Letter received in mailbox in April regarding the April 21, 2026 Plan Commission Meeting

Notice of Public Meeting

CITY OF ST. CHARLES ILLINOIS • 1834

A Concept Plan application has been submitted to the City of St. Charles for a property located within 250 ft. of property you own, according to tax records. The proposal is described as follows:

Project Name	Ninth Street Commons
Developer	Pulte Home Company
Location	28-acre vacant property formerly known as "Lexington Club". Located northwest of downtown St. Charles, north of Dean/State Streets, between N 5th & N 12th Streets, and south of railroad property.
Proposal	Residential subdivision consisting of 93 single-family homes & 12 townhomes.
Existing Land Use	Vacant; former industrial property
Existing Zoning	RT-3 Traditional Single-Family Residential & RM-2 Medium Density Multi-Family Residential
Comprehensive Plan Designation	West side of site: Neighborhood Commercial East side of site: Single-Family Detached Residential
Aerial Image of Property	

The Concept Plan will be discussed at upcoming public meetings. The Concept Plan application and plans are available for review on the City's Development Projects webpage: https://www.stcharlesil.gov/Government/Projects

The Concept Plan review process enables developers to obtain informal feedback from City officials and the public before spending time and money to prepare detailed plans. The conclusion of the Concept Plan review is not a decision by the City, but simply information that the developer can use to decide whether to pursue the project further. If the developer decides to proceed and a zoning change is proposed, all owners of property within 250 feet of the site will be notified regarding the time and place for the Plan Commission's required public hearing.

If you are interested in this project, you are encouraged to offer comments to the Plan Commission during the meeting on **Tuesday, April 21, 2026 at 7:00 pm.** The meeting will take place in the City Council Chambers, 2 E. Main Street, St. Charles, IL 60174. The meeting can also be observed via audio/visual conference. After the Plan Commission meeting, the project will be reviewed by the City Council Committee of the Whole, which will conclude the Concept Plan review process.

(continued on next page)

The Plan Commission meeting agenda, City staff report and instructions for observing the meeting via audio/visual conference will be posted to the meeting webpage the Friday prior to the meeting: https://www.stcharlesil.gov/Government/Meetings

Written comments are encouraged. Comments can be submitted by email to cd@stcharlesil.gov or mail to City of St. Charles, Community Development Department, 2 E. Main St., St. Charles, IL 60174.

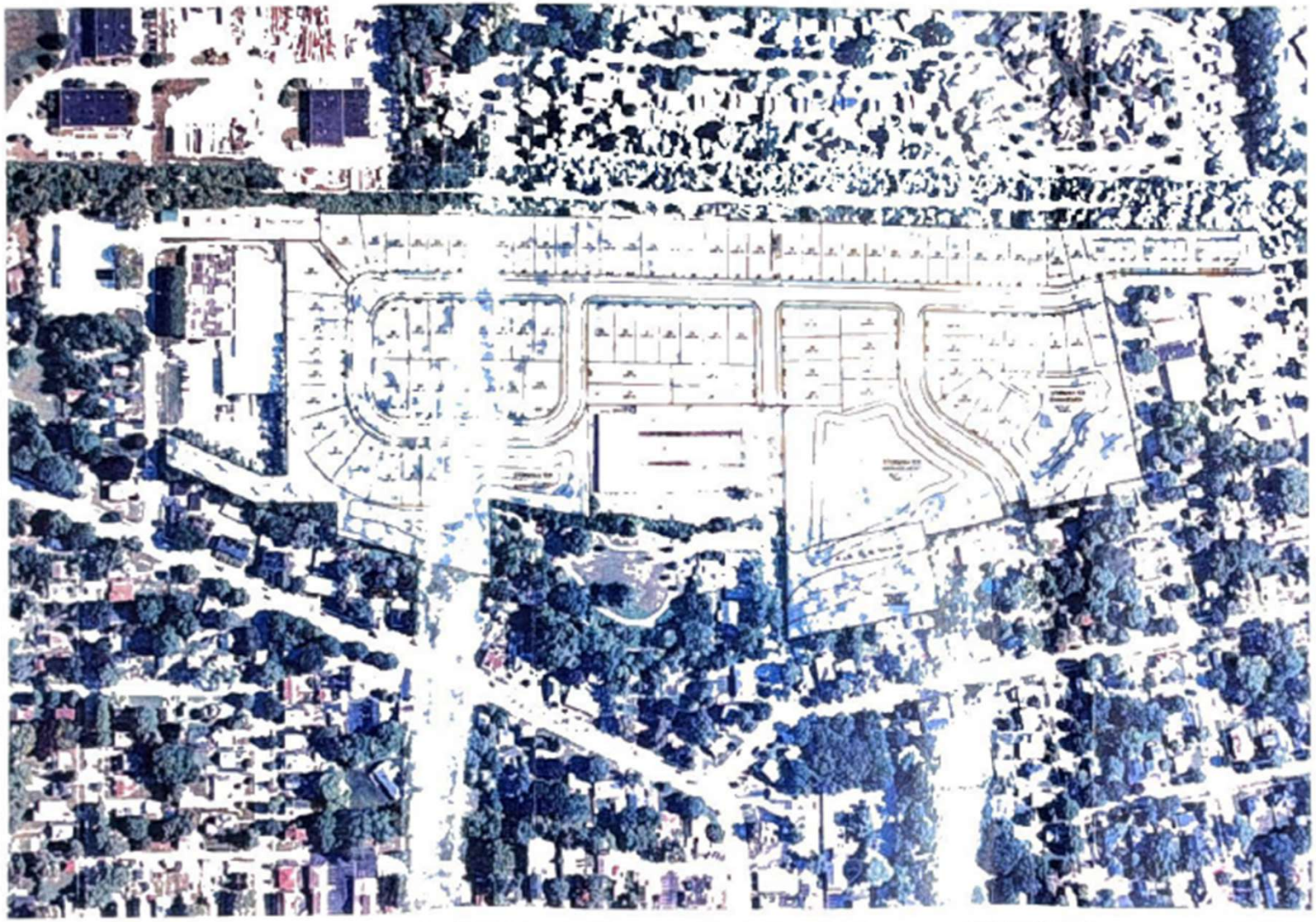
If you have questions, please contact the Community Development Department at cd@stcharlesil.gov or (630)377-4443. You will be put in contact with the City staff member managing the project.

Enclosure: Site Plan

SITE PLAN

FOR

9TH STREET



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Letter received in mailbox in September regarding the September 15, 2026 Neighborhood Meeting Held by Pulte Homes

PULTEGROUP

September 3, 2026

RE: Seventh Street Commons – Neighborhood Meeting

Dear Neighbor:

Pulte Home Company, LLC is pursuing the acquisition and development of approximately 27 acres north of State Street at the terminus of 6th, 7th, and 9th Streets, bounded by the railroad to the north. The property was formerly known as the Lexington Club Property. Preliminary plans have been submitted to the City of St. Charles for "Seventh Street Commons," a proposed residential community with 93 single-family homes and 12 townhomes.

As the project continues through the City's development review process over the next several months, we would like to provide nearby residents with an opportunity to learn more about the proposal. Please join us for an informational open house where project plans will be available for review and members of the Pulte team will be available to answer questions.

Date: Tuesday September 15, 2026
Time: 6:00 pm – 7:30 pm

Location: St. Charles Public Library – Miller Haase Community Room
One South Sixth Avenue
St. Charles, IL 60174

This meeting is being hosted voluntarily by Pulte and is separate from the City of St. Charles' formal zoning process. Our intent is to share information, answer questions, and provide a convenient setting for neighboring residents to offer initial feedback. We appreciate your interest and look forward to speaking with you.

If you are unable to attend but have questions about the project, please feel free to contact Matt Brolley at matt.brolley@pultegroup.com or (847) 230-5383.

Sincerely,

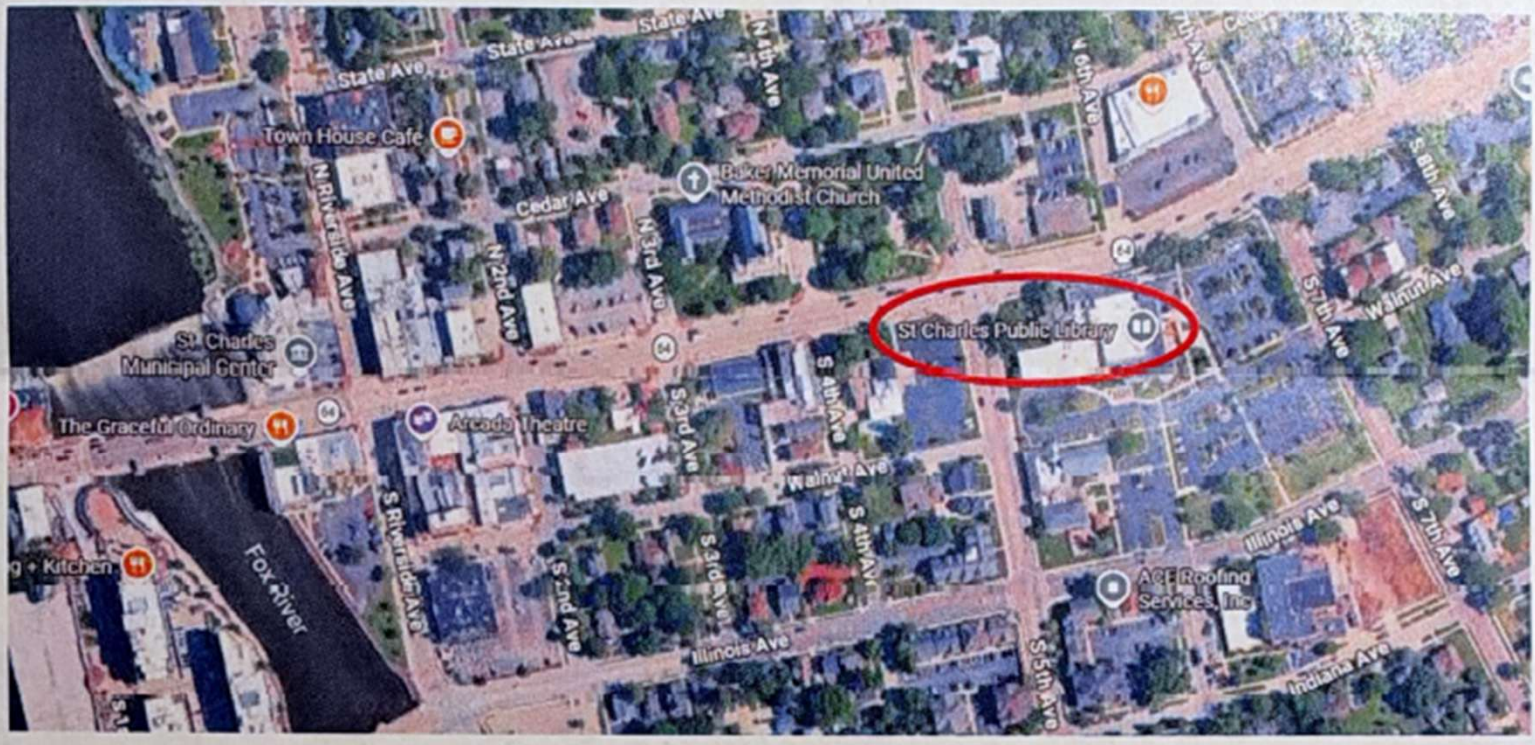
Matt Brolley
Vice President Land Planning & Development

Attachments:

- Meeting Location

St. Charles Public Library

The Miller Haase Community Room is located on the lower level of the library, adjacent to Youth Services.



Letter received in mailbox in September regarding the September 22, 2026 Public Hearing

CITY OF ST. CHARLES ILLINOIS • 1834

Notice of Public Hearing

Zoning applications have been submitted to the City of St. Charles for a proposed development on property located within 250 ft. of property you own, according to tax records. The proposal is described as follows:

Project Name	Seventh Street Commons (previous called "Ninth Street Commons" when reviewed as a Concept Plan in April 2026)
Developer	Pulte Home Company
Location	28-acre vacant property formerly known as "Lexington Club". Located northwest of downtown St. Charles, north of Dean/State Streets, between N 5th & N 12th Streets, and south of railroad property.
Proposal	Residential subdivision consisting of 93 single-family homes & 12 townhomes (105 units total)
Requested Zoning Action	Zoning Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan
Existing Land Use	Vacant; former industrial property
Existing Zoning	RT-3 Traditional Single-Family Residential & RM-2 Medium Density Multi-Family Residential
Comprehensive Plan Designation	West side of site: Neighborhood Commercial East side of site: Single-Family Detached Residential
Aerial Image of Property	

The St. Charles Plan Commission will hold a public hearing on this application on Tuesday, September 22, 2026 at 7:00pm.

The public hearing will be held at the Municipal Building, 2 E. Main St., St. Charles. The hearing can also be observed via audio/visual conference. A meeting agenda and City staff report, along with instructions for observing the hearing via audio/visual conference, will be posted to the meeting webpage the Friday prior to the meeting: https://www.stcharlesil.gov/Government/Meetings. The zoning application can be viewed at: https://www.stcharlesil.gov/Government/Projects.

Written comments are encouraged. Comments can be submitted by email to cd@stcharlesil.gov or mail to City of St. Charles, Community Development Division, 2 E. Main St., St. Charles, IL 60174.

The Plan Commission will discuss and vote on the application after the public hearing is closed. The Plan Commission's recommendations then go to the City Council Committee of the Whole, followed by City Council. The City Council makes the final decision on the application.

If you have any questions, please contact the Community Development Department at 630-377-4443 or email cd@stcharlesil.gov and you will be put in contact with the City staff member managing the project.

Enclosure: Site Plan; Public Hearing Guide

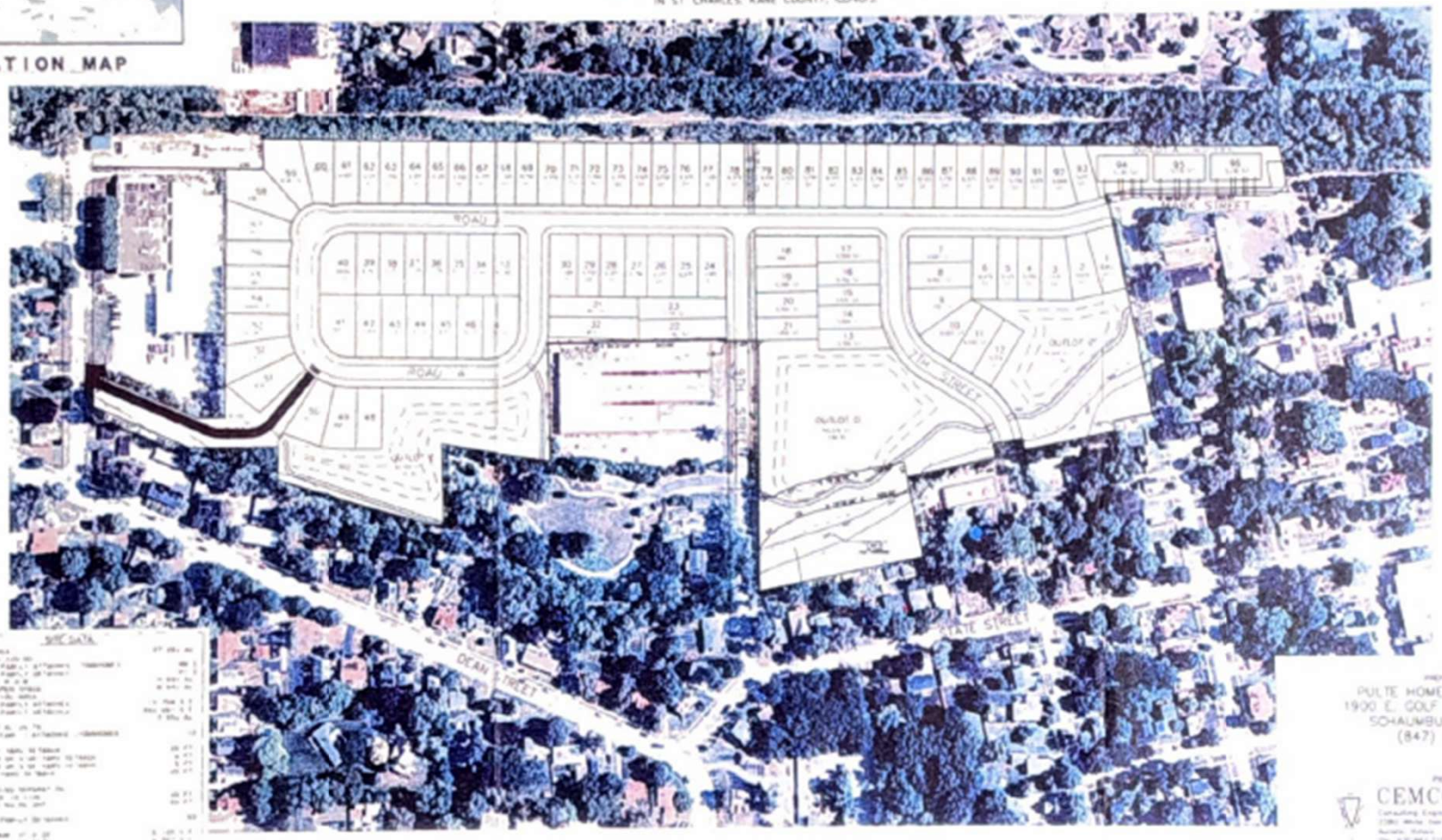
SITE PLAN
FOR
SEVENTH STREET COMMONS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP



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SCALE: 1 INCH = 100 FEET

SITE DATA

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners

PLAN COMMISSION PUBLIC HEARING GUIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES (630) 377-4443

ST. CHARLES

PURPOSE OF A PUBLIC HEARING

- To gather information about whether a proposed zoning or special use application meets certain standards
- Written and oral testimony is invited from applicants, nearby property owners, and other interested parties
- Plan Commission reviews the facts presented at the hearing and advises the City Council whether the application meets applicable ordinance requirements and planning guidelines.

Public hearings are conducted for the following development applications:

- Special Use (including Planned Unit Developments) and amendments to Special Uses
- Map Amendment (Rezoning)
- General Amendment (Text changes to the Zoning Ordinance)

PUBLIC HEARING PROCEDURE

1. The Chairman opens the hearing, provides a brief description of the procedure and swears in all those wishing to give testimony. A court reporter will make a transcript of the meeting.
2. The Chairman or Vice Chairman reads documents into the record.
3. The applicant or representative gives a short presentation.
4. Questions are directed to the applicant.
   - From Plan Commission members
   - From attendees
5. The Chairman will allow time for testimony by persons opposing or supporting the application. Both the Plan Commission and the applicant may ask questions of those who testify. (Time for each speaker may be limited by the Chairman.)
6. The applicant may offer a rebuttal to any testimony given in opposition.
7. The Plan Commission will close the public hearing after all testimony is taken. Once the hearing is closed, no additional testimony will be accepted. If new testimony is anticipated that may significantly alter the application or the material facts presented, the Plan Commission will continue the hearing to a specific date, time, and place.

GROUND RULES FOR SPEAKING

1. Testimony should be based on facts and specific reasons, not just personal opinion.
2. Interested parties must be sworn in by the Chairman.
3. At the beginning of your statement, state your name, spell it, and state your address.
4. Speak loudly and clearly. Direct all questions and comments to the Chairman.
5. Be brief. It is not necessary to repeat what others have said, as all testimony will be recorded and considered in the Plan Commission's decision. Testimony will not be given more consideration just because it is repeated by numerous people. The Chairman may limit testimony that is redundant or irrelevant.
6. Submit written information whenever possible. Information received at the Community & Economic Development Department by the Wednesday before the public hearing will be sent to the Plan Commission members. All documents submitted for the hearing become the property of the City and are available for inspection by anyone under the Freedom of Information Act.

AFTER THE PUBLIC HEARING

The Plan Commission will discuss and vote on the application after the hearing is closed. This may occur at the same meeting or at a later date.

The Plan Commission's recommendation is considered by the Planning and Development Committee (a committee of the City Council) and then by the City Council. The City Council makes the final decision; it can reverse the Plan Commission's recommendation for or against an application.

See the following pages for details on application types and information about what type of testimony is appropriate during a public hearing.

SPECIAL USE FOR PLANNED UNIT DEVELOPMENT (PUD) APPLICATIONS

Planned Unit Developments (PUD's) are a unique type of Special Use request. PUD's are intended to accommodate projects that incorporate a single use or mix of uses, which are planned and developed, or redeveloped, as a unit. PUD review encompasses zoning regulations for development of private facilities as well as subdivision and other land development regulations for development of public facilities. Therefore, the standards to be considered in reviewing PUD's have a wider scope than for other types of applications. PUD's should provide amenities not otherwise required, and the PUD process should not be employed solely as a means of intensifying the use of the land.

Findings of Fact & Recommendation

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. The purposes of the PUD process are:
   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.

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 to be considered in this determination shall include, but are not limited to the following:
      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.

iii. The proposed PUD conforms with the standards applicable to Special Uses. These standards are:
   a. Public Convenience: The Special Use will serve the public convenience at the proposed location;
   b. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
   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.
   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.
   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.
   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.

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

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

MAP AMENDMENT (REZONING) APPLICATIONS

A Map Amendment (or Rezoning) changes the zoning classification of a property. All properties within the City have a specific zoning classification as shown on the Official Zoning Map. The list of all zoning districts is located in the Zoning Ordinance, Title 17 of the City Code. A public hearing is required to review a request for a Map Amendment.

Testimony given in relation to a Map Amendment application should relate to the findings of fact as outlined below.

Findings of Fact & Recommendation

In making its recommendation to grant or deny an application for a Zoning Map Amendment, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished by the existing zoning restrictions.
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.
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.
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.
6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.
7. The consistency of the proposed amendment with the City's Comprehensive Plan.
8. Whether the proposed amendment corrects an error or omission in the Zoning Map.
9. The extent to which the proposed amendment creates nonconformities.
10. The trend of development, if any, in the general area of the property in question.

The Plan Commission shall record its findings regarding these matters in relation to the proposed amendment, and shall transmit those findings to the City Council with its recommendation. The Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each finding of fact in the affirmative to recommend approval of an application for Map Amendment.

Letter received in mailbox in October regarding the December 7, 2026 Public Hearing

CITY OF ST. CHARLES
ILLINOIS • 1834

2 E. MAIN STREET
ST. CHARLES, IL 60174
630.377.4400
STCHARLESIL.GOV

October 21, 2026

Dear Resident:

This letter is being sent to you in reference to the City of St. Charles's proposed Seventh Street Commons Tax Increment Financing District.

In accordance with the State of Illinois Tax Increment Finance (TIF) Allocation Act, the City must advise those residents that reside within 750 feet outside of the boundaries of the proposed Seventh Street Commons TIF District that they may request and receive information about the proposed Redevelopment Plan & Project; and, that the proposed Seventh Street Commons Project Area Tax Increment Financing Redevelopment Plan & Project Report are available for review during normal business hours at the City Clerk's Office at St. Charles City Hall, 2 E. Main Street, St. Charles, Illinois.

Please note that your property is **not** within the boundary of the TIF District and will not be directly affected by this TIF District.

A public hearing regarding this matter is scheduled for December 7, 2026, at 7:00 p.m. at City Hall, 2 E. Main Street, St. Charles, Illinois.

For further information about these proceedings, you can refer to the City's website (https://www.stcharlesil.gov/News-Events/Legal-Notices/Notice-of-Proposed-Seventh-Street-Commons-TIF-District-and-Report-Availability) or contact Derek Conley, Deputy City Administrator at 630.377.4443, or by email at dconley@stcharlesil.gov.

cc: Heather McGuire, Derek Conley

CITY OF
ST. CHARLES
ILLINOIS • 1834

2 E. MAIN STREET
ST. CHARLES, IL 60174
630.377.4400
STCHARLESIL.GOV

Notice of Public Hearing

CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS SEVENTH STREET COMMONS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on December 7, 2026 at 7:00 p.m. at the St. Charles City Hall, Two East Main Street, St. Charles Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project"), for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Seventh Street Commons Tax Increment Financing Redevelopment Project Area," and the adoption of tax increment allocation financing therefore. The Redevelopment Project Area consists of the territory legally described as follows:

Part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 40 North, Range 8 East of the Third Principle Meridian, Kane County, Illinois, more particularly described as follows:

Beginning at the intersection of the centerline of Fifth Street as platted in the City of St. Charles with the South Line of a tract of land described in a warranty deed recorded June 4, 1886, in Book 243, Page 17; thence North 89°41'25" East 30.60 feet to the East Right of Way line of said street; thence South 11°41'01" East along said East Right of Way line 51.00 feet to the extended South Right of Way line of Mark Street; thence South 89°41'25" West along said South Right of Way line 331.48 feet to the intersection of said South Right of Way line and the East Right of Way line of Sixth Street; thence South 11°43'06" East along said East Right of Way line 383.57 feet; thence South 78°28'06" West 140.00 feet; thence South 11°43'06" East 19.85 feet, thence South 78°39'16" West 185.05 feet to the East Right of Way line of Seventh Street; thence South 11°33'41" East along said East Right of Way line 5.99 feet to the extended centerline of vacated Ryan Street recorded October 11, 1983 as Document 1648957; thence South 78°23'42" West along said extended centerline 242.00 feet to the West line of said vacated Ryan Street; thence South 11°33'41" East along said West line extended 160.00 feet; thence South 78°26'50" West 337.57 feet to the East Right of Way line of Ninth Street; thence South 00°55'11" East along said East Right of Way line 24.93 feet to the extended South line of Lot 16 of Millington's Third Addition to St. Charles recorded May 4, 1926 as Document 272865; thence South 89°41'25" West along said South line 192.01 feet to the Southwest corner of said Lot

16; thence South 00°55'11" East 8.82 feet; thence South 82°45'00" West 164.06 feet; thence North 60°19'00" West 332.49 feet; thence South 01°31'00" East 42.00 feet; thence North 64°34'00" West 370.90 feet; thence North 00°00'00" West 67.19 feet; thence South 90°00'00" West 175.00 feet; thence North 66°13'00" West 274.27 feet to the West Right of Way line of Twelfth Street; thence North 00°00'28" East along said West Right of Way line 512.12 feet to the South Right of Way line of the Chicago and Northwest Transportation Company, said line being coincident with the North line of Fox Meadow Estates recorded December 14, 1993 as Document 93K100653; thence North 89°11'00" West along said South Right of Way line 336.06 feet to the West line of said Southeast Quarter; thence North 00°00'28" East along said West line 100.01 feet to the North Right of Way line of the Chicago and Northwest Transportation Company, said line being coincident with the South line of Porter Business Park recorded September 25, 2006 as Document 2006K104660; thence South 89°11'00" East along said North Right of Way line 931.85 feet; thence North 01°07'05" West along said North Right of Way line 15.01 feet to a line coincident with Said North Right of Way line and the South line of Unit Number 1 Timbers recorded June 4, 1986 as Document 1774209; thence South 89°11'00" East along said North Right of Way line to the East line of Said Southeast Quarter; thence southerly along said East line to said South Right of Way line of the Chicago and Northwest Transportation Company, said South Right of Way line being coincident with the North line of said tract; thence South 89°11'00" East along said South Right of Way line to the intersection of said South Right of Way line and the extended centerline of Fifth Street; thence South 11°41'01" East along said extended centerline 93.59 feet to the Point of Beginning.

Excepting therefrom the following described parcels:

Lots 12, 13, 14, and 15 of Block 5 of Millington's Third Addition to St. Charles, recorded May 4, 1926 as Document 272865, a subdivision being part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 40 North, Range 8 East of the Third Principle Meridian, in the City of St. Charles, Kane County, IL. Said excepted parcels contain 0.636 acres, more or less. Said parcel without the excepted 0.636 acres contains 44.965 acres, more or less.

The Redevelopment Project Area is generally described as the Seventh Street Commons Redevelopment Project Area.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area, the designation of the Redevelopment Project Area and the adoption of tax increment allocation therefore. The Redevelopment Plan and Project as proposed is on file and available for public inspection at the office of the City Clerk, Two East Main Street, St. Charles, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and

conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, electric, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, Two East Main Street, St. Charles, Illinois, 60174.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 4:00 p.m. on the 10th day of November, 2026, at the St. Charles City Hall, Two East Main Street, St. Charles, Illinois, 60174.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and City Council or continued without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Jessica Bridges

City Clerk

City of St. Charles