



<b>Applicant:</b>	Court Airhart
<b>Property Owner:</b>	Airhart Construction Corp & 22 others
<b>Location:</b>	Munhall Glen Subdivision, near S Tyler Rd & Munhall Ave
<b>Purpose:</b>	Allow porches to encroach 10 feet into rear setback
<b>Applications:</b>	<ul style="list-style-type: none"> <li>• Special Use for PUD (PUD Amendment)</li> </ul>
<b>Public Hearing:</b>	Yes, required
<b>Zoning:</b>	RS-4 Suburban Single-Family Residential / PUD
<b>Current Land Use:</b>	Residential
<b>Comprehensive Plan:</b>	Industrial / Business Park

**Munhall Glen – Porch Amendment**



**Summary of Proposal:** Munhall Glen is a 50-lot residential subdivision located on 15 acres near the intersection of S. Tyler Rd. and Munhall Ave. The subdivision was approved by the City as a Planned Unit Development in 2020. 30 homes have been constructed or are under construction.

Court Airhart, Airhart Construction Corp, with authorization from all 22 other property owners within the subdivision, has requested to amend the Munhall Glen PUD by allowing a zoning deviation regarding rear porches. Proposed is to allow rear porches, enclosed and unenclosed, to encroach up to 10 feet into the rear yard setback. The proposed change would apply to all lots.

<b>Info / Procedure on Applications:</b>	<p><b>Special Use (PUD Amendment):</b></p> <ul style="list-style-type: none"> <li>• Approval of development project with specific deviations from the Zoning Ordinance standards. (Amends a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)</li> <li>• Public hearing is required, with a mailed notice to surrounding property owners.</li> <li>• Single finding – Is the PUD Amendment in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD Amendment.</li> <li>• The Plan Commission may recommend conditions and restrictions as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.</li> </ul>
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- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

**Suggested Action:** Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.

The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.

**Staff Contact:** Ellen Johnson, Planner

**I. PROPERTY INFORMATION**

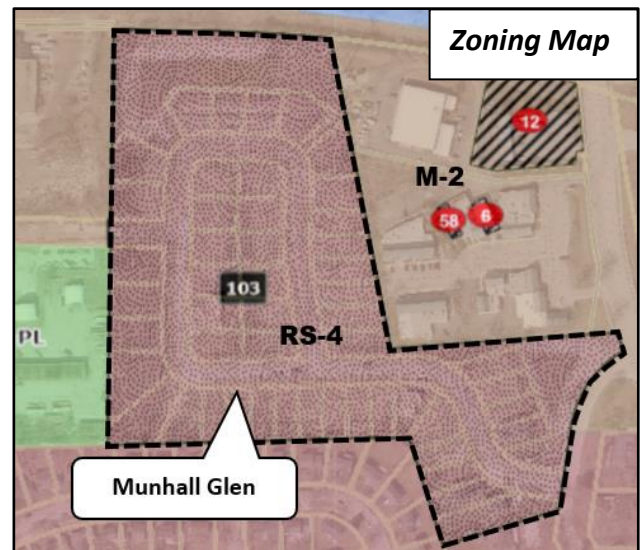
**A. History / Context**

Munhall Glen is a 50-lot single-family subdivision approved by the City in 2020 under Ordinance No. 2020-Z-29, “An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen”.

Construction of the subdivision is underway. Streets and infrastructure improvements have been completed. A total of 30 out of 50 homes have been constructed or are under construction. 22 homes are occupied.

**Zoning**

Munhall Glen is zoned RS-4 Suburban Single-Family Residential. The same zoning exists to the south. To the north, east and west is M-2 manufacturing zoning, with a City-owned public works facility zoned PL also to the west.



	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	RS-4 Suburban Single-Family Residential / PUD	Munhall Glen Subdivision- single-family homes
<b>North</b>	M-2 Limited Manufacturing	Railroad spur
<b>East</b>	M-2 Limited Manufacturing	Commercial – auto repair; Tyler Ridge Business Park
<b>South</b>	RS-4 Suburban Single-Family Residential	Cambridge Subdivision- single-family homes
<b>West</b>	M-2 Limited Manufacturing & PL Public Lands	Multi-tenant commercial/industrial; City storage facility

## II. PLANNING ANALYSIS

### A. Proposal

The bulk standards that apply to homes constructed in Munhall Glen are per the RS-4 District, except as varied in Exhibit E of the Munhall Glen PUD Ordinance. Deviations granted by the PUD Ordinance are for reduced lot area and lot width, higher building coverage, and reduced interior side yards.

The applicant is requesting to amend Exhibit E of the Munhall Glen PUD Ordinance by granting an additional deviation. Requested is to allow a 10 foot rear yard encroachment for porches. This would allow both enclosed and unenclosed porches to be constructed up to 10 feet into the rear yard setback. The required rear yard setback is 30 feet; this is the minimum distance the house must be from the rear lot line. With the requested deviation, a porch could be added to the back of a home and built up to 20 feet from the rear lot line.

The Zoning Ordinance already allows unenclosed porches to encroach up to 8 feet into the rear setback. Enclosed porches, including screened-in porches, are not allowed to encroach at all into the rear setback. With the requested amendment, unenclosed porches could be constructed 2 feet closer to the rear lot line than currently allowed, and 10 feet closer for enclosed porches.

The two types of porches are defined in the Zoning Ordinance as follows:

- **Porch, Unenclosed.** A structure immediately adjoining and projecting from an exterior wall of a building, which has direct access into the building, is covered by a roof or eaves, and is completely open on all sides not adjoining an exterior wall of a building, except for railings and columns.
- **Porch, Enclosed.** A structure immediately adjoining and projecting from an exterior wall of a building, which has direct access into the building, is covered by a roof or eaves, and is enclosed by a combination of walls and permanent or temporary windows or screens. Screened-in rooms shall be considered enclosed porches.

## III. OPTIONS FOR PLAN COMMISSION ACTION

### 1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

*If Public Hearing is closed-*

### 2. Make a Recommendation to Planning & Development Committee

There is a single finding for PUD applications: Is the PUD in the public interest? There are five Criteria for PUDs which are to be considered to reach a decision. Responses to all criteria need not be in the affirmative to recommend approval of the PUD Amendment. The applicant has provided responses to the Criteria for PUDs as part of the application materials.

**A. Recommend approval of the application for Special Use (PUD Amendment).**

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the public interest PUD finding.
  - One potential condition may be to allow the porch encroachment only on lots that do not back up to residential zoning outside of the Munhall Glen Subdivision.

**OR**

**A. Recommend denial of the application for Special Use (PUD Amendment).**

- i. Plan Commission must substantiate how the PUD finding (public interest) is not being met in order to recommend denial.

**IV. ATTACHMENTS**

- Application for Special Use; received 9/24/24
- PUD Ord. 2020-Z-29
- Public Comment Letters

City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

**For City Use**

Project Name: Munhall Glen - Porch Amendment

Project Number: \_\_\_\_\_ -PR- \_\_\_\_\_

Cityview Project Number: PLSU202400032



- *File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.*

<b>1. Property Information:</b>	Location:		Munhall Glen Subdivision
	Parcel Number (s):		Multiple Parcel Numbers Attached
	Proposed Name:		Munhall Glen Rear Porch Amendment
<b>2. Applicant Information:</b>	Name:	Court Airhart	Phone: 630-293-3000 ext. 145
	Address	500 E. Roosevelt Road West Chicago, IL 60185	Email: <a href="mailto:court@airhartconstruction.com">court@airhartconstruction.com</a>
<b>3. Record Owner Information:</b>	Name:	Attached	Phone:
	Address:		Email:

**4. Identify the Type of Application:**

- Special Use for Planned Unit Development - PUD Name:** Munhall Glen
  - New PUD
  - Amendment to existing PUD- Ordinance #: 2020-Z-29
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance):**
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Single Family Detached Residential

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? RS-4 Suburban Single-Family Residential District

What is the property currently used for? Residential neighborhood

If the proposed Special Use is approved, what improvements or construction are planned?

This will provide the option for the owners to build unenclosed porches and enclosed porches in the rear of their homes.

**6. For Special Use Amendments only:**

Why is the proposed change necessary?

Due to an oversight during the original approvals this request was not made a part of the original PUD submittal. This oversight negatively impacts the ability to build rear unenclosed porches and enclosed porches in this neighborhood on some of the lots.

What are the proposed amendments? (Attach proposed language if necessary)

Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard set back.

**Note for existing buildings:** If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**7. Required Attachments:**

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Provide 1 copy of each required item, unless otherwise noted.

- ✓ **APPLICATION FEE:** Special Use for PUD: \$1,000  
All other Special Use requests: \$750

- ✓ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- ✓ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	<u>\$2,000</u>	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- ✓ **PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- ✓ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ✓ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

- ✓ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- ✓ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- ✓ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

- ✓ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)


**Site Plan or plans shall show the following information:**

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)**

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**




  
\_\_\_\_\_

Record Owner

9/12/2024  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Applicant or Authorized Agent

9/12/2024  
\_\_\_\_\_

Date

**OWNERSHIP DISCLOSURE FORM  
CORPORATION**

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

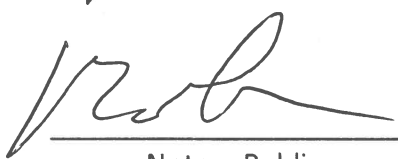
I, Court Airhart, being first duly sworn on oath depose and say that I am the  
President of Airhart Construction Corp., an (Illinois)  
( ) Corporation and that the following persons are all of the shareholders of 7%  
or more of the common stock of said Corporation:

- Court Airhart \_\_\_\_\_
- Mark Glassman \_\_\_\_\_
- Mac Airhart \_\_\_\_\_
- \_\_\_\_\_

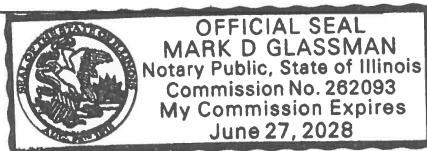
BY: 

TITLE: President - Airhart Construction Corp

Subscribed and Sworn before me this 17<sup>th</sup> day of  
Sept, 2024.



Notary Public



## CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

**\*Use this form for PUD or PUD Amendment applications\***

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

**PUD Name:** Munhall Glen Rear Porch Amendment

**From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

**i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD Amendment for Munhall Glen promotes a creative approach to the site improvements by allowing for the construction of spaces that allow: the residents to more fully enjoy the outdoors.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD Amendment for Munhall Glen will:

- 1) provide spaces of superior architectural design;
- 2) allows for the superior site design to be more fully enjoyed by residents and guests;
- 3) meets all the original goals of the Munhall Glen PUD

iii. **The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):**

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The proposed PUD Amendment for Munhall Glen will serve the public convenience at the proposed location by meeting housing and using needs of St. Charles.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.**

Sufficient infrastructure has been provided and will meet the needs of the proposed PUD Amendment for Munhall Glen

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The proposed PUD Amendment for Munhall Glen will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed PUD Amendment for Munhall Glen will not impact or impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

**E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed PUD Amendment for Munhall Glen will not be detrimental to or endanger the public health, safety, comfort or general welfare.

**F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed PUD Amendment for Munhall Glen conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to the amendment requested and those already in place for the Munhall Glen Planned Unit Development.

**iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The proposed PUD Amendment for Munhall Glen will be beneficial to the physical development, diversity, tax base and economic well-being of the City by serving those who are specifically looking for single level living.

**v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed PUD Amendment for Munhall Glen conforms to the purposes and intent of the Comprehensive Plan and the original Munhall Glen Planned Unit Development.

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1585 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,



Owner

9/19/24

Date



Owner

9-20-24

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1581 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

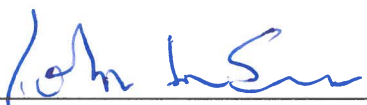
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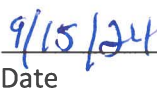
Owner

  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Owner

  
\_\_\_\_\_

Date



Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

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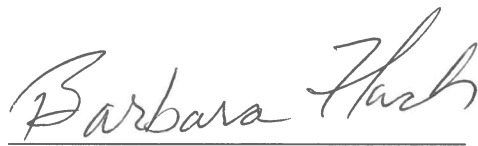
Sincerely,



Owner

09-16-24

Date



Owner

9-16-24

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1573 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

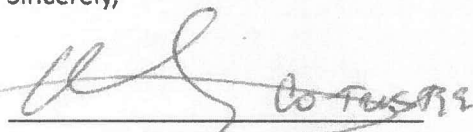
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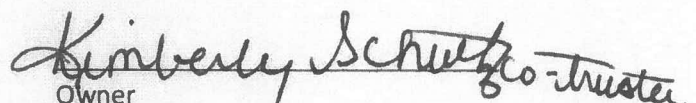
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City of St. Charles  
2 E. Main Street  
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- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
\_\_\_\_\_  
Owner

9/12/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1565 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner

9/17/24

Date

  
Owner

9-17-24

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1561 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

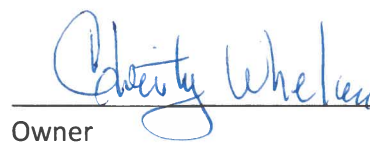
- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
\_\_\_\_\_  
Owner

09-12-2024  
Date

  
\_\_\_\_\_  
Owner

09-12-2024  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1557 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

Francis R. Whidack - as trustee

Owner

Owner

9-17-24

Date

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1553 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

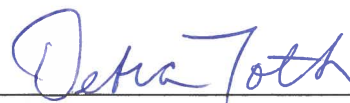
Sincerely,



Owner

9/13/24

Date



Owner

9/13/24

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1549 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.


I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

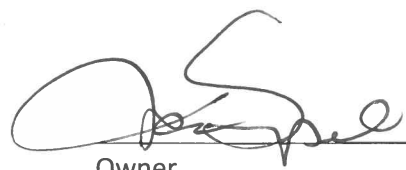
- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Trustee of  
Senpeil Family Trust  
Owner

9/12/24  
Date

  
Trustee of  
Senpeil Family Trust  
Owner

9/12/24  
Date



Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1541 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner David W. Johnson

9/13/24  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1533 Dempsey Drive, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner Trustee

9-12-24  
Date

\_\_\_\_\_

\_\_\_\_\_

Owner

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 1510 Harper Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

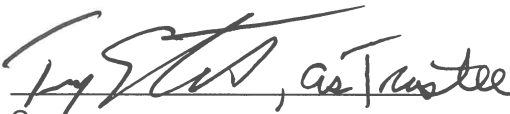
I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

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- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner

9/16/24  
Date

  
Owner

9/16/24  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 513 Robyn Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,



Owner

9.12.2024

Date

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 509 Robyn Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
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- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,



Owner

as Trustee

9/14/24

Date



Owner

as trustee

9/14/24

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 505 Robyn Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

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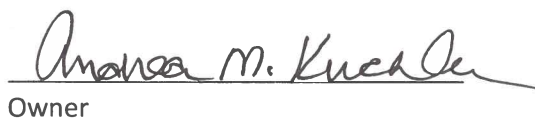
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- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner

9/13/2024  
Date

  
Owner

9/13/2024  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 494 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.


I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

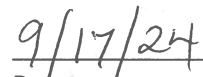
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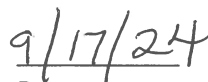
Thank you for your time and attention to this matter.

Sincerely,

  
Owner as trustee

  
Date

  
Owner as trustee

  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 498 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

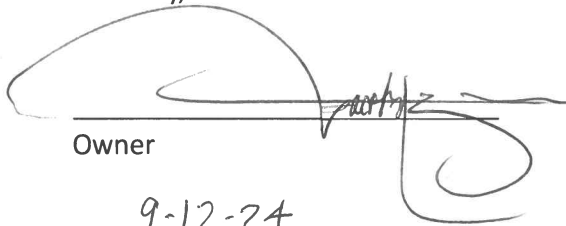
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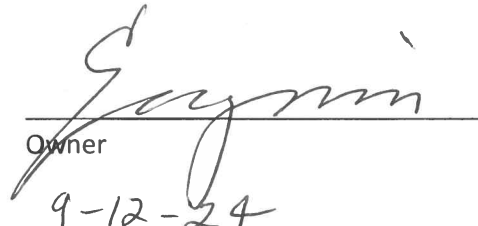
Thank you for your time and attention to this matter.

Sincerely,



Owner

9-12-24  
Date



Owner

9-12-24  
Date



Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 502 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

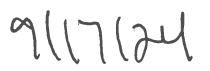
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- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
\_\_\_\_\_

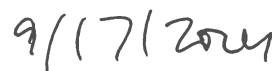
Owner

  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Owner

  
\_\_\_\_\_

Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 506 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner

09/12/2021  
Date

  
Owner

09/12/2021  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 510 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

I/We understand the amendment request is: Allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.

We give Airhart Construction and Court Airhart, President of Airhart Construction permission to:

- 1) Petition for the Amendment to allow unenclosed porches and enclosed porches to encroach up to 10' into the rear yard setback.
- 2) File the PUD Amendment application with the City of St. Charles for our property.
- 3) Sign the Reimbursement of Fees Agreement. We understand Airhart Construction is fully responsible for the fee and will be paying the fee.

Thank you for your time and attention to this matter.

Sincerely,

  
Owner

9/12/2024  
Date

  
Owner

9/12-2024  
Date

Ellen Johnson  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Rear Porch Amendment

Dear Ellen,

I/We are the owners of 514 Cora Lane, St. Charles, IL 60174.

I/We understand Airhart Construction and Court Airhart, President of Airhart Construction is requesting to Amend the Munhall Glen PUD.

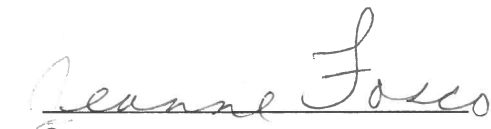
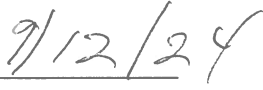
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Thank you for your time and attention to this matter.

Sincerely,

  
\_\_\_\_\_  
Owner  
  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner  
  
\_\_\_\_\_  
Date

REFER TO:

Minutes 11-16-2020

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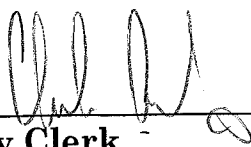
## City of St. Charles, Illinois

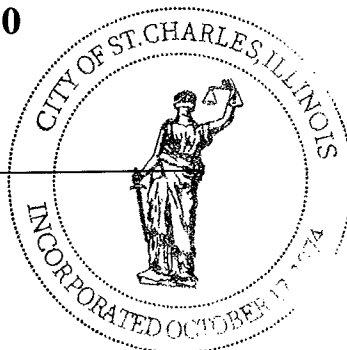
**Ordinance No.: 2020-Z-29**

**An Ordinance Granting Approval of a Map  
Amendment, Special Use for Planned Unit  
Development and PUD Preliminary Plan for  
Munhall Glen**

**Adopted by the  
City Council  
of the  
City of St. Charles  
November 16, 2020**

Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, **November 23, 2020**

  
\_\_\_\_\_  
City Clerk



**(S E A L)**

**City of St. Charles, Illinois**  
**Ordinance No. 2020-Z-29**

**An Ordinance Granting Approval of a Map Amendment, Special Use for  
Planned Unit Development and PUD Preliminary Plan for Munhall Glen**

WHEREAS, on or about July 30, 2020, Airhart Construction Corp. (the “Applicant”) filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan, and on or about August 11, 2020, the Applicant filed a petition for Map Amendment from M-2 Limited Manufacturing District and RS-4 Suburban Single-Family Residential District to RS-4 Suburban Single-Family Residential District, all for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of developing a 50-lot single-family residential subdivision; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about August 21, 2020 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about September 9, 2020 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about September 9, 2020; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about October 12, 2020; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the M-2 Limited Manufacturing District and the RS-4 Suburban Single-Family Residential District to the RS-4 Suburban Single-Family Residential

District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit “B” are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant’s petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit “C”, which is attached hereto and incorporated herein.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit “D”, such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plans; Engineering Resource Associates; dated 7/24/2020
- Landscape Master Plan; Airhart Construction; revisions dated 9/2/2020
- Preliminary Plat of Subdivision; Engineering Resource Associates; dated 7/23/2020
- Tree Inventory & Preservation Plan; Jay C. Peters; dated 7/11/2020
- Sanitary Sewer Conceptual Layout; dated 7/24/2020

5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. **Zoning:** The Subject Property shall be subject to the requirements of the RS-4 Suburban Single-Family Residential District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except as specifically varied in the “PUD Deviations” attached hereto and incorporated herein as Exhibit “E”.
- b. **Owners’ Association:** The Applicant shall create one or more Owners’ Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities and common open space. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- c. **Special Service Area:** The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service

Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.

- d. **School and Park Contributions:** The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as the same may be amended from time to time. The School and Park contributions may be paid on a per-unit basis, and receipts from the School and Park Districts shall be provided to the City showing payment of the applicable fees for each unit prior to issuance of a building permit for said unit.
- e. **Inclusionary Housing:** The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time. The Inclusionary Housing contribution may be paid to the City on a per-unit basis, prior to issuance of each building permit, or as a part of the fees due at the time of building permit issuance. The Inclusionary Housing contribution shall be provided based on the 2021 Inclusionary Housing Fee of \$15,866.30 per required affordable unit (or \$1,554.90 per unit, based on 49 additional units within the subdivision).
- f. **Guarantee and Land Improvement Agreement:** A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16.
- g. **South Avenue off-site improvement:** As a part of the land improvements for the subdivision, the unimproved portion of South Avenue located immediately to the west of the Subject Property, approximately 350 ft. in length, shall be improved as an emergency access and shall be paved to meet the standards required for use by emergency vehicles. The width of emergency access shall meet the requirements of the Fire Code as determined by the City. Signage shall be posted limiting vehicular traffic to emergency and City vehicles only. The intent improving South Avenue within the Subject Property is to facilitate a future public street connection at the time of redevelopment of the adjoining properties to the west. The City may elect to further improve South Avenue and open the street to public traffic, subject to the approval of the City Council.
- h. **Sanitary Sewer Trunk Line:** As a part of the land improvements for the subdivision, the Applicant shall abandon an existing sanitary sewer trunk line on the north and west perimeter of the Subject Property and re-route the sewer through the subdivision as depicted on the attached Sanitary Sewer Conceptual



Layout. The final design of the sanitary sewer is subject to review and approval by the City. Reimbursement for the engineering design shall be provided following Final Engineering Plan approval by the City. Applicant shall provide itemized invoices showing costs attributable to the sanitary sewer trunk line design.

The City shall reimburse the Applicant for the actual cost of abandonment, installation and applicable soft costs for the re-routed sanitary sewer trunk line, minus any savings due to "oversizing" sanitary sewers within the development. At the time of Final Engineering approval, an Engineer's Estimate shall be provided demonstrating the cost savings, if any, resulting from the replacement of otherwise required on-site sewers with the re-routed trunk line. This savings shall constitute the "oversizing" amount to be deducted from the reimbursement.

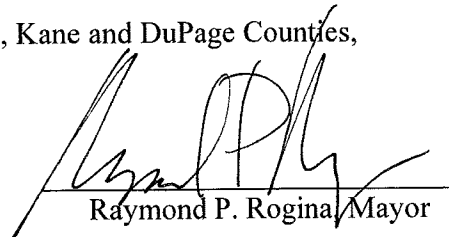
Reimbursement for installation shall be provided at the time of reduction of the Financial Guarantee for the sanitary sewer trunk line. Applicant shall provide lien waivers and contractor's statements demonstrating the actual construction cost.


6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

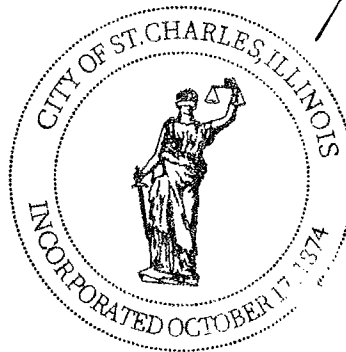
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16<sup>th</sup> day of November 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16<sup>th</sup> day of November 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16<sup>th</sup> day of November 2020.

  
Raymond P. Rogina, Mayor

Attest:  
  
Charles Amenta, City Clerk



Vote:  
Ayes: 9  
Nays: 0  
Absent: 0  
Abstain: 1

## EXHIBIT "B"

### FINDINGS OF FACT FOR MAP AMENDMENT

**1. The existing uses and zoning of nearby property.**

The property is currently zoned a mix of RS-4 and M-2. The property to the south is zoned RS-4 and so this property melds well to the existing residential. The property to the east is zoned M-2 and used as office space. The buildings have a residential feel and will work well with this property. The properties to the north and west are M-2 and St. Charles owned properties. The zoning change to this property will be a positive for this area and act well as a transition between the residential to the south and more commercial uses to the north.

**2. The extent to which property values are diminished by the existing zoning restrictions.**

The highest and best use of this property is residential under the RS-4 classification with a PUD. This property will fill a niche of unmet need of first floor master bedroom housing and is a much better use than the current M-2 zoning. The M-2 zoning in this location is unneeded due to the properties to the east of this property toward the DuPage Airport and the Route 64 corridor. The fact that this property has not been developed under M-2 and left as a field while every property around it has been developed is a testament to that fact. This property has been underperforming on the tax rolls as farm land and one residential property. The change in zoning will be a great benefit to the tax rolls and improve its value to the City of St. Charles.

**3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.**

This is not applicable. The current zoning has no benefit to the health, safety, morals or general welfare of the public. In fact, the change in zoning will be a great benefit to the health, safety, morals and general welfare of the public by meeting housing needs and creating a much more orderly procession of development.

**4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.**

The property is not suitable for the purpose for which it is presently zoned. The traffic patterns into the residential area make commercial traffic an issue as well as the location being into a residential neighborhood. The fact that it has sat for so long underutilized while every property around it many, many years ago had been developed is testament to the fact that the value of the property is not M-2. There are many much better options to the east for commercial usages and the best use of this property is rezoning to RS-4 under a PUD.

**5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.**

This property is the last property in this area for development. It has been many years since all the properties around it have been developed and this property has sat underutilized. Due to the inadequacies for development as M-2 is the reason it has been left behind as other properties have been developed. The change in zoning to RS-4 PUD residential usage makes much more sense in this area.

**6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.**

The rezoning of the property to RS-4 PUD will meet a substantial need of single level and first floor master bedroom homes in St. Charles. The demographics show that this is a substantial void in the market. The change in zoning allowing housing to be built on this property will allow those individuals who need first floor master bedrooms in St. Charles to stay in St. Charles rather than moving away from their community. It will create a better mix of housing in St. Charles meeting the needs of more residents and creating a greater mix of housing in the community.

**7. The consistency of the proposed amendment with the City's Comprehensive Plan.**

The change in zoning to RS-4 PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown areas as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

**8. Whether the proposed amendment corrects an error or omission in the Zoning Map.**

Not applicable.

**9. The extent to which the proposed amendment creates nonconformities.**

The rezoning of this property will not create any nonconformities.

**10. The trend of development, if any, in the general area of the property in question.**

The trend in development for M-2 is to be in better transportation corridors specializing in ease of commercial traffic flow for large trucks. This property does not meet that need. The need is for residential in this area and this change in zoning will allow housing for those looking for single level living or first floor master bedrooms. Changing to RS-4 PUD allows for housing and will be a much better use for the property.

## EXHIBIT "C"

### CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
  2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
  3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
  4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
  5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
  6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
  7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed PUD promotes a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for long-time community residents, business people and leaders in St. Charles to remain in St. Charles as their housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighbourhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**

- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed RS-4 PUD and PUD Preliminary Plans provide a significantly more harmonious usage of the property than the current more intrusive usage and negative impact on the surrounding properties of the existing M-2 (industrial) zoning classification currently in place. By allowing for the PUD the property will be able to meet a significant housing need in the community of single level and first floor master bedroom housing. This housing would not be allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS-4 PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbour interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS-4 PUD will enhance the opportunity for single level living while not infringing on the size of the homes for the those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

iii. **The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The Special Use will serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

There is sufficient infrastructure and utilities in this area to support the development. There is a major sanitary sewer main on the north end of the property installed for the future development of this property. The utility infrastructure installed on this property will help with the connectivity of utilities, specifically water main, which will help “loop” the water system in the area and provide for better servicing and water circulation. The installation of storm water controls and Best Management Practices on this property will provide stormwater detention where no stormwater controls currently exist. The traffic pattern will provide excellent vehicular movement because Munhall Glen exits onto a major collector, Tyler Road, which links to principal arterials of E. Main St. and Kirk Rd. providing for safe and efficient vehicular movement.

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

Munhall Glen will not be injurious to the use and enjoyment of surrounding properties and it will act as an excellent transition from the commercial to the east and west and the residential to the south. By approving this Special Use, the downzoning of this property from M-2 Limited Manufacturing to RS-4 PUD will ensure a more harmonious residential usage of the property and ensure Munhall Ave. stays primarily a residential street rather than negatively impacted by commercial heavy trucking transportation uses.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding properties due to the fact that all surrounding properties are currently developed. As the last piece of property in this area for development the approval of the Special Use will in fact promote a harmonious interconnecting and buffer for the surrounding properties.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The approval of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, the property's development will provide buffering between different property usages, will extend and improve municipal infrastructure, and will provide housing needed in the City of St. Charles.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the Special Use for Planned Unit Development. The Special Use for PUD zoning allows for a more inventive design, the average lot sizes are significantly larger than the minimum requirements, and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections to the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefiting many taxing bodies. In addition, it provides housing close to many commercial districts benefiting many surrounding businesses and the economic wellbeing of the City.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.



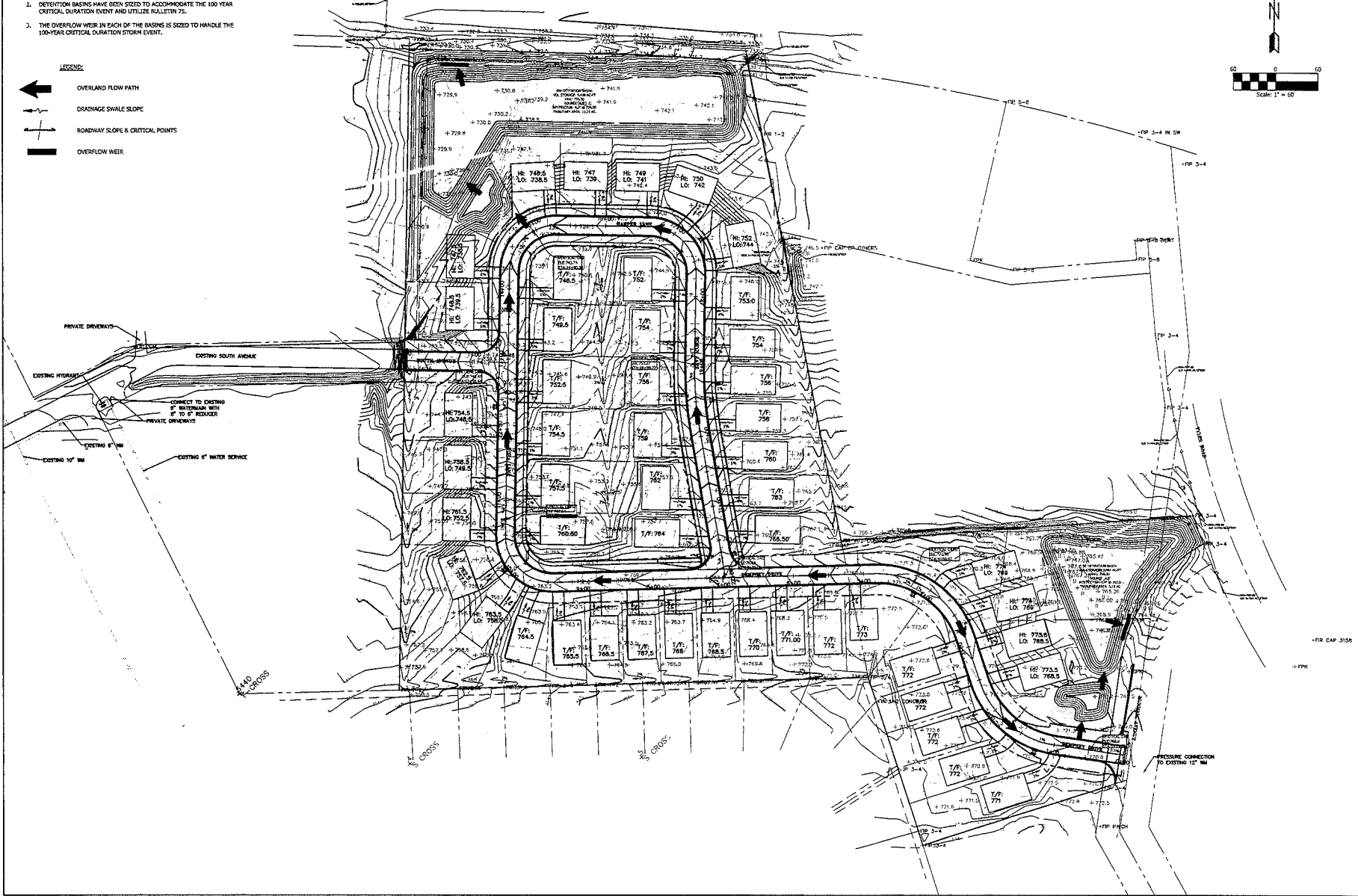


GRADING NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100-YEAR CRITICAL DURATION EVENT AND UTILIZE RULE #27.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

LEGEND:

- OVERLAND FLOW PATH
- DRAINAGE SHALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR

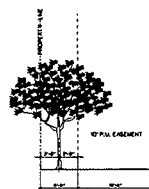
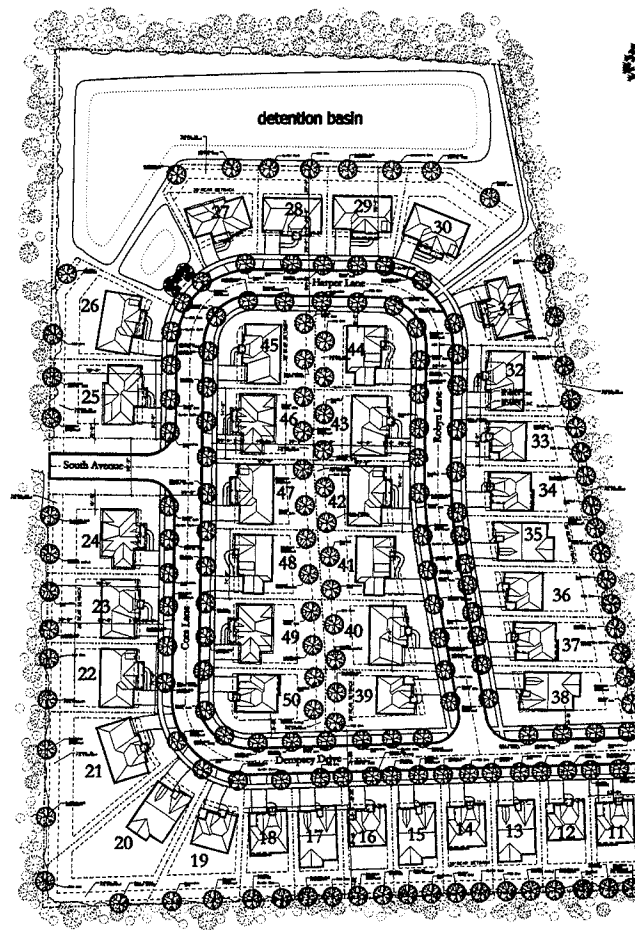


**AIRHART  
CONSTRUCTION**

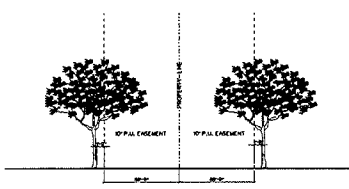
**MUNHALL GLEN**  
ST. CHARLES, IL  
EA PROJECT NO. 190754-04  
10/10/16

DATE	: 07-24-2020
PROJECT #	: 190754-04
DESIGNED BY	: TF
DRAWN BY	: JAV
CHECKED BY	: JAV
SCALE	: AS SHOWN
GRADING PLAN	
C-6.0 SHEET	

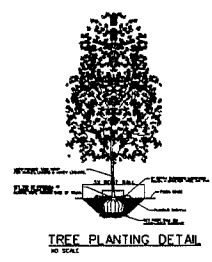
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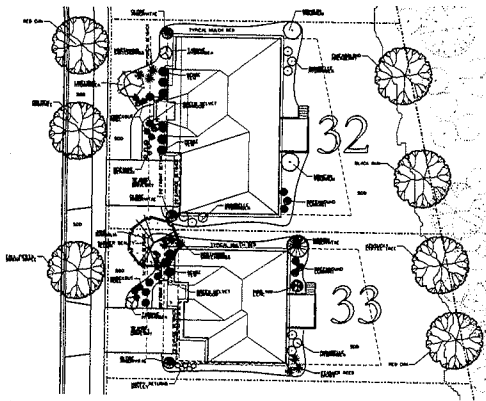
**Exhibit A**  
 BORDER TREE PLANTING LOTS 1-38



**Exhibit B**  
 BORDER TREE PLANTING LOTS 39-50



**TREE PLANTING DETAIL**



**PLANT MATERIAL LIST**

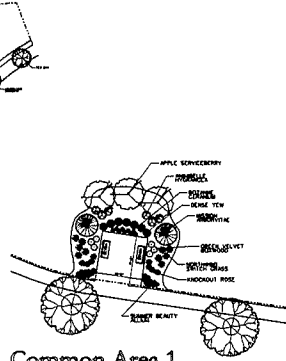
1. APPLE BOWENBRIT	10. QUERCUS RUBRA
2. TRILLIS D. STICHOCHLOA	11. QUERCUS BICOLOR
3. HEDERA HELIX	12. QUERCUS ALBA
4. TAXUS CANADENSIS	13. QUERCUS PRINCEPIS
5. ILEX V. CORNUTA	14. QUERCUS LAEVIS
6. ILEX V. OPACIFOLIA	15. QUERCUS LAEVIS
7. ILEX V. OPACIFOLIA	16. QUERCUS LAEVIS
8. ILEX V. OPACIFOLIA	17. QUERCUS LAEVIS
9. ILEX V. OPACIFOLIA	18. QUERCUS LAEVIS

LOT 32 SHALLOW HOUSE DESIGN

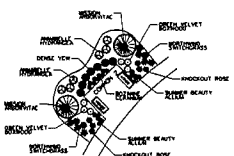
**PLANT MATERIAL LIST**

1. APPLE BOWENBRIT	10. QUERCUS RUBRA
2. TRILLIS D. STICHOCHLOA	11. QUERCUS BICOLOR
3. HEDERA HELIX	12. QUERCUS ALBA
4. TAXUS CANADENSIS	13. QUERCUS PRINCEPIS
5. ILEX V. CORNUTA	14. QUERCUS LAEVIS
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7. ILEX V. OPACIFOLIA	16. QUERCUS LAEVIS
8. ILEX V. OPACIFOLIA	17. QUERCUS LAEVIS
9. ILEX V. OPACIFOLIA	18. QUERCUS LAEVIS

LOT 33 NARROW HOUSE DESIGN



**Common Area 1**  
 LANDSCAPE PLAN 1" = 20'-0"



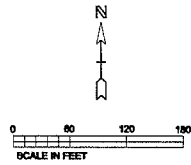
**Common Area 2**  
 LANDSCAPE PLAN 1" = 20'-0"

**PLANT MATERIAL LIST**

TREES	SHRUBS
1. ACER S. FRAX. PESTIS	1. ILEX V. CORNUTA
2. ACER HYBRID WORTON	2. ILEX V. OPACIFOLIA
3. ACER S. FRAX. PESTIS	3. ILEX V. OPACIFOLIA
4. CATALPA S. BENTHAMII	4. ILEX V. OPACIFOLIA
5. CATALPA S. BENTHAMII	5. ILEX V. OPACIFOLIA
6. CATALPA S. BENTHAMII	6. ILEX V. OPACIFOLIA
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32. CATALPA S. BENTHAMII	32. ILEX V. OPACIFOLIA
33. CATALPA S. BENTHAMII	33. ILEX V. OPACIFOLIA
34. CATALPA S. BENTHAMII	34. ILEX V. OPACIFOLIA
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37. CATALPA S. BENTHAMII	37. ILEX V. OPACIFOLIA
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39. CATALPA S. BENTHAMII	39. ILEX V. OPACIFOLIA
40. CATALPA S. BENTHAMII	40. ILEX V. OPACIFOLIA
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42. CATALPA S. BENTHAMII	42. ILEX V. OPACIFOLIA
43. CATALPA S. BENTHAMII	43. ILEX V. OPACIFOLIA
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46. CATALPA S. BENTHAMII	46. ILEX V. OPACIFOLIA
47. CATALPA S. BENTHAMII	47. ILEX V. OPACIFOLIA
48. CATALPA S. BENTHAMII	48. ILEX V. OPACIFOLIA
49. CATALPA S. BENTHAMII	49. ILEX V. OPACIFOLIA
50. CATALPA S. BENTHAMII	50. ILEX V. OPACIFOLIA

NOTES:  
 1. SEE PLAN FOR TREE PLACEMENT.  
 2. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 3. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 4. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
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 6. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 7. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 8. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 9. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.  
 10. ALL TREES TO BE PLANTED IN ALL PLANTING BEDS.

**Munhall Glen**



**EXHIBIT "E"**

**PUD DEVIATIONS**

<b>Table 17.12-2 Residential District Bulk Requirements – RS-4 District</b>	
<b>Minimum Lot Area</b>	6,307 sq. ft. minimum and as shown on the Preliminary Plat of Subdivision
<b>Minimum Lot Width</b>	48 ft. and as shown on the Preliminary Plat of Subdivision
<b>Maximum Building Coverage</b>	37.5%
<b>Minimum Interior Side Yard</b>	Combined width of 12 ft., neither side less than 6 ft.

From: **Richard MacDonald** <[richard@rmacdonaldassociates.com](mailto:richard@rmacdonaldassociates.com)>  
Date: Mon, Oct 7, 2024 at 3:05 PM  
Subject: Certified Mail Notice of Public Hearing  
To: Dr. Emily Loveland <[dremily@sagehealingcollective.com](mailto:dremily@sagehealingcollective.com)>, Chris Spring <[cspring@cedricspring.com](mailto:cspring@cedricspring.com)>, Larry Laino ([larry.Laino.DO6B@statefarm.com](mailto:larry.Laino.DO6B@statefarm.com)) <[larry.Laino.DO6B@statefarm.com](mailto:larry.Laino.DO6B@statefarm.com)>

Good Afternoon Board Members:

I received this certified mail copy of a Notice of Public hearing regarding proposed changes to City code for the development behind us.  
Since I am not sure if all of you received this notice I am forwarding it.

Given the following facts, I don't know why this Board would not take action to at least get the developer to help us before he gets these waivers.

1. The water drainage issue from the property onto our pavement still happens.
2. The lack of care of the berm that we are paying tens of thousands of dollars to deal with- when they own part of that berm.
3. The lack of weed controls on the open lots and along on south property line have been totally ignored.
4. The fact they put up fencing for the west side property line, But nothing on the south border.
5. The fact we do not even have the silt fencing as already required by the city.
6. The fact their trees are causing issues for Building A roofing and problems with the gutter systems.

I am writing you because when all this started Complex Management was to represent us and make sure all the above were handled prior to building...they failed us.

Hopefully, the Board of this complex will not let that happen again!

If they want concession, we should get some as well!

Thank you for caring about this issue and acting in our best interest.

Sincerely,  
Richard A. MacDonald, CPA  
R. MacDonald & Associates, Ltd.  
525 S. Tyler Road, Suite A  
St. Charles, IL 60174  
Phone 630-584-0400  
Fax 630-584-0422

Alan Beyer  
1474 Adams Avenue  
Saint Charles, IL 60174

October 8, 2024

City of Saint Charles  
Attn: Peter Vargulich  
Council Chambers, City Hall  
2 East Main Street  
St Charles, IL 60174

RE: Munhall Glen Porch Amendment (Subdivision lots 1-50)

Dear Mr. Vargulich:

I am writing to convey my opinion on the proposed setback encroachment. I currently live at 1474 Adams Avenue. The new homes that are being built in the Munhall Glen subdivision are already too close to their adjacent neighbors (existing Cambridge subdivision residents). I do not approve of this proposal to allow rear porches (enclosed and unenclosed) to encroach up to 10 feet into the rear yard setback. If anything, the setback should be increased.

Sincerely,



Alan Beyer

**From:** Michelle Poelsterl <mpoelsterl0516@gmail.com>

**Sent:** Saturday, October 12, 2024 8:30 AM

**To:** CD <cd@stcharlesil.gov>

**Cc:** markfoulkes20@gmail.com

**Subject:** Munhall Glen Porch Amendment

We received notice of a Public Hearing regarding property within 250 ft of our house at 1426 Adams Ave. This is regarding rear porches in Munhall Glen.

As a resident of Adams Ave I would like to speak against this proposal. This neighborhood has already changed the aesthetic of our block with its construction. We love our block because we are not right on top of our neighbors and each house still has enough space and privacy. Allowing residents of Munhall Glen to add rear porches will further decrease the privacy of our block and the space we purchased our houses for.

Those properties are so tightly built in the first place because the greedy builder had to squeeze in as many homes as possible. I'm sorry that these residents want additional living space but that should have been planned originally but less homes being built for more space.

I am asking the Planning Commission to reject this proposal.

Michelle Poelsterl  
Resident 1426 Adams Ave.

**From:** Brian Pillion <billion@gmail.com>

**Sent:** Wednesday, October 16, 2024 6:17 PM

**To:** CD <cd@stcharlesil.gov>

**Cc:** Foulkes, Mark <mfoulkes@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Christy Pillion <christy.pillion@gmail.com>

**Subject:** Munhall Glen Porch Amendment

Dear Members of the Plan Commission,

I am writing to formally oppose the petition filed by Airhart Construction Corp. requesting to amend PUD Ordinance No. 2020-Z-29 (Munhall Glen PUD) to allow a 10 ft. rear yard encroachment for enclosed and unenclosed porches for all lots in the Munhall Glen Subdivision. While I understand the desire for homeowners to enhance their properties, this change poses significant risks to our community's quality of life, property values, and environmental integrity.

Firstly, I am deeply concerned about how this zoning change will affect the property values in our area. A reduction in required yard space can lead to overcrowding and diminish the aesthetic appeal of our neighborhood. Potential homebuyers often prioritize spacious yards and well-maintained surroundings; thus, encroachments can deter interest in properties neighboring Munhall Glen, ultimately leading to decreased values for all homeowners. This proposed encroachment is further exacerbated by the fact that the original PUD Ordinance for Munhall Glen has already allowed an increase in lot coverage, and a decrease in required side yard. Airhart Construction has densely packed large ranch houses with small rear yards. The proposed encroachment would only intensify this issue, making my yard feel even more confined and overshadowed.

Moreover, the proposed encroachment raises serious drainage issues. In the past, the area behind my property has been prone to water accumulation during heavy rains. I have been grateful that Airhart Construction has addressed this issue, and added storm drainage along the south side of the subdivision. However, I have concerns that allowing porches to be built closer to the rear property line will block natural water flow and increase the risk of flooding not only on the encroaching property but also on neighboring lots, despite the added storm drainage. This is a concern that should not be taken lightly, as it directly impacts the safety and livability of our homes.

Lastly, noise pollution is another significant concern. Enclosed porches can create noise that is magnified and trapped, potentially disturbing neighboring properties. This is even more troubling because of how densely packed the homes are within Munhall Glen. The introduction of more structures close to property lines could lead to an increase in noise, affecting the peaceful enjoyment of our homes. A tranquil living environment is one of the reasons we chose to settle in this neighborhood, and any change that jeopardizes that atmosphere should be carefully reconsidered.

In conclusion, I urge the Plan Commission to reject this zoning change. It is essential to prioritize the long-term well-being of our whole community over property enhancements for a few select residents. I appreciate your attention to these matters and hope you will take them into account as you make your decision.

Thank you for considering the voices of concerned residents.

Sincerely,  
Brian Pillion  
1500 Adams Ave  
St. Charles, IL 60174



**From:** Adrian Czajka <[czajkaedi@aol.com](mailto:czajkaedi@aol.com)>  
**Sent:** Wednesday, October 16, 2024 8:29 PM  
**To:** Foulkes, Mark  
**Subject:** Rear porch setback change proposal

Hello Mr. Foulkes. My name is Adrian Czajka & I live at 1438 Adams Ave. in Saint Charles. The north east corner of my lot borders on the Munhall Glenn subdivision.

I have reviewed the rear porch setback change proposal. I would appreciate it if you could submit my objection to this proposal, that is "vote no" on the proposal, & please enter my comments into the public record.

Thank you in advance for handling this matter for all of us who are affected by this proposal. Unfortunately, I cannot attend the public hearing on October 22, since I will be out of town. I look forward to seeing the results of the public hearing.

Adrian Czajka

**From:** Megan Hatheway <[mhatheway4@gmail.com](mailto:mhatheway4@gmail.com)>

**Sent:** Thursday, October 17, 2024 7:02 PM

**To:** Foulkes, Mark

**Subject:** Munhall Glen Porch Proposal

To Whom It May Concern, I am writing to address the notice regarding a public hearing that pertains to properties within 250 feet of my residence at 1413 Adams Avenue. This hearing concerns the proposed addition of porches in the Munhall Glen neighborhood. As a resident of Adams Avenue, I wish to formally express my opposition to this proposal. The character of our block has already been altered due to the construction of new homes. We appreciate our neighborhood for its spaciousness, which provides both privacy and a sense of community. The installation of rear porches within 250 feet of our property would significantly diminish the privacy and open space we valued when purchasing our homes. The homes in Munhall Glen are closely positioned as a result of the builder's intent to maximize profitability by accommodating as many units as possible. Increasing the proximity of porches to Adams Avenue would only detract from the overall appeal of these residences within our neighborhood. While I empathize with the desire for additional living space among Munhall Glen residents, this consideration should have been factored into the initial planning and design. I respectfully request that the Planning Commission reject this proposal. Thank you for your attention to this matter. Sincerely, Megan Hatheway

**From:** [d1462@comcast.net](mailto:d1462@comcast.net) <[d1462@comcast.net](mailto:d1462@comcast.net)>

**Sent:** Thursday, October 17, 2024 9:34 PM

**To:** Foulkes, Mark

**Subject:** Munhall Glen

I would like to vote no on the planned amendment to allow porches encroaching over the line.