

SAY NO!

What is going on... Current landowners (through a private commercial developer) want to turn their residential properties located at 4N262 & 4N316 Route 31, in St. Charles into a "social event venue" accommodating up to 240 guests and where alcohol can be served. The plan is to also build a 100+ parking lot on the properties that are immediately next to Route 31 --- Just South of the High School and near Wild Rose Elementary.



Why should you care? To list just a few reasons... of many:

- 1) The adjacent properties are entirely residential to the North, South and West and to the East, you will find public parks;**
- 2) Traffic will become unbearable on Route 31, and MAJOR road renovations must take place on Route 31 in order to even try to address serious safety issues;**
- 3) Increase in noise, pollution, light and other interferences into an area of St. Charles that is currently peaceful and tranquil;**
- 4) Decrease in property values in and around the surrounding area; and**
- 5) Alcohol will be served.**



During a May 14, 2019 public meeting on this Petition, a Zoning Board Member stated to the Petitioner: You're asking us to consider a planned unit development in the middle of what is an estate residential area which in my opinion is an intrusion into the land use of this area... IDOT is not going to let you enter that site without turn lanes, without decel lanes, maybe a traffic signal. All those things have to be considered as part of the zoning because a PUD in itself encompasses all those kinds of design elements, land use issues, the impact on the stormwater...



DESPITE THIS STATEMENT... The Plan Continues to Move Forward!!!



To VOICE Your Dissent on this Intrusion on Your Backyard, Please Contact:

Kane County Board Chair, Chris Lauzen @ 630.232.5930 or clauzen@kanecoboard.org

Kane County Board, District 14, Mark Davoust @ 630.444.1214 or mdavoust@kanecoboard.org

Kane Co. Zoning Officer, Mark VanKerkhoff @ 630.232.3451 or vankerkhoffmark@co.kane.il.us

St. Charles Mayor, Ray Rogina @ 630.377.4445 or mayor@stcharlesil.gov

St. Charles Park District Board, parkboard@stcparks.org

St. Charles Township Supervisor, Ronald Johnson @ 630.584.9342

St. Charles 3rd Ward Alderman, Todd Bancroft @ 630.443.7974 or tbancroft@stcharlesil.gov

St. Charles 3rd Ward Alderman, William Turner @ 630.650.0839 or wturner@stcharlesil.gov

TELL THEM TO OBJECT & REJECT PETITION 4500! IT'S A TERRIBLE PLAN. COMMERCIAL ENTERPRISE IN OUR RESIDENTIAL NEIGHBORHOOD IS RIDICULOUS.