		AGENDA ITEM EXECUTIVE SUMMARY												
		Title:	Recommendation to Approve Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan (Lexington Club PUD)											
		Presenters:	Russell Colby Rita Tungare											
<i>Please check appropriate box:</i>														
	Government Operations				Government Services									
X	Planning & Development (5/14/12)				City Council									
	Public Hearing													
<table border="1"> <tr> <td>Estimated Cost:</td> <td>NA</td> <td>Budgeted:</td> <td>YES</td> <td></td> <td>NO</td> <td></td> </tr> </table>								Estimated Cost:	NA	Budgeted:	YES		NO	
Estimated Cost:	NA	Budgeted:	YES		NO									
If NO, please explain how item will be funded:														
Executive Summary:														
<p>The Committee last discussed and continued this item on 2/13/12. At the meeting, Committee members provided comments and asked the developer to consider certain changes to the plan.</p> <p>On 4/20/12, the developer submitted a revised plan showing the removal of the 12 rowhome units proposed for the north side of Mark Street between 5th and 6th Streets. The site plan shows this area as a park. The revised site plan has been forwarded to the Park District for their comments.</p> <p>With the revised site plan, the developer has also committed in writing to provide the following:</p> <ul style="list-style-type: none"> • \$200,000 for future offsite street and/or intersection improvements, deposited at the time of the sale of the 65th dwelling unit. • Sidewalk installation on State Street from 7th to 9th Street and on 7th Street north of State Street. • Full improvement of 9th Street north of State Street. <p>With the reduction in units, the impact of the development on utility infrastructure and traffic will be reduced. Therefore, updates to the utility or traffic studies are not required.</p>														
Attachments: <i>(please list)</i>														
Revised submittals from the developer Correspondence														
Recommendation / Suggested Action <i>(briefly explain):</i>														
<p>Staff recommends approval of the Applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan, and has offered the following conditions:</p> <ul style="list-style-type: none"> • For building materials, fiber cement shall be used instead of vinyl siding. • For affordable housing, the developer shall document availability of funding sources to make required units affordable and commit to pursuing funding during the project build-out. (The specific obligations of the developer will be drafted in the PUD Ordinance.) • Resolution of all staff plan review comments prior to City Council action, including submitting complete sets of revised engineering and preliminary subdivision plans. The plans shall reflect all off-site improvements, including the complete reconstruction of 9th Street. • The developer has previously agreed to remove the entrance monument sign on 7th Street, which was recommended by the Plan Commission. <p>The Committee may wish to further consider whether the revised proposal adequately adheres to the recommendations of the Comprehensive Plan and whether the revised proposal sufficiently addresses the concerns expressed at the 2/13/12 meeting.</p>														
<i>For office use only:</i>		<i>Agenda Item Number:</i> 3d												

RATHJE & WOODWARD, LLC

ATTORNEYS AT LAW

300 EAST ROOSEVELT ROAD, SUITE 300

P.O. BOX 786

WHEATON, ILLINOIS 60187

ESTABLISHED 1938

BERTRAM E. RATHJE (1900-1972)

JOHN S. WOODWARD (1903-1990)

MAIN TELEPHONE: (630) 668-8500

WRITER'S DIRECT TELEPHONE: (630) 510-4909

FACSIMILE: (630) 668-7350

ASSOCIATES:

ABIGAIL J. JUNG

EMILY A. SHUPE

DEREK M. JOHNSON

ANN MARIE L. PEREZ

KAITLYN ANNE WILD

GREGORY W. JONES

OF COUNSEL:

MARK J. McANDREW

WRITER'S EMAIL:

hstillwell@rathjewoodward.com

MEMBERS:

R. TERENCE KALINA

HENRY S. STILLWELL III

GARY L. TAYLOR

REESE J. PECK

TRACY D. KASSON

JOHN R. ZEMENAK

SCOTT E. POINTNER

KEVIN M. CARRARA

TIMOTHY D. ELLIOTT

JOHN S. WORTHEN

CHARLES L. PHILBRICK

April 20, 2012

VIA MESSENGER

Russell Colby

City of St. Charles

2 East Main Street

St. Charles, IL 60174

RECEIVED
St. Charles, IL

APR 20 2012

CDD
Planning Division

Re: Supplement to Application
The Lexington Club, PUD Concept Plan Application ("Application")
Lexington Homes, LLC ("Applicant")
333 N. 6th Street, St. Charles, Illinois ("Property")

Dear Mr. Colby:

Pursuant to the comments provided by members of the Planning & Development Committee of the City Council at its meeting on February 13, 2012 pertaining to the referenced Application, Applicant has revised the proposed Site Plan by eliminating the twelve (12) rowhomes which were located in the northeast corner of the Property. As a result, the overall project density has been reduced to 130 dwelling units. In accordance therewith, Applicant is pleased to submit to the City the following supplemental plans and materials incorporating said reduction in density ("Supplemental Documents") in support of the Application. All of the Supplemental Documents submitted herewith shall replace and supercede those same plans and materials being a part of the December 17, 2010 and July 22, 2011 submittals. The Supplemental Documents consist of the following items:

1. School and Park Land/Cash Worksheet;
2. Residential Zoning Compliance Tables;
3. Fifteen (15) black and white full size, fifteen (15) color 11"x17" reduced size copies of Preliminary Site Plan;
4. Fifteen (15) full size and fifteen (15) 11"x17" reduced size copies of Preliminary Landscape Plan;
5. Fifteen (15) full size, fifteen (15) 11"x17" reduced size copies of Grading Plan;
6. Fifteen (15) full size, fifteen (15) 11"x17" reduced size copies of Utility Plan;
7. CD containing each of items 3, 4, 5 and 6.

In conjunction with said plan revision and dwelling unit reduction, Applicant is further committing to provide funding for future offsite street and/or intersection improvements impacted by the subject development as from time to time determined and performed by the City, in the total amount of

Mr. Colby
April 20, 2012
Page 2

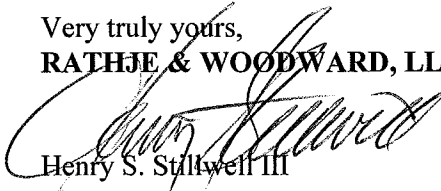
\$200,000.00 ("Offsite Traffic Contribution"). The Offsite Traffic Contribution shall be deposited by Applicant with the City concurrent with the issuance by the City of the sixty-fifth (65th) dwelling unit occupancy permit for the said one hundred thirty (130) dwelling units. The Offsite Traffic Contribution shall be in addition to the (i) sidewalk improvements along State Street between 9th Street and 7th Street (subject to available right-of-way and acceptable topography), (ii) sidewalk improvement along 7th Street north of State Street and (iii) improvement of 9th Street north of Dean and State Streets, as previously committed to by Applicant.

The enclosed materials are being submitted with the goal of bringing this matter back before the Planning & Development Committee at a special meeting of said Committee on May 7, 2012. Applicant hereby requests, and will very much appreciate, the consideration of said Committee in calling said May 7 special meeting. Based upon the action of the Committee at said May 7 meeting, Applicant will prepare and submit all additional plans and materials in revised form conforming with the aforesaid revisions, with a goal of bringing the Application before the City Council for vote at its regularly scheduled meeting on May 21, 2012.

Please accept the enclosed Supplemental Documents for filing and substitute the same in place of those same documents heretofore submitted on December 17, 2010 and July 22, 2011. Please notify the undersigned regarding the scheduling of said May 7, 2012 special meeting at your earliest opportunity.

Should you need any additional materials or information with respect to the foregoing request, please do not hesitate to contact the undersigned. Your attention to this matter will be very much appreciated.

Very truly yours,
RATHJE & WOODWARD, LLC



Henry S. Stillwell III

HSS:jlt
Enclosures
cc: Moises Cukierman (via email)

Land/Cash Worksheet 11-Apr-12

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem. School	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
3 bedroom	28	2.899	81.172	0.369	10.332	0.173	4.844	0.184	5.152
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	44	1.99	87.56	0.088	3.872	0.048	2.112	0.038	1.672
3 bedroom	58	2.392	138.736	0.234	13.572	0.058	3.364	0.059	3.422
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
TOTAL UNIT COUNT	130								
Estimated Population			307.468		27.776		10.32		10.246
Park Acreage @ 10 acres per 1,000 population			3.07468						
Park land area to be dedicated			0.09091						
Park Cash in Lieu @ \$240,500 per acre			\$717,596.90						
Elementary School Acreage @ .025 acres per student					0.6944				
Middle School Acreage @ .0389 acres per student							0.401448		
High School Acreage @ .072 acres per student									0.737712
Total School Acreage			1.83356						
Total School Cash in Lieu @ \$240,500 per acre			\$440,971.18						

GRAND TOTAL OF SCHOOL & PARK CASH PAYMENTS **\$1,158,568.08** \$ 5,972 /UNIT

1 1/2 Mile Jurisdiction Park Cash in Lieu

\$307,468.00

(Not for development within City of St. Charles)

1 1/2 Mile Jurisdiction School Cash in Lieu

\$183,356.00

(Not for development within City of St. Charles)

RECEIVED
St. Charles, IL

APR 20 2012

CDD
Planning Division

APR 29 2012

CDD
Planning Division

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Lexington Club- Single Family

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RT-3	Ordinance #:	
Minimum Lot Area	5,000 sf		5,700-6,000 sf
Minimum Lot Width	50'		56'
Maximum Building Coverage	30% (1-1.5 Stories) 25% (2 Stories)		45%
Maximum Building Height	32'		32'
Minimum Front Yard	20'		20'
Interior Side Yard	5.6'; 5.8'		5'
Exterior Side Yard	15'		20' Typical 15' (Lot 17)
Minimum Rear Yard	30'		25'
Yards Adjoining Major Arterials ¹	NA		NA
% Overall Landscaped Area	20%		20%
Building Foundation Landscaping			
% Interior Parking Lot Landscaping	NA		NA
Landscape Buffer Yards ²	6' min. ht.		6' min. ht.
# of Parking spaces	2/unit		2/ unit (garage)+ 2 /unit (driveway)

¹ For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

² Within the zoning districts specified, 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.

RECEIVED
St. Charles, IL

APR 20 2017

CDD
Planning Division

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Lexington Club-Attached Single Family

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RM-2	Ordinance #:	
Minimum Lot Area	4,300 SF/ Du		3,912 SF/Du
Minimum Lot Width	24'		26'
Maximum Building Coverage	35%		35%
Maximum Building Height	40'		30'
Minimum Front Yard	20'		20'- Typical 15'- B Unit
Interior Side Yard	10'		9'
Exterior Side Yard	20'		15'
Minimum Rear Yard	25'/5' to alley		25'
Yards Adjoining Major Arterials ¹	NA		NA
% Overall Landscape Area	20%		20%
Building Foundation Landscaping			
% Interior Parking Lot Landscape	NA		NA
Landscape Buffer Yards ²	6' min. ht.		6' min. ht.
# of Parking spaces	2 per unit		2/un.(gar.)+ 2/unit(driveway)

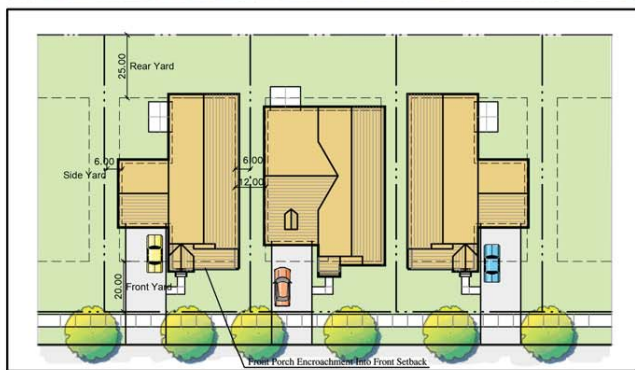
¹ For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

² Within the zoning districts specified, 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.



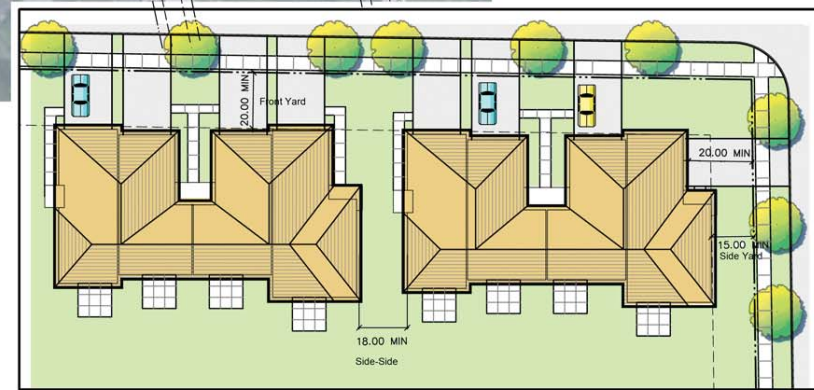
SITE INFORMATION	
Residential Data	
28 - Single Family Lots (56' x 110')	
102 - Townhomes	
130 Total Units	
28.70 acres -Gross Total	
5.07 acres -Environmental Constraints	
23.63 acres -Net Total	
Project Density- 5.50 Du/Ac.	
Townhome Lot Area-399,060 SF	
Townhome Lot Area/Unit -3,912 SF	
Total Parking	
260 Off-Street Guest Spaces	
520 Total Spaces (4.00:1)	

260 Garage Spaces



Typical Single Family Lot Layout

Scale: 1"=20'



Typical Townhome Layout

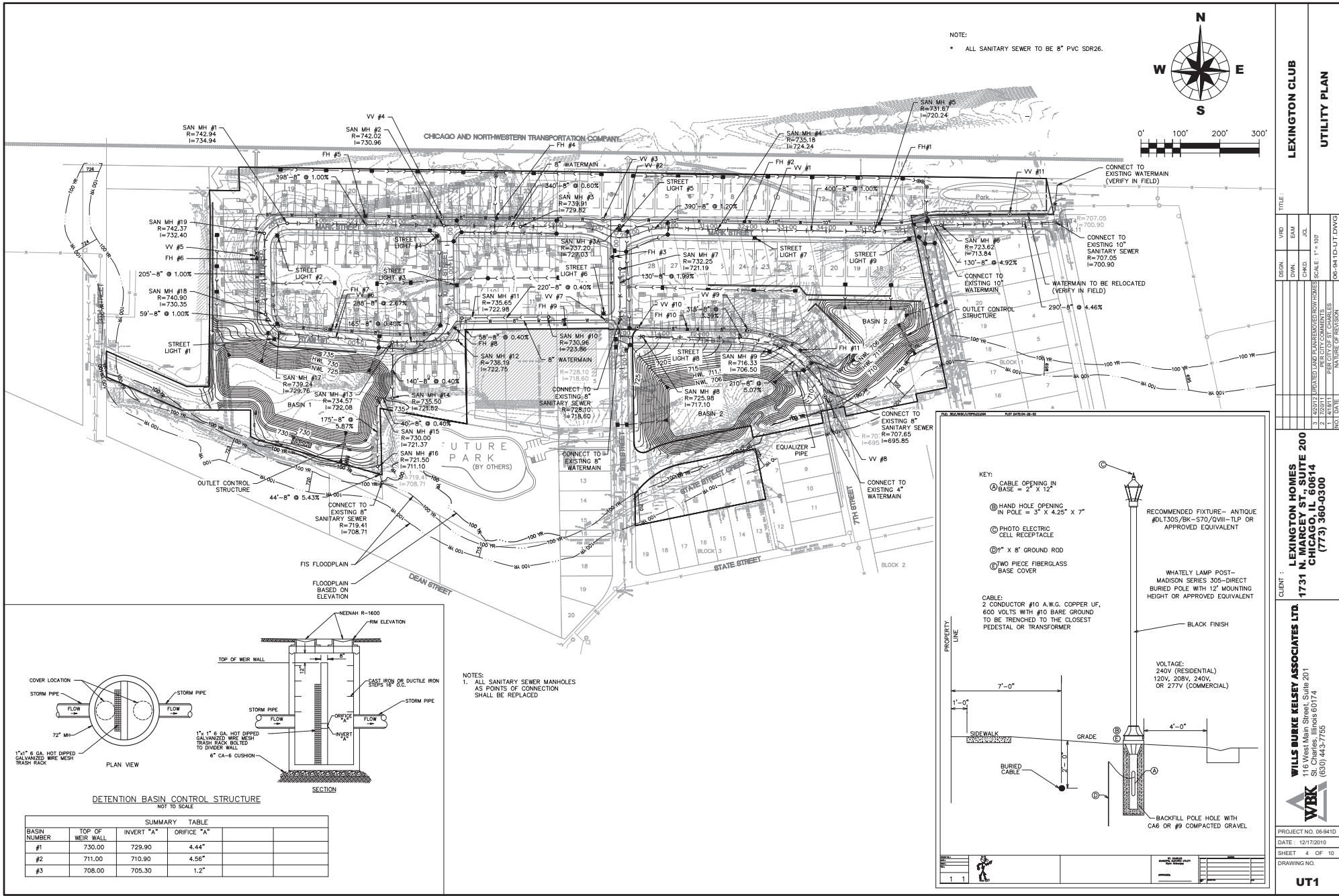
Scale: 1"=20'

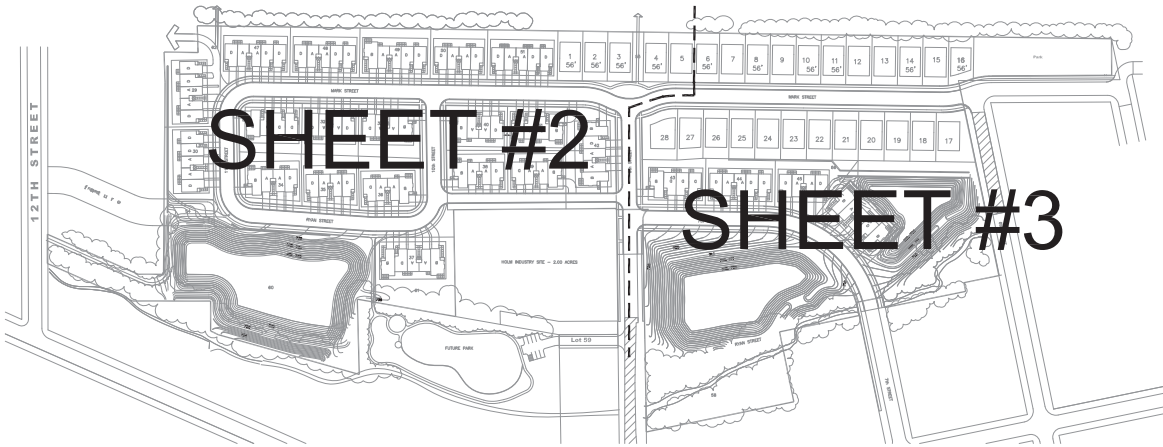
Concept Site Plan

The Lexington Club
St. Charles, Illinois

Date: April 18, 2012
© 2012 BSB Design, Inc.



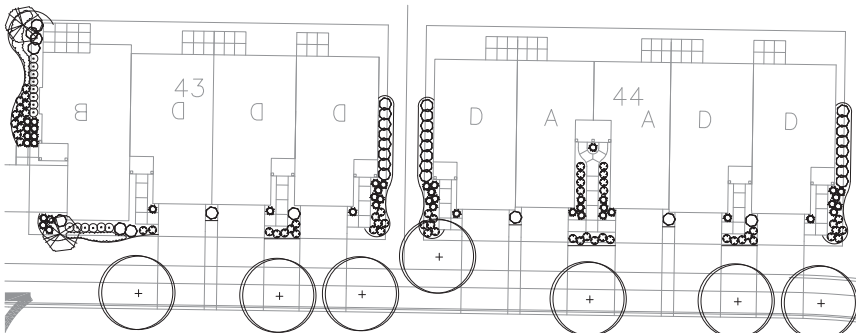




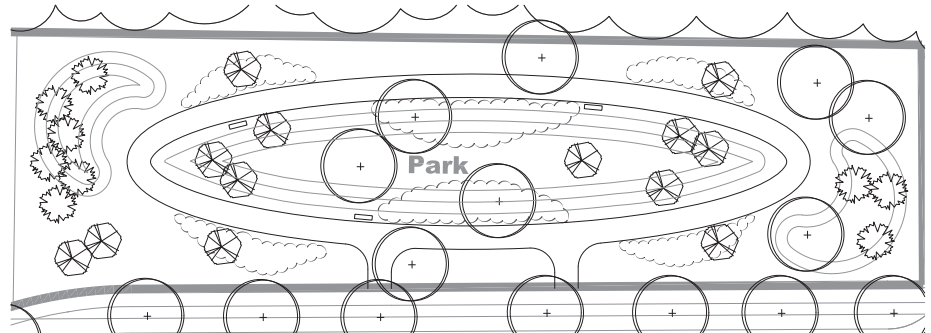
OVERALL SHEET KEY
NOT TO SCALE

NOTES

1. ALL PLANTING BEDS AND TREE RINGS SHALL:
 - RECEIVE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3"
 - HAVE A SPADED EDGE
2. PLANTS SHALL:
 - BE ALLOWED TO GROW AND BE MAINTAINED IN THEIR NATURAL FORM
 - SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. ALL DEAD, DISEASED, OR DAMAGED PLANT MATERIAL SHALL BE REPLACED PROMPTLY WITH LIVE MATERIAL IN GOOD CONDITION AND IN QUANTITIES AND SIZES THAT MEET THE REQUIREMENTS OF THE CITY.
 - BE INSTALLED IN ACCORDANCE WITH THE PLANTING PROCEDURES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
3. ALL TURF TREATMENT SHALL BE KENTUCKY BLUEGRASS BLEND SOD, UNLESS OTHERWISE NOTED ON PLAN.
 - DETENTION AREA SLOPES SHALL BE TREATED WITH A NATURALIZED SEED MIX AND EROSION CONTROL BLANKET FROM NORMAL WATER LINE (NWL) TO HIGH WATER LINE (HWL). AREAS ABOVE THE HWL SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
 - A THREE-YEAR, MONITORING AND MAINTENANCE PLAN, BY A QUALIFIED PROFESSIONAL, SHALL BE INCORPORATED INTO THE INITIAL CARE OF THE NATURALIZED PLANTING AREAS AROUND ALL DETENTIONS.
 - FRONT YARDS & SIDE YARDS OF SINGLE-FAMILY LOTS SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT); REAR YARDS SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
 - FRONT & SIDE YARDS OF ROW HOUSES SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT.)
4. LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.
5. FOR SYMBOL/PLANT KEY, SEE THIS SHEET.
6. FOR TYPICAL FOUNDATION LANDSCAPE PLANS FOR TOWN HOUSES, SEE THIS SHEET.
 - TYPICAL FOUNDATION LANDSCAPES MAY VARY DUE TO NUMBER OF UNITS PER BUILDING AND/OR ORIENTATION, BUT SHALL REMAIN CONSISTENT IN PLANT MATERIAL TYPES, DESIGN INTENT, & PLANT INTENSITY.
 - TYPICAL FOUNDATIONS FOR SINGLE-FAMILY HOUSES SHALL BE DETERMINED AT TIME OF FINAL LANDSCAPE PLANS.
7. FOR PARK CONCEPT DESIGN DETAIL, SEE THIS SHEET.
8. FOR ARTISTIC RENDERING OF LANDSCAPE BUFFER ALONG INDUSTRIAL-USE NEIGHBORS, SEE SHEET #2.
9. FOR TREE PRESERVATION FENCE DETAIL, SEE SHEET #3.
10. FOR TREE PRESERVATION & REMOVAL PLAN, SEE ENGINEERING PLANS.



TYPICAL FOUNDATION LANDSCAPE PLAN - TOWN HOUSES
SCALE: 1" = 20'-0"



PARK
SCALE: 1" = 20'-0"

PLANT KEY



SHADE TREES, 2.5'-4': AUTUMN BLAZE MAPLE, SUGAR MAPLE, CRIMSON KING NORWAY MAPLE, GINKGO, KENTUCKY COFFEE TREE, SWAMP WHITE OAK, ACCOCCO ELM, THORNLESS HONEYLOCUST, LINDEN, & COMMON HACKBERRY
NOTE! ALL PARKWAY SHADE TREES WILL BE INSTALLED AT 2.5" CALIPER, WHILE COMMON AREA SHADE TREES WILL BE INSTALLED IN A RANGE OF SIZES, VARYING FROM 2.5" CALIPER TO 4" CALIPER.



EVERGREEN TREES, 6'-10': COLORADO SPRUCE, NORWAY SPRUCE, AUSTRIAN PINE, DOUGLAS FIR, & ARBORVITAE



ORNAMENTAL TREES, 6'-8': SERVICEBERRY, CORNELLIANCHERRY DOGWOOD, FLOWERING CRABAPPLE, RIVER BIRCH, EUROPEAN BLACK ALDER, JAPANESE TREE LILAC, & BLACKHAW VIBURNUM



EVERGREEN SHRUBS, 2'-4': KALLAY COMPACT JUNIPER, DENSE YEW, EMERALD & GOLD EUONYMUS, & EMERALD ARBORVITAE



LARGE, DECIDUOUS SHRUBS, 3'-6': VIBURNUM, REDTWIG DOGWOOD, PEKING COTONEASTER, RED CHOKEBERRY, MEADOWLARK FORSYTHIA, LILAC, BURNING BUSH, HYDRANGEA, & WEIGELA



SMALL, DECIDUOUS SHRUBS, 2'-4': SPIREA, ALPINE CURRANT, CRANBERRY COTONEASTER, CUTLEAF STEPHANANDRA, DIERVILLA, & GROUNDLOW SUMAC



ORNAMENTAL GRASSES, 1'-3' GAL-3 GAL: MAIDEN GRASS, KARL FOERSTER FEATHER REED GRASS, SWITCH GRASS, DWARF FOUNTAIN GRASS, & PRAIRIE DROPSEED



PERENNIALS & GROUNDCOVER, 3' POT-1 GAL: DAYLILY, ASTER, COREOPSIS, BLACK EYED SUSAN, PURPLE CONEFLOWER, CRANESBILL, HOSTA, SEDUM, BLAZING STAR, & PURPLELEAF WINTERCREEPER



WET-MESIC NATIVE SEED MIX & EROSION CONTROL BLANKET (DETENTION AREA SLOPES): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS

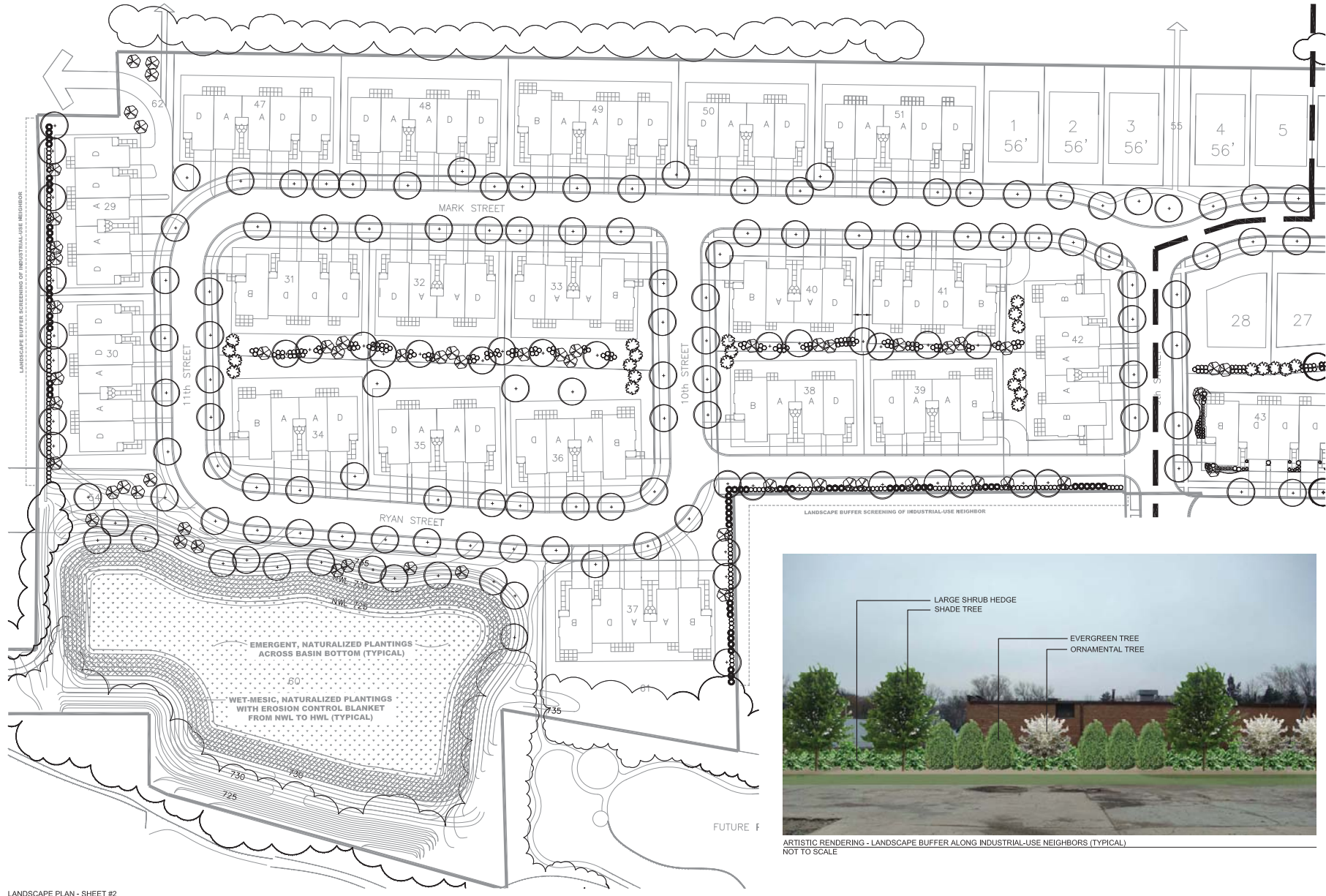


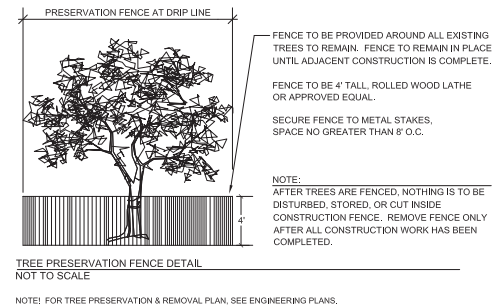
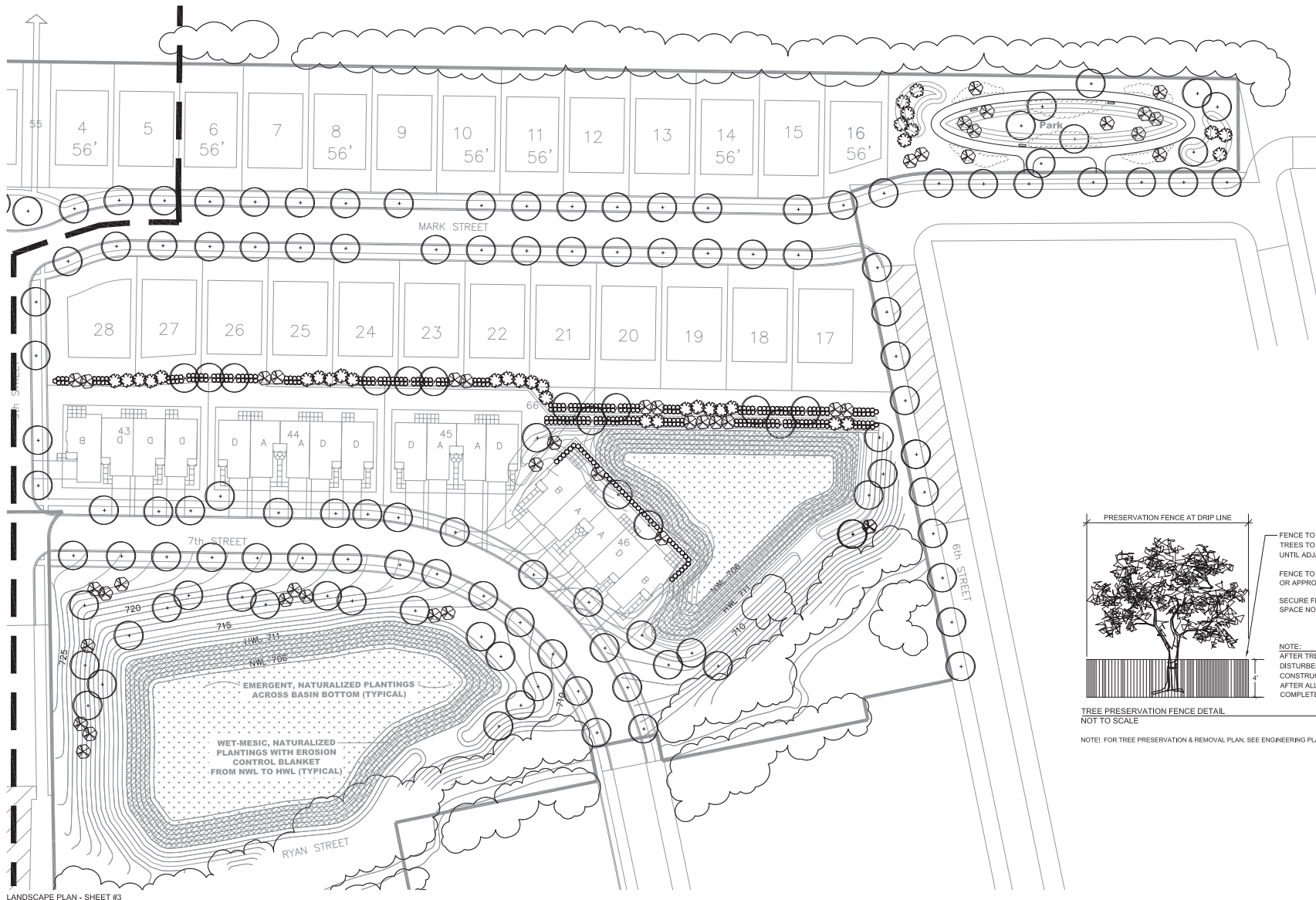
EMERGENT PLANTINGS (DETENTION AREA BASIN BOTTOMS): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS



EXISTING TREES, WITH THE POTENTIAL TO BE PRESERVED

NOTE! REFER TO CIVIL ENGINEERING PLANS FOR ACTUAL TREE PRESERVATION & REMOVAL PLAN.





Lexington Club Revised Plan

From: Craig <cbobowiec@sbcglobal.net>

To: Ed Bessner <ebessner@stcharlesil.gov>, Cliff Carrignan <ccarrignan@stcharlesil.gov>, Jo Krieger <jkrieger@stcharlesil.gov>, Maureen Lewis <mlewis@stcharlesil.gov>, Jim Martin <aldrmartin@stcharlesil.gov>, Jon Monken <jmonken@stcharlesil.gov>, Rita Payleitner <rpaleitner@stcharlesil.gov>, <rcolby@stcharlesil.gov>, Ray Rogina <rrogina@stcharlesil.gov>, Dan Stellato <dstellato@stcharlesil.gov>, William Turner <wturner@stcharlesil.gov>

05/04/2012 10:10 AM

Dear Council Members & Staff,

After reviewing the amended proposal by Lexington Homes which you will review May 14th, I am less than impressed as are the neighbors who I have spoken to and hope you too feel the same way.

I do feel the monetary increase for street improvements is a small plus but will still not cover the true required improvements the area will require (which tax payers should not have to fund).

I also think it an insult for them not to heed your clear and convincing statements to "increase single family homes and decrease town house units" except to the extent of a "minimal gesture" of removing the row homes. Clearly they are not taking your words seriously and I hope you reiterate this message even more strongly and clearly on May 14th and let them know their lack luster efforts are unacceptable,

I strongly feel that the removal of all the town house units that sit in front of the single family homes and at the entrance of the development, should be replaced with more single family homes. This clearly defines the single family section as well as the multi-housing section and also will increase the number of the single family homes and further reduce the density and traffic issues. This change also makes perfect sense for marketing and first impressions when entering the area. Doesn't it make sense to present your highest and best product at the entrance?

I also ask that members bring forth the Comp Plan Amendment and compare publicly, how well Lexington's plan truly conforms to the Amendment which I see many issue where it does not. One clear breach pertains to the Amendment stating not using "front load garages" in the design which the Lexington has clearly failed to follow. I am not sure if they are still trying to get approval for vinyl siding materials instead of natural but that too is a clear violation. This Amendment was done exclusively for this development and and land use and although lacks much of the public's true input, should be followed and adhered to.

Respectfully,

Craig Bobowiec

508 Cedar St.

Current Lexington Proposal

From: <sjrosson1@comcast.net>

To: <ddewitte@stcharlesil.gov>, <dstellato@stcharlesil.gov>, <jmonken@stcharlesil.gov>, <rpayleitner@stcharlesil.gov>, <rrogina@stcharlesil.gov>, <ccarrignan@stcharlesil.gov>, <wturner@stcharlesil.gov>, <aldrmartin@stcharlesil.gov>, <jkrieger@stcharlesil.gov>, <ebessner@stcharlesil.gov>, <mlewis@stcharlesil.gov>, <rtungare@stcharlesil.gov>, <rcolby@stcharlesil.gov>

05/08/2012 01:02 PM

Dear Councilpersons, Mayor, & Staff,

Well it seems like someone's idea of compromise is not what I thought we as group had asked of them. Lexington Builders has again shown it is as arrogant, bullying, and downright disrespectful to us as a community. I cannot believe that it took 3 months to redraw their latest plan. Truly they feel that whatever they present we would fawn all over. I am hoping You, as leaders of the Community, will see through this sham and stop this project. It is about a neighborhood not a builder. Please do not allow this builder to feel if it throws a few more dollars at You that it fixes the problem. It is a bad "master planned" development. You asked them for more single family homes and got none. You asked the to reduce the amount of townhomes and it was not answered. Lexington believes it has waited us out and we will give in to their insanity. I believe Saturday's, May 5, 2012, Daily Herald front page article by James Fuller says how we still feel as a neighborhood. We do not like this plan. We want it to be less dense, less infiltrating to the existing area, and blend more with the surroundings.

There is no doubt in anyone's mind that the area needs to be cleaned up. As I have said too bad for Lexington, you bought it, you clean it. I know my stance is a little hardline and there is some give and take, so I have compromised with the acceptance that a TIF may come into play. I am tired of hearing about how they need to make a profit on this tricky area. If we are assisting them with a possible 5 million dollars for remediation and grading of the land, how tricky is it? Not enough to get more money from our pockets into theirs. Don't be fooled by their illusions. Once the area is cleaned & graded there is nothing difficult, except if you are trying to cram a 144 pounds of crap into a 90 pound bag. We are doing all the hard work and allowing Lexington to benefit from it. Shouldn't we reap the rewards, not left with a poorly planned housing project, that could end up looking like the "projects" if they cannot sell their idea to buyers. Stop this con now. Scrap this plan. Send them back with nothing. They had an opportunity to work with us and failed to do so. Let them reapply with a new plan, or sell off the property. This isn't about some possible jobs, or cabinets being sold, or their existing blighted property. It is about a neighborhood being devastatingly impacted by a greedy builder. Please don't let Lexington force themselves on us.

As i have driven around the Chicagoland area I noticed the Lexington Place development in Des Plaines. One of the first things I saw was that it still has plenty of uninhabited townhomes for sale. This surprised me because according to Lexington Builders, to paraphrase, they could sell ice to eskimos with their strategic marketing and salesmanship. I guess the folks in Des Plaines weren't buying their pick up lines. Next was just the feeling of a City landscape, not of a serene homestyle community. just building upon building sprinkled with some greenery. Is that what the Northwest side looks like? I don't believe so. If Lexington wants to build Townhomes let them purchase some land west of Randall Road where

there are existing developments that they are proposing. Ever driven down Division and notice the glaring disparity between a townhome development on one side and single family homes on the other. I do not want to see that happen here.

Another question is about the Comprehensive Plan that gets referred to often. Is Lexington Builders following it or are they being given a pass for "cleaning up" a blighted situation? I know comprehensive should be treated as living things able to evolve within their lifecycle, but I feel Lexington is disregarding the community guidelines that have been laid out. Don't let our principles give way to their pushy tactics. "I'll take my ball and go home if you don't let me win" is the way I hear them. Maybe a commercial/ industrial site would be better. At least they would adhere to the city, state, & federal regulations. I am not afraid of their idea that a Huge industrial plant could move there. Reality says that would not happen. The first rule of real-estate, Location, Location, Location. So there won't be a refinery, chemical plant, or steel facility planting its flag there. Heck not even a Wal-Mart, Home Depot, Macy's would consider it. Just another fear tactic being thrust upon us by an insensitive developer.

I hope you listen to my thoughts and feelings. My wife and I love the area and chose to live here. This is our home. Our neighborhood. Our community. I respect your thoughts and ideas for the city and hope you feel the same. I am just one person taking the time to write, but after canvassing the neighborhood talking to my neighbors my feelings are not alone.

Respectfully,

Brian LaVolpe

1219 Dean Street

Lexington Club PUD--Still Too Dense

From: Betty Masiokas <bettm23@yahoo.com>

To: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/09/2012 11:05 AM

Dear Mr. Colby,

Well, the Lexington Club PUD proposal is back. The developer took a baby step toward improving the density by removing the twelve rowhomes, but make no mistake—it was only a baby step.

Did the developer increase the number of single family homes as was suggested by the Planning and Development Committee? NO

Did the developer reduce the impact that the PUD will have on District 303 schools? NO, because those rowhomes were going to be marketed to singles who probably would not have any children.

Did the developer come up with any new plan to reduce the traffic impact on the surrounding neighborhoods? NO

I have spoken with many of my friends in the neighborhoods and we all agree that Lexington Homes needs to: 1) further reduce the density of the project, 2) increase the number of single family homes in the project, and 3) be willing to endorse some form of traffic relief for the surrounding neighborhoods (whether that be a traffic connection to the north and some form of traffic calming measures).

Erroneously, you were informed that there are not even ten school buses travelling on North Seventh Street on school days. On three separate dates (March 9th, April 11th and May 2nd) I have counted the number of buses on North Seventh Street between 7:40 am and 8:00 am; each time there were 16 buses in that twenty minute period. That is not all of them that travel the street on any given school day. On May 8th, I was sitting in my garage working on my flower pots and at 3:32 pm there was a line of school buses backed up from Main Street past my driveway, which is to the north of Cedar Street.

I have looked into the issue of traffic calming since I saw reference to it in draft components of the City's new Comprehensive Plan. If the Lexington Club PUD is approved, regardless of size, and if an additional turning lane is added to the corner of North Seventh Street and Main Street, there is going to be not only the new traffic generated by the PUD but there will also be more drivers using North Seventh Street as a bypass for downtown St. Charles. The simplest traffic calming measure is a speed bump; most of the others might not be possible. I would urge you to consider placing two speed bumps on North Seventh Street. It might cut down on some of the traffic using the street as a bypass and it would prevent drivers from increasing their speed to dangerous levels in order to try and catch the stoplight in the green mode. There are families with small children living on the street and something must be done to make it safe for them.

Sincerely,

Betty Masiokas

23 North Seventh Street

Please Rectify the Lexington Club Problem

From: Steve Swanson <sswanson359@yahoo.com>

To: "wturner@stcharlesil.gov" <wturner@stcharlesil.gov>

Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/09/2012 11:46 AM

Alderman Turner,

I have friends and acquaintances who reside in the area surrounding the Lexington Club PUD project. I wish one of them would have asked me to sign their petition because I would have gladly joined those 400 stakeholders who took exception to the density of the Lexington Club PUD.

I was in the Council Chambers on the evening that the Planning and Development Committee told Lexington Homes to come back with their "plan B." What they came back with seems more like a plan A1 than a plan B to me. Even being generous to the builder, the Applied Composites site should have no more than 100 dwelling units and the proportion of single family homes to townhouses should be reversed from what it is now.

I think the townhouses should be confined to the northwestern corner of the property, with the rest being given over to single family homes.

This is also an excellent opportunity to remedy a traffic situation that shouldn't exist: the lack of a second means of ingress and egress for the Timbers. Now, that Lexington Homes is willing to forgo building the rowhomes, that natural underpass into the Timbers is indeed possible. I have been reading about it on the Patch and know that even the Plan Commission thought it was the correct thing to do when the Comprehensive Plan Amendment was under consideration.

Sincerely,

Steve Swanson

520 State Avenue

Listening to the Citizens about Lexington

To: "ccarrignan@stcharlesil.gov" <ccarrignan@stcharlesil.gov>

Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/09/2012 12:15 PM

Alderman Carrignan,

There are many positive things that can be said about St. Charles; on the other hand, there are several negatives as well. As a renter, who hopes to be in a position to buy in the near future, I am now seriously considering buying in Geneva, Batavia, or South Elgin rather than St. Charles.

The reason has to do with how the City disrespects its citizens and their opinions. I was asked to sign a petition against the Lexington Club PUD, but did not do so because I am only a renter. I have been following in through articles in the papers, on the Patch and the facebook page devoted to the Applied Composites property. Now, I wish I would have stood proud with my fellow citizens against this project.

I am not so naïve as to think that nothing should be done with the property; however it should be developed responsibly. Responsibly, to me, means listening to the citizens who want to see a density much closer to the surrounding neighborhoods, who wants to see a much larger proportion of the dwelling units be single family residences rather than townhomes, who are concerned about the impact of traffic on their streets, and who are concerned about the impact on the St. Charles schools.

It is evident from everything I have read that the voice of the citizens has basically been ignored. If that trend continues, then when I am in position to purchase a home, it will not be in St. Charles; but will be in a community where the will of the people is given more consideration, like Geneva.

Yours truly,

Peter Richards

Just Say Not Enough

To: "ccarrignan@stcharlesil.gov" <ccarrignan@stcharlesil.gov>

Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/09/2012 12:48 PM

Hi Alderman Carrignan,

I have been following the issues concerning Lexington Homes and the former Applied Composites site for some time. I hope it is not too late to express my concerns.

Even with the removal of the rowhouses from the proposal, there are still TOO many units there, the number of single family homes needs to be greatly increased (maybe the entire east side of the property should be given over to single family), the traffic generated by the project will still be burdensome on the existing residents and nothing has been said about how that situation will be addressed or corrected, the quality of the building materials is inferior to what the City would like to see used, and the builder never met with the residents to hash out these issues.

I hope that you will let the builder/developer know that this new proposal, while a small step in a positive direction, needs additional refinement to be seriously considered as something appropriate for St. Charles.

Thanks,

Roger A. Zimmer

Make them give us something in which we can take Pride
From: Diane Wallingford <diawalljax@yahoo.com>
To: "wturner@stcharlesil.gov" <wturner@stcharlesil.gov>
Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>
05/09/2012 01:53 PM

Dear Alderman Turner,

As one of those who have previously let others do the heavy lifting for me, let me tell you how I and many of my friends and neighbors feel about the Lexington Club project.

1. There are still more dwelling units in the proposal than there should be.
2. There needs to be a much higher percentage of single family homes. I would say at least a 2 to 1 ratio of single family to townhomes.
3. Still nothing to show how the traffic burden will be reduced on the surrounding neighborhoods. Some sort of traffic calming or one way street patterns needs to be considered. Otherwise, there will be child safety problems in those neighborhoods.
4. The dwelling units need to be constructed of high quality materials...not something of lesser quality than what St. Charles specifies.

The current Lexington Club proposal seems quite deficient given the time the builder has had to develop something first class that could do the City justice and be a source of pride. Please make Lexington Homes bring back something better.

Sincerely Yours,

Diane M. Wallingford

On Lexington Club

From: Jay Thomas <heyjaywasp@yahoo.com>

To: "ccarrignan@stcharlesil.gov" <ccarrignan@stcharlesil.gov>

Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/09/2012 04:05 PM

Alderman Carrignan,

I have stated my feeling that the Lexington Club PUD density should match the median density of the surrounding neighborhood, which would mean around 80 units; but in a spirit of compromise I might be able to find a happy place somewhere between 80 and their current 130.

At 130 units, the density is still way above what it should be. Some might say that the residents should bend over backward to ensure that Lexington Homes can make a huge profit; but are they really any different than the people who want to put a golf facility on Tyler Road? Both bought properties knowing that what they wanted to do there was not permissible at the time of purchase. But Lexington was astute enough to finagle the system to its advantage (as you will see in the attached article that appeared on the facebook page of Citizens for Responsible Redevelopment of Applied Composites and that is being printed in installments on the Patch).

There need to be more single family homes and fewer townhomes in the Lexington Club PUD, as was suggested to them by the Planning and Development Committee. Everyone I have spoken with from the affected neighborhoods agrees that both the number of units and the mix of units need to be further addressed.

There are questions about the designs, the lack of guest parking, the quality of construction materials being proposed, the lack of a traffic connection to the north, and the failure to adequately address the traffic situation that will be created not only by Lexington Club residents but by additional short-cut seekers, if an additional turning lane is added at the corner of North Seventh Street and West Main Street. This is the time to resolve these issues, before they become full-blown problems.

I trust that you will do what is wise, just, and fair for the residents of the community and give serious consideration to our suggestions.

Thank you for your consideration,

Jay Thomas



transparency v. opacity.docx

TRANSPARECY v. OPACITY

At a time when 'transparency' is one of the buzzwords in political discourse, we have a situation with Lexington Homes, the former Applied Composites property, and the Comprehensive Plan Amendment of 2007 that is murky, to say the least. It is practically a textbook case for how the system should not work.

Applied Composites went out of business in 2005. St. Charles—333 North Sixth Street, LLC purchased twenty-five plus acres of land, zoned for manufacturing, and several buildings from Applied Composites in August 2006 for \$3,825,000. The purchaser immediately took out a mortgage with J.P. Morgan Chase Bank for \$6,940,653. That means they got a \$3,115,653 tax-free windfall right out of the gate.

Who is St. Charles—333North Sixth Street, LLC? The listed representative is Ms. Marilyn Magafas, whose contact email address is at FAPLLC.com. Go to www.fapllc.com and you find yourself on the web page of First American Properties, LLC. The Chairman of the Board of FAPLLC is Ronald J. Benach, who throughout his four decade career in construction has owned 3-H Building Corporation, Lexington Homes, Concord Homes, and Lexington Homes, once again. By the way, Ms. Magafas is the long-time secretary of Mr. Benach. So, from the very beginning, Lexington Homes,LLC, which is one of several entities related to FAPLLC, has been and is the owner of the property.

In August 2006, there is communication between Mr. Rober Hupp, then Director of Community Development for the City of St. Charles, and Mr. Charles Hanlon of Land Vision, Inc. about doing a land use recommendation plan for Applied Composites and surrounding properties. At the September 11, 2006 Planning and Development Committee meeting Mr. Hupp told the Committee, "It was determined that with the potential for redevelopment of the former Applied Composites site it would be a good time to do a land use study for the property." In recommending Land Vision to do the study, Mr Hupp said, "The consultant being recommended is also being employed by the developer of the site for their Site Plan design...and the developer has agreed to reimburse the City for the cost of the study (\$29,457)." The study was approved by the City Council at its September 18, 2006 meeting. So, Land Vision was working for both the City and Lexington Homes and yet it was really only being paid by the developer. Now, that may not be illegal, but it certainly seems like there would have been a conflict of interest. It would be almost impossible for any person or agency in that position to do a fair and objective job.

In the proposal between Land Vision and the City of St. Charles, among the objectives listed was one that stated, "Provide strategies that provide for quality residential growth, positive environmental impacts, and general protection of the quality of life in the neighborhood." What I read there is that it was predetermined that the best use of the former Applied Composites property would be residential development rather than manufacturing or any other option. The validity of the 'study' was compromised from the very beginning because Land Vision was working for Lexington Homes; and Lexington Homes wanted to build houses and townhouses on the site.

Another stated objective was to, "Involve St. Charles stakeholders—residents, property owners, business people, open space advocates, and municipal officials—in the planning process in a meaningful

way.” Yes, there would be a couple of meetings where they would solicit opinions from the area residents, but those opinions were not reflected well in the final document that became the Comprehensive Plan Amendment of 2007. None of the residents who were present and involved wanted to see the density of housing that Lexington Homes eventually proposed for the site and none of them wanted to see townhomes or rowhomes there either. And as I will show later, even the input of the St. Charles Plan Commission members was ignored by the consultant. Ironically, the proposal contains this statement, “The objective of our project approach is to encourage stakeholders to articulate their vision, aspirations, expectations and desires for the future of the neighborhood; to generate enthusiasm for the vision; and to generate support for the planning process after the recommendations are adopted.” Given the outcry from the neighborhood and the petition signed by 400 stakeholders against the Lexington Homes proposed PUD for the Applied Composites property, it would appear that objective was not met. In fact, one could easily say that involving the neighborhood stakeholders was nothing more than window dressing; nothing more than a failed attempt to give the actual process an air of legitimacy.

On February 15, 2007, an open house was held at Thompson Middle School for the stated purpose of gathering feedback regarding land use recommendations for the area including and around the Applied Composites site. The open house was attended by about 70 residents. In talking with those who attended, Lexington Homes displayed drawings and plans for possible units but kept stating that they had no firm development proposal. This reinforces the idea that the process was a sham because while the consultant and the City were stating that they wanted the public’s input, the stakeholders were basically being told that residential was what they were going to get.

Attendees had concerns about the planning process, the clean-up of the property, the traffic that would be generated by a residential proposal, whether anything other than residential was being studied/recommended, and the number of children that would be added to District 303 schools by a residential project. Some attendees wanted to see the property remain as a manufacturing site, some wanted to see it become park land, some wanted to see part of the property used for offices and businesses, some wanted there to be housing for seniors and the disabled, if it was going to be residential. Most felt it was important to keep the street grid in place. Some wanted to see a road connection to the north into the Timbers subdivision. Basically, none of the public input mattered because it was predetermined what would be there and the public’s voice was not going to be heard.

The City of St. Charles hosted a meeting on April 4, 2007 at the Municipal Center to provide residents “an additional meeting to ask questions, voice concerns, and offer ideas on the future of this area (Applied Composites).” The City went on to state in its letter to property owners, “If it is to be redeveloped for residential use, how much density is appropriate? Should it match the surrounding neighborhoods to the south?” The public was told its feedback would be used in deciding how to amend the Comprehensive Plan. At the end of the day, the public’s feedback meant nothing because the Comprehensive Plan Amendment reflected relatively little of what the public wanted to see.

At the April 9, 2007 meeting of the Planning and Development Committee, Mr. Hupp told the Committee about the two meetings. He commented, “there was a good turn out of the neighbors

and...that their comments and concerns were noted and the consultants are reviewing those comments to see how they can be addressed.” Evidently, the consultants didn’t feel that the public’s input was worth much because most of it was ignored in putting the Comprehensive Plan Amendment together. And Mr. Hupp gave the Aldermen, who made up the Planning and Development Committee at that time, the impression that the final result would reflect what the public wanted.

Perhaps even more revealing than the City’s and the consultant’s actions is an article dated April 5, 2007 that appeared on Chicago Real Estate Daily.com, a Crain’s Chicago Business affiliate. The article entitled, “Homebuilding Veteran Launches New Venture” is about Mr. Ronald Benach. He talks about how he is the Chairman of the Board of the relaunched Lexington Homes, LLC, which was created in 2006. He speaks about developments that they have under way and future ones planned in St. Charles and Des Plaines. So, before the public input could even be digested, before the consultants could finish their study, before the Comprehensive Plan Amendment could even be drafted, and before the Amendment could even be approved by the City, Mr. Benach is not only confident that Lexington Homes will be building a residential complex in St. Charles but he is bragging about it. Why the confidence? Because he is paying the consultant, he knows what the Comprehensive Plan Amendment is going to allow before it is ever put on paper.

On October 2, 2007, a draft of the Comprehensive Plan Amendment was brought before the St. Charles Plan Commission “to obtain public comment at an informal setting.” The Chairman of the Commission said, “This amendment needs to focus on future land use for this area and be creative in the transportation connection to address traffic needs...incorporating into the Comprehensive Plan a future roadway connection across the railroad line to the north.” Mr Hupp, “agreed this is the time to address as a text statement whether more future street connections should be considered.” Mr. Spear, Secretary of the Plan Commission stated that the lot sizes in any new residential project should be comparable to surrounding neighborhoods. Mr. Anderson, a Commission member, reiterated what the Chairman had suggested that there be a connection at Sixth Street and Sedgewick Circle. Mr. Lencioni Vice Chairman of the Commission, agreed .

The St. Charles Plan Commission met again on November 6, 2007. The draft Amendment to the Comprehensive Plan was again on the agenda. Once again several members of the Commission commented on the importance of including a street connection to the north of the Applied Composites property. Mr. Spear suggested looking at the right-of-way for old Route 31, as a possibility. In their motion recommending approval of the draft Amendment, the Plan Commission stated, “In addition, potential roadways and bikeway connections to the north of the site should be explored.” There were two rationale for bringing up this roadway connection to the north: first, to alleviate the burden of traffic on the neighborhoods to the south and second, and more importantly, to conform to the City’s Comprehensive Plan, which states that no subdivision should have only one point of ingress and egress. The Timbers subdivision has only one.

When the amendment was presented to the Planning and Development Committee on December 10, 2007, Mr. Hanlon of Land Vision made no mention of the items that the Plan Commission wanted to see changed or amended, and those items were not included in the Amendment. He talked about different

types of zoning along Dean Street and State Street, including R2-4 (which is the type that allows the developer to seek such high density on the site). Now had Land Vision really done an objective study they would have noted that the only R2-4 zoning are the parcels on which the two apartment buildings on Dean Street sit. Talk to any residents out there and they will tell you that those buildings are the bane of their existence. If Applied Composites residential development were to meet the median density of the surrounding neighborhoods, there would be no more than approximately 80 residential units there. In fact, the presentation was more like pitch for the future development than it was for a Comprehensive Plan Amendment. In the end the Committee voted to recommend the Amendment and set a public hearing for January 7, 2008.

At the January 7, 2008 City Council meeting, the truth finally came out that the property "was purchased by a developer. Representatives of this developer advised the City that they were considering residential development of the site." So, the very genesis of the study, which became the Amendment was not as Mr. Hupp previously stated because the City thought the time was ripe to do one, it was because the developer/purchaser of the Applied Composites site wanted it done. The amendment was approved by the City Council.

On October 7, 2008 at a meeting of the St. Charles Plan Commission, Lexington Homes presented the first of its concept plans for consideration. That plan, the subsequent concept plan, and the actual plan presented in 2011 have all involved a much higher density for the site than anyone from the neighborhoods surrounding the site, than those who participated in the public forums, and than the Plan Commission when it was reviewing the study ever envisioned. No roadway connection to the north, not much open space, failure to maintain the grid pattern of the existing streets, no concern with how the traffic generated by the development would impact the existing neighborhoods.

One question that needs to be answered is: couldn't or shouldn't the City have found a consultant to perform the study, which became the Comprehensive Plan Amendment, who was impartial and who would have been objective in the performance of the study, instead of being biased in favor of its ultimate employer, Lexington Homes.

Another question is why was public advice and input sought to begin with, other than to serve as nothing more than window dressing for an opaque process, if it was going to be completely ignored. One item that was brought up at the public forums and by the members of the St. Charles Plan Commission, and which has come up since then, is a roadway connection to the Timbers subdivision. Yet in the final document there is no mention of this. That is significant because the City's Comprehensive Plan calls for every subdivision to have at least two entrances/exits, which the Timbers subdivision does not have. This would have been the perfect opportunity to correct that situation. So, why did neither the City's staff nor the consultant see fit to include mention of this in the Amendment? Why did they fail to bring it to the Planning and Development Committee? Could it be because the Mayor of St. Charles resides in the Timbers? If this is the reason, it is impossible to avoid the perception that the Mayor feels free to ignore public policy goals when they conflict with his own self-interest. Interesting that he doesn't want his neighborhood impacted while not being remotely concerned with the impact on other neighborhoods, as long as St. Charles gets more rooftops.

The entire process that brought us to the Comprehensive Plan Amendment is why citizens do not bother to get more actively involved --they have the feeling that their voice will not be heard, that the planning process is cut and dried, and that the City will do what it wants regardless of public involvement and participation . In this case, they would be completely correct.

We, the citizens, have been told that this is our Comprehensive Plan Amendment. Actually, nothing could be farther from the truth. This Comprehensive Plan Amendment was bought and paid for by Lexington Homes. Citizen participation mattered not one iota in the formulation of the Amendment. What is even more galling is that Lexington Homes then feels free to ignore what few stipulations and criteria do exist in the Amendment, and bring forth a proposal that violates the letter and the spirit of the Amendment. It is the ultimate irony and the ultimate insult to the community.

Please Use Wisdom

From: David Jackson <dabuffhunter@yahoo.com>

To: "wturner@stcharlesil.gov" <wturner@stcharlesil.gov>

Cc: "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

05/10/2012 11:10 AM

Dear Alderman Turner,

The folks from Lexington Homes are back with a slightly revised plan. What do the residents of St. Charles think about it? They think that:

1. Lexington Homes is still proposing too many dwelling units for the site.
2. The mix of single family homes and townhomes is still too out of proportion. Too many townhomes.
3. The building materials should not be of lesser quality than what the City normally requires.
4. The traffic issue needs to be seriously addressed, with traffic calming measures proposed. Adding an additional turning lane at the corner of North Seventh Street and West Main Street will probably attract even more bypass traffic to North Seventh Street.
5. Lexington Homes needs to create some guest parking spaces, especially for the townhome component of the project.

Lexington Homes bought the property knowing that it was zoned for manufacturing not residential, they corrupted the process that led to the Comprehensive Plan Amendment of 2007 so that the study would show that the property should be used for residential development. The public was asked repeatedly what the density of the site should be if it were to be residential; the public responded that the density should reflect the surrounding neighborhoods (which would mean 80 units if the median density were duplicated). Lexington Homes got their consultant, who was also the City's consultant, to say that a higher density should be allowed, in spite of what the public wanted.

I don't think, and neither do the people I have communicated with lately, that a density somewhere between the 80 units and the 130 units Lexington Homes is asking for is unreasonable. Something in the 105 to 110 range should be adequate and would be acceptable to the people of the surrounding neighborhoods.

Is Lexington Homes any different than the folks who bought the Hines property on Tyler Road and who want to put up a golf complex there? They both bought properties that were not suitable for what they wanted to do there. At least the golf complex people have been open and above board about it.

It is your decision and I hope that you demonstrate wisdom in making it.

Sincerely,

David Jackson

From: David Amundson <david.amundson@att.net>
To: <rcolby@stcharlesil.gov>
05/10/2012 08:51 PM

David Amundson
Community activist, Vice-Chair of the St. Charles Housing Commission
Why Won't You be My Neighbor?
Posted on May 9, 2012 at 10:21 am
Email Print 6 Comments

There have been rumblings in the grapevine that one of the principal reasons why many Aldermen feel the Lexington Club PUD proposal is appropriate for the neighborhood into which it will be inserted is because they feel that it is not actually being inserted into an existing neighborhood. Instead, they think that the Lexington Club will be its own neighborhood, and thus, the builder should feel free to build whatever he wants. Because they think it will be its own neighborhood, there is no requirement to "blend" it into the existing neighborhood. This line of thinking is deeply disrespectful to the feelings of the residents who live adjacent to the site in what they understand to be a neighborhood--and which has historically been known as just that: the St. Pat's / Belgian Town neighborhood.

The neighborhood into which the proposed Lexington Club will be inserted is known by those who live here as either Belgian Town (a reference to the men brought here to work at Moline Malleable) or, alternately, as the St. Pat's neighborhood (due to its proximity to the local parish church). Traditionally, neighborhoods have been defined by their ethnic makeup or local landmarks, not by the name of the developer who built them, or the subdivision in which they are located. They are identifiable due to a concentration of a particular ethnicity (e.g. Andersonville in Chicago (Swedes) or Belgian Town in St. Charles) or being located near a certain building or geographic feature (e.g. Lakeview in Chicago or St. Pat's in St. Charles). Further, the boundaries that determine the commonly accepted edges of a neighborhood are frequently natural features, major thoroughfares, train tracks, etc. Thus, the mental map of neighborhoods in peoples' heads are not updated just because some developer drops a new set of buildings into an established neighborhood. The site formerly occupied by Applied Composites has been a part of my "neighborhood" since at least the time the original factory was built and the neighborhood around it filled out in the early 1900's.

The majority of St. Charles residents live in post-WWII housing, frequently in subdivisions that were created by a single builder. For those types of developments, it is totally acceptable to define a neighborhood simply by who developed it or what subdivision it is. Very large suburban developments are often even further subdivided by what phase of construction they were, or by the price-point of the homes in a particular section. Because of this, I have a friend who, when describing her neighborhood, says she lives in "Traditions at Harvest Hills" because that is the section of that development in which her home is located. That kind of description is absolutely alien to my ears, but it is an integral part of her world. With the older, historic sections of town, that kind of neighborhood mapping simply does not exist because it cannot work there. One should not attempt to superimpose a suburban point of view on an area of the city that pre-dates suburbia.

I define my “neighborhood” as the area bounded by Main Street to the South, the train tracks to the North, Route 31 (or maybe the Fox River) to the East, and Dean Street / 9th Street to the West. This has nothing to do with what subdivision I live in and everything to do with the mental mapping of neighborhoods described earlier; I am certainly not alone in this view. I asked the very simple question “is the Applied Composites site in your neighborhood?” to over a dozen people who live in this neighborhood and the answer that came back was absolutely unanimous: every single person I asked did not hesitate for a moment in responding that yes, they saw the Applied Composites site as an integral part of their neighborhood. Because of this unanimity, I believe it is disrespectful to the residents of this neighborhood to tell us that we should not care what gets built back there because it is not our neighborhood. It is our neighborhood and we care deeply what gets built back there. Telling us that what we think does not matter and that we just should not walk our dogs back there if we do not like what ultimately gets built is a real slap in the face to every resident of this neighborhood.