mathmatically, we are talking about 1,109 residences (average 2 cars per residence = 2,200 plus cars) all exiting at various times onto these two small roads as well as a busy Route 64. I have personally waited for "two" lights at the intersection of Kirk and Foxfield (no right turn lane means all cars turning right, as well as going straight thru the intersection sit in one lane) early in the morning. How are 560 residences planned for the old mall area going to affect that? I would say not very well.
- Not withstanding the traffic nightmare referenced above, and allowing a **conservative figure** of 1 child per residence (possibly more, possibly none), can District 303 absorb over 1,000 new children into the existing schools??? Everyone I have spoken to about these planned developments has mentioned the impact on schools. I've also heard there are planned housing developments west of Randall on 64 in the St. Charles school district. No one is in the mood in this economy to hear about a new referendum to build schools and increase property taxes.

We all know that development is inevitable in St. Charles, but overcrowding roads and schools to accommodate outside developers who really don't care about how their development would affect the area can certainly be avoided before plans are approved. Why are these plans containing "urban" style housing only? Developers need to reduce the number of residences in each plan to keep this east side area of St. Charles a pleasant place to reside.

With all due respect, please take the reduction request seriously. It's important to the existing residents who will be impacted adversely by this proposed overcrowding of our existing area. Thank you for your consideration.

Respectfully submitted,



Kathleen F. Taylor
813 King Henry Lane, St Charles

From: GLENN, JOHN <JOHN.GLENN@cbexchange.com>
Sent: Tuesday, March 29, 2022 9:22 PM
To: CD <cd@stcharlesil.gov>
Subject: Re: Charlestowne Lakes Development proposal

To the Plan Commission, for the April 5, 2022 meeting:

I support the Charlestowne Lakes project in general terms. It looks to be a high-quality, contemporary townhome and duplex development which will be a good buffer between the existing townhomes to the north, where I live (Kingswood Townhomes), and the mall property/Smith Rd.

Given there will be a large open wetland & detention area the south of Foxfield, with the buildings south of that, there will be a good, landscaped buffer across from our development. No doubt owners along Foxfield will be unhappy with their new view to the south -- who wouldn't, vs. a farmed field -- but suburban fields don't stay farmed forever. Far worse options have been proposed previously -- and they buildings will be quite far away.

I have seen many proposals for this property over the years, most famously for Walmart, and all previous proposals have failed to materialize. Mostly that has been a good thing, as all were lacking in some way. Now, economic factors are in play to make this happen, and it looks to be a generally acceptable proposal with the wind in its economic sails. To me it seems like a proposal that it would be foolish to oppose for fear of what might come instead.

In this case, it is hard to see how there could be a more favorable proposal or land use for the property, which will inevitably be built on eventually. This seems the best we could hope for.

These will be good "buffer" housing for us, with contemporary appeal from a reputable builder that delivers popular designs.

The new road to be built (which I suggest should NOT be called Charter One Drive, so named for a now-defunct bank), is of course a cause for concern for some, but for many will be a welcome shortcut to Smith Rd near the Walmart and then to North Avenue. Also, while some are urging a 4-way stop sign at the junction of Foxfield/King Edward, I urge that Foxfield be left as a feeder route as it is all along its route, and that just one stop sign be added where the new road will connect from the south. Doubtless there will be some additional traffic on Foxfield and King Edward through to Kingswood/Majestic Oaks/Kirk Rd, but I suspect it will be mostly at peak hours and not too burdensome. The traffic study should confirm that.

Given the dire lack of housing options locally as well as nationally, this will add to the local housing inventory, and the extra population will help the East Side of St Charles rejuvenate.

Though this is my personal opinion, and while not affordable housing per se, as Vice Chair of the Housing Commission and a Realtor, I know that good, modern housing is in very short supply, so any addition to the existing housing inventory will be helpful in mitigating rising housing prices. Much of our housing locally is both aging and unaffordable, so this will be a good new option.

Any added school district attendance will also be helpful to a thriving and growing city.

Sincerely,

John Glenn
820 Kin Henry Lane
St Charles, IL 60174

From: Brian Hayden <bhayden8@gmail.com>

Sent: Tuesday, April 5, 2022 9:17 AM

To: CD <cd@stcharlesil.gov>; Brian Hayden <bhayden8@gmail.com>

Subject: Plan Commission zoning- Charlestowne Lakes

Questions for the Board and developer:

Overall comment- Housing is at near record highs! I don't like seeing apartments being built where single family houses can bring a higher tax stream and less impact on schools. Single family houses will sell within days of listing. Why are only apartments and multi family residential being the BEST suggestion for the City to accept this plan?

There appear to be no site improvements to this plan. What specific improvements has the Board requested in regards to the following:

Existing wetland on the NE part of the property? This could be developed for park/ landscaping, path, lighting, fencing.

Aluminum fencing throughout the plan? Aluminum fencing is unsightly. Wood fencing provides a much nicer appeal and sound proofing.

Green Space? The current plan presented adds NO green space. Housing density is a huge concern in this plan!

On street parking? Why is there not enough parking space to allow for clear visibility without street parking? Fewer units should be proposed to allow this.

Thank you

From: Jessica Klepacki <jessicaklepacki@gmail.com>

Sent: Tuesday, April 5, 2022 12:34 PM

To: CD <cd@stcharlesil.gov>

Subject: Public Hearing 4/5

Hi,

As a parent and resident of the Cornerstone Lakes subdivision, I would like to voice my extreme concern and non-approval for any housing development as our elementary school is already over capacity and Smith Road does not have the ability to service additional traffic. If you build any additional homes then the city should plan on building an additional east side elementary school immediately!

Thank you,
Jessica Klepacki

From: [Michael Price](#)
To: [CD](#)
Subject: Charlestown Lakes comments
Date: Tuesday, April 5, 2022 2:53:17 PM

Hello,

My family just moved to Cornerstone Lakes in August. We were attracted by the quiet tucked away feel. We moved from the city to be in a single family home area.

We are concerned about the 3 planned developments with more then 1000 rental units coming here. I have found that not many people in Cornerstone or the St Charles subdivisions to the East know about these developments. We feel any future development of this property should be single family homes not Multi family

We have concerns about density, traffic,noise,the lack of green space,and school overcrowding.

Regards,
Mike Price