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STATE OF ILLINOIS)

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RECEIVED

COUNTY OF KANE)

PLANNING OFFICE

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BEFORE THE ST. CHARLES PLAN COMMISSION

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In Re the Matter of:)

7

St. Charles Towne Centre)

8

(Former St. Charles Mall Site))

(Shodeen Construction Company, LLC).)

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CONTINUED REPORT OF PROCEEDINGS had at the hearing of the above-entitled matter, before the St. Charles Plan Commission, taken in the offices of the City of St. Charles, 2 East Main Street, St. Charles, Illinois, on September 22, 2009, at the hour of 7:00 p.m.

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1 **PRESENT:**

2 **MR. TODD WALLACE, Chairman;**

3 **MR. WILLIAM J. SPEAR, Secretary;**

4 **MR. TIM KESSLER, Vice Chairman;**

5 **MR. BRIAN DOYLE, Member; and**

6 **MR. DANIEL VENARD, Member.**

7

ALSO PRESENT:

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MS. RITA TUNGARE, Community Development Director;

9 **and**

10 **MR. MATTHEW O'ROURKE, Planner.**

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1 CHAIRMAN WALLACE: This meeting of
2 the St. Charles Plan Commission will come to
3 order.

4 Jim, roll call.

5 SECRETARY SPEAR: Venard?

6 MEMBER VENARD: Here.

7 SECRETARY SPEAR: Doyle?

8 MEMBER DOYLE: Here.

9 SECRETARY SPEAR: Kessler?

10 VICE CHAIRMAN KESSLER: Here.

11 SECRETARY SPEAR: Spear, here.

12 Wallace?

13 CHAIRMAN WALLACE: Here.

14 All right. Item No. 3 on your agendas is
15 presentation of the minutes of the September 9,
16 2009, meeting.

17 Is there a motion to approve?

18 VICE CHAIRMAN KESSLER: So moved.

19 MEMBER VENARD: Second.

20 CHAIRMAN WALLACE: It's been moved
21 and seconded.

22 All in favor?

23 (The eyes were thereupon heard.)

24 CHAIRMAN WALLACE: Opposed?

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1 (No response.)

2 CHAIRMAN WALLACE: The motion passes
3 unanimately.

4 Item No. 4 on your agenda is St. Charles
5 Towne Centre, former St. Charles Mall site,
6 Shodeen Construction Company, LLC, multiple
7 applications.

8 This is a continued public hearing, and we
9 received a letter from the Applicant. Hold on
10 one second.

11 We received a letter from the Applicant
12 dated September 15, 2009, that requested a
13 continuance of the public hearing from today's
14 date to December 8, 2009. That letter is
15 available for anyone's review if they so see fit,
16 and that letter is also marked as Plan Commission
17 Exhibit CCC.

18 Do you have the other exhibits to read in?

19 SECRETARY SPEAR: Yes.

20 CHAIRMAN WALLACE: Okay. At this
21 point in time, what I will do is I will ask Jim
22 Spear to read in the exhibits, and then I'll make
23 a comment on those.

24 SECRETARY SPEAR: We have Plan

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1 Commission Exhibit BBB, a memo to Chairman Todd
2 Wallace and Plan Commission members from Russell
3 Colby, Planner, regarding St. Charles Towne
4 Centre September 22nd Public Hearing No. 9 dated
5 September 17, 2009.

6 We have Plan Commission Exhibit CCC, a
7 letter dated September 15th, 2009, to Russell
8 Colby, Planner, City of St. Charles, regarding
9 St. Charles Towne Centre Plan Commission public
10 hearing continuance, signed by the Shodeen
11 Construction Company, Dave Patzelt, President.

12 We have Plan Commission Exhibit DDD, which
13 is a petition received August 31st, 2009, and
14 it's got about seven pages of signatures.

15 And we have Plan Commission Exhibit EEE,
16 which is an e-mail from Gina Fagan to Rita
17 Tungare, dated -- it isn't dated -- subject,
18 "Plan" -- Towne Centre --

19 CHAIRMAN WALLACE: It's dated
20 September 16th, 2009.

21 SECRETARY SPEAR: Oh, yeah. It's up
22 above there.

23 Okay. Those are the items we have for the
24 subject petition.

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1 CHAIRMAN WALLACE: All right.

2 Thank you, Jim.

3 And since the Applicant was advised that a
4 continuance would be granted, the Applicant is
5 not present tonight.

6 Because we are -- we have exhibits that are
7 being entered into evidence, those will be
8 entered in as exhibits; however, we will not have
9 any substantive discussion on those items
10 tonight.

11 At some point in the future, at a future
12 public hearing, if a member of the public or
13 Plan Commission member wishes to discuss those
14 items substantively, that would be the
15 appropriate time to do so.

16 Any questions regarding this matter?

17 (No response.)

18 CHAIRMAN WALLACE: If not, then I
19 would entertain a motion to continue the public
20 hearing to December -- what was our date? --
21 December 8, 2009.

22 VICE CHAIRMAN KESSLER: So moved.

23 MEMBER VENARD: Second.

24 CHAIRMAN WALLACE: And that's at

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1 seven o'clock p.m. in the Council Chambers?

2 VICE CHAIRMAN KESSLER: Yes.

3 CHAIRMAN WALLACE: Okay. It's been
4 moved and seconded.

5 Any discussion on the motion?

6 (No response.)

7 CHAIRMAN WALLACE: Jim, roll call.

8 SECRETARY SPEAR: Venard?

9 MEMBER VENARD: Yes.

10 SECRETARY SPEAR: Doyle?

11 MEMBER DOYLE: Yes.

12 SECRETARY SPEAR: Kessler?

13 VICE CHAIRMAN KESSLER: Yes.

14 SECRETARY SPEAR: Spear, yes.

15 Wallace?

16 CHAIRMAN WALLACE: Yes.

17 That passes unanimously and that concludes
18 Item No. 4 on your agenda.

19 (Whereupon, at 7:05 p.m., the
20 above-entitled matter was
21 continued to Tuesday,
22 December 8, 2009, at 7:00 p.m.)
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