



CITY OF GENEVA

22 S. 1st Street, Geneva, IL 60134

5/16/2014

**RE: The Bluffs of St.
Charles**

**Conceptual review of
a proposed
subdivision by the
Avanti Properties
Group**

Rita Tungare, AICP
2 E. Main Street
St. Charles, IL 60174

Dear Ms. Tungare,

Per your request, the City of Geneva has completed a conceptual review of an approximately 258 unit single-family residential subdivision on 96 acres located at the southeast corner of Illinois Route 38 and Brundige Road. The concept was reviewed by the Geneva Plan Commission on May 8, 2014 and by the City's development staff team on May 13, 2014. The review comments are as follows:

1. The density of the proposed RS-4 Suburban Single-Family Residential District zoning is not consistent with the "Rural Residential" designation of the recently adopted City of St. Charles Comprehensive Plan.
2. The proposed density is not consistent with the "Resource Management" designation of the Kane County 2040 Land Use Plan.
3. Brundige Road is part of the Kane County Rustic Roads program. The purpose of the program is to preserve rural roads and scenic vistas from residential and commercial uses. The proposed development is not consistent with the designation of Brundige Road as a rustic road.
4. The proposed development is a single-use urban subdivision on the outskirts of the City's developed area. It is not a livable, sustainable, and healthy development as virtually all trips to and from will be auto-dependent. It does not preserve open space, provide recreational opportunities, or create a transition from the city to the countryside.
5. The previously approved Settlements of La Fox Development included this property being developed at nearly half of the proposed density. It included one-acre lots along the frontage of Brundige Road to preserve the rural character and it also included a significant amount of open space. It was also part of a much larger and more sustainable planned community which included recreational opportunities, commercial development, and mixed-use areas.
6. The City of Geneva is concerned that if approved, the project could set a dangerous precedent for development in the Critical Growth Area. This pattern of development would drastically change the character of the area and could have significant impacts on existing open space areas and water resources, such as Geneva's Prairie Green Preserve.
7. If the project moves forward, a traffic impact analysis should be required. The City of Geneva is particularly concerned with the potential of the project to increase eastbound traffic on Keslinger Road.

David DeGroot

City Planner

P: 630.232.0814

F: 630.232.1494

E: ddegroot@geneva.il.us

W: www.geneva.il.us

8. If the project moves forward a fiscal impact analysis should be required. The analysis should include an analysis of current and expected market trends and the impact the development will have the market.

If you have any questions regarding the contents of this letter, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads "David DeGroot". The signature is written in a cursive style with a large, prominent 'D' and 'G'.

David DeGroot

Cc: City of Geneva Plan Commission
City of Geneva Development Staff