

From: Lisa Tyers <lisa.tyers83@icloud.com>

Sent: Thursday, January 27, 2022 4:35 PM

To: CD <cd@stcharlesil.gov>

Subject: Springs of St Charles/Brooke Toria

To whom it may concern,

My name is Lisa Tyers and I am a resident in Cornerstone Lakes, West Chicago. My property backs up directly behind 1 new development (Brooke Toria Estates) and now 1 proposed development (Springs of St Charles). I have a handful of concerns that I would like to bring to your attention.

The first being the drainage between these new properties. The line between the current field and the homes on Lehman have flooding issues already. How is this new development going to correct this issue between the apartments and the current homes? Will they guarantee that the situation will not be made worse than it already is? The easement between the Brooke Toria Estates and my home on Barnhart is an absolute mess. In December 2020 Brooke Toria needed our brand new fence taken down, my backyard opened to give the new construction access to widen the sewer lines. The back fill was done poorly and now I have standing water and uneven ground. I have brought this to the attention to Brooke Toria, along with their standing water and weed infestation of a "pond" with no remedy of the situation. We were told when the developer needed my signature that the feature was going to bring value to the area. Its only brought a swamp land of mosquitos.

Now to tie in 16 apartments with new drainage and park land dedications. How is this not going to put more stress on these water collecting areas? Are the apartments going to need to tap into West Chicago sewer lines just like Brooke Toria had to? I want to make sure if thats the case, that other homeowners do not have the experiance that we have. Is it guaranteed that the tree line will not be taken down between Cornerstone and the new development? Brooke Toria did not mention the removal of any of the trees and now we have nothing.

Last is the stress on traffic control and the enrollement of the elementary school. The traffic leaving Cornerstone Lakes off Camden and Smith especially during the morning and after school times are horrific. Making a left hand turn off Camden to Smith backs traffic up to the stop sign at Lehman. Now we have "Faith Ln" traffic (16 homes proposed) and adding in 320 units worth of apartments. Not to mention the Pheasant Trails townhome units that also get backed up at that intersection. Is there a proposition for a traffic light at this intersection? It will be needed.

We have been a family of Norton Creek Elementary school for a couple of years now. Each regular classroom year our sons class has had on average 28 kids in the classroom. Has the village and school board worked together to come up with a plan to make sure that the enrollment at the school is not stressed with this large of a community addition? What about the proposed apartments for the demolition of Charlestown Mall? How many other families are going to be added there?

In closing, as a resident of Cornerstone Lakes there are many of us that are concerned for this big of an addition. From flooding and privacy, to the traffic and school enrollment. There are many issues to be seen here and why this development is not a good choice for our community.

Thank you for your time,

Lisa Tyers

2592 Barnhart Street, West Chicago

From: WAYNE LAM <waynerlam@gmail.com>

Sent: Friday, February 18, 2022 12:33 PM

To: CD <cd@stcharlesil.gov>

Subject: Development on Smith rd

I want to voice opposition to the proposed new development on Smith rd. Smith rd. is over loaded with traffic currently. People use it as a short cut between route 64 and Army Trail. During school opening and closing times it is dangerous. We had a three car wreck just a couple of weeks ago. The latest development on Smith rd. has been going on over 18 months and still has not finished one house. I do not believe there is any need or demand for more housing. We should focus on redeveloping the unused space in the vacant mall. Thank you for your consideration. Wayne Lam, 4079 Pheasant Court, 630-945-3772

From: Bus <hbuslaw@aol.com>

Sent: Friday, March 11, 2022 2:36PM

To: CD <cd@stcharlesil.gov>

Subject: Springs if St. Charles

To: Ms. Ellen Johnson

Community Development Department and Planning
Department.

Dear Ms. Johnson

My clients, who reside at 2790 Foxfield Drive, City of St. Charles, have asked that I relay their objection to the proposed annexation and rezoning to multi-family residential use at the Springs of St. Charles.

My clients believe the fair market value of their single family residence will be significantly diminished by a multi-unit PUD of the size and high density proposed.

My clients also have concerns about over-crowding of the schools and local playgrounds.

Please acknowledge receipt of their objections.

Thank you.

Helen

Helen M. Bus

Attorney at Law

P. O. Box 1073

Batavia, Illinois 60510

630 606-9410

630 454-3711 facsimile.

From: Jessica Klepacki <jessicaklepacki@gmail.com>
Sent: Monday, March 21, 2022 9:20 PM
To: CD <cd@stcharlesil.gov>
Subject: Springs at St. Charles Petition

To the Committee,

I would like to voice my strong objection to a building project on this size on the property off Smith Road. I am a resident who lives in Cornerstone Lakes. How does the city plan on handling this increase of traffic on Smith Road? As a mother of three small children that are/will be at Norton Creek Elementary, I have major concerns about the safety along Smith Road, a two laned road. It is difficult to even safely pull out for school in the morning now let alone the increased cars towards North Ave. Thank you for taking the time to review my thoughts!

Regards,
Jessica

Sent from my iPhone

From: John Peavy <jfpeavy@yahoo.com>
Sent: Monday, March 28, 2022 9:05 AM
To: CD <cd@stcharlesil.gov>
Subject: Comment on The Springs at St Charles

To Whom It May Concern

Good Morning. I am emailing to voice my objection with the planned development of a staggering 320 units among 16 buildings in this/my neighborhood. I am not blind to the fact that this property will indeed be developed at some point. My hope is that it will mix a sensible number of TOWNHOUSES or HOUSES with some more green space and not building after building of apartments.. The rush of the council and development committee to pave everything and build build build needs to be restrained, in my opinion. The unsightly apartment building just completed on 1st Street exhibit A. Regardless of my feelings on that the neighborhoods of Cornerstone Lakes and Pheasant Trails deserve better than 320 apartments. Please consider the neighborhood before stamping approval on the proposed abomination.

John Peavy
947 Pheasant Trl
St Charles IL 60174

From: GLENN, JOHN <JOHN.GLENN@cbexchange.com>

Sent: Tuesday, March 29, 2022 8:35 PM

To: CD <cd@stcharlesil.gov>

Subject: Re: Springs of St Charles Apartments proposal

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

I support the Springs project in general terms. It looks to be a high-quality apartment complex with contemporary appeal from a reputable developer. As a Realtor, I have placed many tenants in nice housing such as this, but there are currently few similar options locally. More local competition will be good.

So long as tenant traffic does not empty directly onto Foxfield, but only onto Smith Rd per the plans, I see little traffic impact on Kingswood townhomes where I live.

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

The development will resolve existing drainage problems for homeowners in Cornerstone Lakes to the north.

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 aging and expensive housing inventory will be helpful in mitigating rising housing prices locally. Much of our housing locally is both aging and unaffordable, so this will be a great new option.

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

Sincerely,

John Glenn
820 King Henry Lane
St. Charles, IL 60174

RONALD H. JAEGER

4016 Pheasant Court
Saint Charles, IL 60174
630.945.4235
Rhjaeger59@gmail.com

April 5, 2022

Community and Economic Development
City of St Charles Illinois

Re: Springs at Smith Road Project

Dear Community and Economic Development Commission:

Thank you for your letter sharing the application for the Springs at Smith Road. It would have been helpful if the developer had provided a summary of the changes from their earlier submittals. It is difficult to identify what changes were made and I hope they will share these on April 5th as part of their introductory comments.

It is our understanding that Continental desires to purchase, annex and develop this site. With our understanding as such our comments are the following:

- We are supportive of this property being annexed as an RM-1 or RM-2 PUD use. Either of these permitted uses are most appropriate as part of the similarly zoned properties in the surrounding neighborhood. We are opposed to any other category.
- **Financing?:** The project documents are silent as to the type of financing vehicle planned. If this project is to be financed by anything that might enable the developer or future owners to create Market Rated Lease subsidies, we OPPOSE this project based on this consideration alone. Prior to living in St Charles, we lived in Peoria IL. Once Market Rated Apartments entered the west side of Peoria, we saw a dramatic change occur and in the process of selling that home experienced extreme difficulty because the 2 mile area had become a HIGH CRIME Zone. We would oppose this project is there is ANY chance of this reoccurring here!
- **Smith Road Traffic concerns:** We have been and continue to be very concerned about the speed and safety of traffic on Smith Road. This project will add considerable residential units. The current 40 MPH speed limit is inconsistent with the prevailing 25 MPH throughout St Charles' residential areas. Smith Road has become a heavily trafficked road by heavy trucks and commuter traffic. The posted speed is infrequently obligated. In addition, the lack of any stop signs or lights enable typical speeds of 50 MPH in addition to regular passing of cars making right turns into the

residential areas. There is a double yellow line in this Smith Road corridor. There have been numerous 'close calls'.

- **Pedestrian Safety:** Pedestrians attempting to cross Smith Road are in danger. There are no designated crosswalks and the aforementioned speed issue adds to the danger of residents on both sides of Smith Road as they attempt to walk to the park, school or stores.
- **Norton Creek School Traffic:** The heavy traffic for taking kids to Norton Creek also creates a dangerous situation. Long backups develop on the north streets onto Smith in the morning. Many drivers choose to turn right and use Pheasant Run Trails as a turn-about to then turn right onto Smith toward Norton Creek. Nothing wrong with this maneuver other than the heightened traffic created by the volume. This again is the result of no stop signs or lights to provide for timely access to this corridor road.
- **Smith Road Speed and Stop Signs Needed:** We recommend that the speed limit be reduced at least to 30 MPH and that at least one stop sign be installed along Smith Road to create a break in speed.

Given the addressing of our concerns, we support the proposed annexation.

Sincerely,

Ron and Linda Jaeger
4016 Pheasant Court
St Charles, IL

From: ROSE TRYFONOPOULOS <filioshome@gmail.com>

Sent: Tuesday, April 5, 2022 6:18 PM

To: CD <cd@stcharlesil.gov>

Subject: Re: The Springs development

To Whom it may Concern,

My name is Rose Klippel and we live at 2750 Lehman Drive. We moved into the neighborhood in April of 2019. A couple weeks after we moved in, we had a week of non stop rain that flooded our backyard up to our retaining wall. It was very very frightful and it made us question if buying this house was a mistake. Every time it rains our back floods. The water sits back there for days and sometimes weeks if it's been raining heavily. It's constantly muddy and during the warmer months it smells and the mosquitoes are unbearable. Our children cannot play back there and we cannot put any play equipment in the back because the soil is constantly wet and muddy. It's not a question that the drainage for the back property is not correct and not at all how it should be for the homeowners whose property butts up to that land.

The proposal for the Springs of St Charles shows no remediation for the flooding issue on that property. Their plans show wetlands and a "detention basin " which does not provide any correction to the issue. Not only will this development not benefit the homeowners on their property line but if that back area remains as is, it will not be healthy for the new families. I would like to see a rendering or sketch even of what they propose that back land to look like - will it have grass or remain dirt ? How will the water be handled? The original plan showed a path and the revisions after have it removed. I believe they did soil testing and they know the back is an issue and that is why they revised it to their latest plan, leaving the back area in the air for development. Will the current trees and grassland be preserved ? The original plan had it noted for preservation and the new plans since have revised it to just note wetlands.

I'm also curious if the public will be provided the results and info on any testing they did of the land ?

As many other homeowners have voiced - this development will bring many other concerns : one main entrance to the property, traffic congestion on Smith, an increase in students at the schools, property value with apartments, over saturation with the other open developments in the area.

Regardless of what happens with the Springs, I would like to speak to someone about the flooding. Whether or not the farmland gets developed , the flood issue will remain. It needs to be reviewed and should not be dependent on the land being purchased/developed.

I appreciate your time and I truly hope the villages of West Chicago and St. Charles can work together on solving the flooding issue for our Cornerstone residents and approving a buyer that has a better fit plan for our neighborhood, our investments, and our families.

We all should and need to be able to enjoy our backyards, at the very least.

I have attached a few pictures of the flooding in the back. I'm not sure if anyone has walked the land to really see what goes on when it rains. Ducks have been swimming back there these last couple weeks with all the rain .. that's how deep it currently is back there.

Please feel free to call if you need any further info or have any questions.

Sincerely,
Rose Klippel
847-452-8965

From: Kari Olech <karieolech@gmail.com>
Sent: Tuesday, April 5, 2022 2:38 PM
To: CD <cd@stcharlesil.gov>
Subject: Springs at St. Charles comments

Hello,

I'm a concerned citizen worried about the impacts on the very backed up traffic they already occurs on Smith road if this development goes forward. There are already often significant backups heading to and from Norton Creek school, especially at the start & end of school day. The new proposal: Springs at St. Charles clearly has not taken this into account. By adding another densely populated development so close, not only would it add more traffic pressure,

Norton Creek school is also already affected by very large class sizes and this would only amplify the problem, not allowing these students & teachers the appropriate class sizes deserved. It is already an issue and by adding more students this would be unfair to those in attendance. I would urge a proper study on the affects of the school and meeting district teaching and class size requirements before moving forward with a plan such as this.

There are also many published studies that show the rate of crime and accidents goes up with these type of dense developments. As it would be neighboring a school & a neighborhood of a lot of young families, this needs to be thought about with more care. There has already been an uptick in burglaries in the area, this would only make it worse.

Thank you,
Cornerstone Lakes resident

From: [Michael Price](#)
To: [CD](#)
Subject: Springs at Saint Charles Comments
Date: Tuesday, April 5, 2022 2:53:45 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

From: GLENN, JOHN <JOHN.GLENN@cbexchange.com>
Sent: Wednesday, April 6, 2022 5:08 PM
To: Sanchez, Christine <csanchez@stcharlesil.gov>
Cc: CD <cd@stcharlesil.gov>
Subject: RE: Springs of St Charles Apartments proposal

Thanks Christine, I attended the meeting last night to see the latest proposal and observe comments from the Plan Commission and local residents.

I agree with Chairman Vargulich's comments that the project would be much better with no fence and entry gates at all.

There was much discussion of the topic by the Plan Commission. They seemed to agree to a fence reluctantly – rejecting the chain link portion and insisting on daytime open hours for the gates. That seems like a poor compromise.

Fully fenced apartments are very unusual for Chicagoland, especially for suburban apartments.

As a Realtor who has shown and sold/rented hundreds of homes – single family (detached), townhomes, condos, and apartments, I can recall very few if any apartment complexes with fences around the property, nor entry gates. Some high-rise style apartments have locked entry doors with key fobs, but these are not that style.

Just as in Schaumburg, Wheaton, Naperville, et al, we do not need the fences and gates here in St Charles. It would be much more in keeping with the St. Charles' welcoming vibe without them, no matter the practice of the Springs developer's branding in other areas of the country.

Just my opinion.

Thank You

John

John Glenn - MBA, Broker, Realtor
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