

Hitzemann, Rachel

From: Kristin Dean <keringoen@hotmail.com>
Sent: Friday, April 28, 2023 12:13 PM
To: Hitzemann, Rachel; cd@stcharles.gov
Subject: Upcoming zoning variation

To whom it may concern,

We are writing you in regards to the proposed renovation and construction of the 303 N 3rd Ave. We live close by the property and were happy to hear that the new owners had plans to maintain some of the original historic property, while renovating and building onto the structure to bring the property new life. The fact that they are willing to undergo a renovation of this size speaks to how much they appreciate this neighborhood.

The property as it currently sits, is deteriorating, as it was not properly maintained by the last owner who rented it for several years.

As a resident who has lived in this neighborhood for over 16 years, we fell in love with the neighborhood for many reasons, including the charm, the history, the location and the people. There are currently many rental properties in this historical neighborhood that are not well maintained and we have watched them deteriorate over the years. Not only are they becoming an eyesore for the neighborhood, but because of their condition, they are often rented to tenants that are not necessarily invested in the neighborhood or the property. At times, the tenants in some of the surrounding rentals has caused police activity and other issues regarding safety and feelings of uncertainty for our family and for others in the neighborhood.

We would love to see this historical neighborhood brought back to one that is filled with charming single family homes and families who take pride in living in here.

If a family has gone to great lengths to invest in this deteriorating property and bring it back to life in order to make it their home, it seems clear that they would be invested in the neighborhood as many of us are.

I fully understand and appreciate the need to meet zoning and safety regulations, however, in this case, we feel that allowing the variance as proposed would be favorable. It seems that allowing this variance and what comes with it, that the benefits of allowing it will outweigh denying it.

We want to welcome those people that want to live here and are invested in making this neighborhood beautiful, rather than sit by and watch homes age and become neglected.

We are two full-time working parents with school-aged children and busy schedules; therefore we haven't had the opportunity to attend prior meetings. We thank you considering all neighbors' thoughts and points of view on this important matter that may affect the whole neighborhood.

With appreciation,
Matt and Kristin Dean
312 Chestnut Avenue
St Charles, IL

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