

March 1, 2024

Dear Mayor and St. Charles City Council Members:

I am writing regarding the proposal by Pulte Homes to annex 970 acres around our unincorporated community of La Fox to St. Charles.

Our community group, The La Fox Civic Association, has been in existence for 24 years to represent the community in development issues that have arisen over the years. We have worked with past St. Charles mayors and council members to successfully oppose annexation of all or parts of this property twice in the past.

Although we enjoy St. Charles as a neighboring community and for shopping, dining, etc., we have our own rural community identity and history that we seek to maintain. The central area of La Fox is the only unincorporated historic district in Illinois. Brundige Road is one of only 5 rural roads designated a "Kane County Rustic Road" and is a popular destination for organic farms and a wedding venue.

One of the cornerstones of our case against annexation is the substantial investment of taxpayer funds for a huge multi-agency open space complex to the west of St. Charles, Geneva, and Batavia. These well-planned green space acquisitions by the St. Charles Park District, City of Geneva, Kane County Forest Preserve and Garfield Farm (private funds) extend from Ferson Creek south providing an uninterrupted buffer of open space that delineates the Tri-Cities western limits from the unincorporated rural areas. The Kane County Forest Preserve has shown interest in acquiring the northern 400 acres of the proposed property.

Additionally, St. Charles has sited many Special Use facilities in this area that are best suited for outside of neighborhoods. These include police outdoor shooting range, sewage treatment plant, public works salt domes, the aero club airstrip, etc.

A La Fox annexation would jump 1.5 miles over these areas with no direct continuity of residential neighborhoods. It is 5.3 miles from central La Fox to St. Charles City Hall. The small 1300' of St. Charles city limits that touches the far northeast corner of the subject property is all St. Charles Park District open space.

Lastly, I am sure you appreciate the substantial increase in services, personnel, and facilities adding this town-sized development to St. Charles will require. The majority of this property is in the Geneva School District and Elburn Fire Protection District.

Thank you for your consideration. We would like to be included in any public meeting opportunities on this issue. I would be happy to talk to any of you if you have any questions.

Sincerely,

Drew Frasz, President  
La Fox Civic Association  
P. O. Box 322  
La Fox, IL 60147  
[aefracz@aol.com](mailto:aefracz@aol.com)  
630-514-2153