

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, OCTOBER 18, 2016**

Members Present: Chairman Todd Wallace
Vice Chairman Tim Kessler
Brian Doyle
Laura Macklin-Purdy
Tom Pretz
Tom Schuetz
Michelle Spruth
James Holderfield

Members Absent: Dan Frio

Also Present: Russell Colby, Planning Division Manager
Chris Bong, Development Engineering Manager
Rita Tungare, Director of Community & Economic
Development
Ellen Johnson, Planner
John McGuirk, Legal Counsel
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:00 p.m.

2. Roll Call

Vice Chairman Kessler called the roll. A quorum was present.

3. Presentation of minutes of the October 4, 2016 meeting of the Plan Commission.

Motion was made by Vice Chairman Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the October 4th, 2016 Plan Commission meeting.

PUBLIC HEARING

- 4. Prairie Center (former St. Charles Mall site) (Shodeen Group, LLC)**
Application for Special Use for Planned Unit Development
Application for PUD Preliminary Plan

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Vice Chairman Kessler, seconded by Mr. Schuetz and unanimously passed by voice vote to continue the public hearing to December 6, 2016 at 7:00 p.m.

Roll Call Vote:

Ayes: Spruth, Holderfield, Doyle, Schuetz, Purdy, Pretz, Wallace, Kessler

Nays: None

Absent: Frio

Motion carried: 8-0

MEETING

- 5. Additional Business from Plan Commission Members or Staff**
- 6. Weekly Development Report**
- 7. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, November 1, 2016 at 7:00pm Council Chambers
 - Tuesday, November 22, 2016 at 7:00pm Council Chambers
 - Tuesday, December 6, 2016 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, November 14, 2016 at 7:00pm Council Chambers
 - Monday, December 12, 2016 at 7:00pm Council Chambers
- 8. Public Comment**
- 9. Adjournment at 9:00 pm**



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Transcript of **In the Matter of Prairie Center (Former
St. Charles Mall Site)**

Date: October 18, 2016

Case: St. Charles Plan Commission

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BEFORE THE CITY OF ST. CHARLES

PLAN COMMISSION

-----X

In Re the Matter of: :
Prairie Center (former St. Charles :
Mall Site) Shodeen Group, LLC, :
Application for Special Use for Planned :
Unit Development, Application for PUD :
Preliminary Plan. :

-----X

REPORT OF PROCEEDINGS, VOLUME I

St. Charles, Illinois

Tuesday, October 18, 2016

7:00 p.m.

Job No. 97801

Pages: 1 - 96

Reported by: Jean S. Busse, CSR, RPR

Notary Public, DuPage County, Illinois

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Report of proceedings held at the location
of:

City of St. Charles
2 East Main Street
St. Charles, Illinois 60174
(630) 377-4400

Before Jean S. Busse, a Certified
Shorthand Reporter, Registered Professional
Reporter, and a Notary Public in and for the State
of Illinois.

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- BRIAN DOYLE, Member
- JAMES HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- CHRIS BONG, Development Engineering
Manager
- RITA TUNGARE, Community & Economic
Development Director
- JOHN MCGUIRK, Legal Counsel

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P R O C E E D I N G S

CHAIRMAN WALLACE: The City of St. Charles
Plan Commission will come to order.

Tim, roll call.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: Item No. 3 on the
agenda is presentation of the minutes of the
October 4th meeting of the Plan Commission.

Is there a motion to approve?

VICE CHAIRMAN KESSLER: So move.

MEMBER SCHUETZ: Second.

CHAIRMAN WALLACE: It's been moved and

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1 seconded.

2 All in favor?

3 (The ayes were thereupon heard.)

4 CHAIRMAN WALLACE: Opposed?

5 (No response.)

6 CHAIRMAN WALLACE: The motion passes
7 unanimately.

8 Item 4 on our agenda is a public hearing,
9 Prairie Center (former St. Charles Mall Site),
10 Shodeen Group, LLC, application for special use for
11 Planned Unit Development Application for PUD
12 Preliminary Plan.

13 Before we get started, I just want to say
14 a few words. For those of you who haven't been here
15 before, welcome. The St. Charles Plan Commission is
16 appointed by the City Council to conduct public
17 hearings for certain applications that come before
18 the City. This is one of those.

19 The point we are in the process is the
20 Plan Commission will conduct a public hearing to
21 gather information. The Applicant will present
22 information. Members of the public will present
23 information in the form of both questions and
24 testimony.

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1 Then after the Plan Commission feels that
2 they have enough information to be able to make a
3 recommendation to the City Council, then the public
4 hearing will be closed.

5 The Plan Commission will then vote on a
6 recommendation either for or against the
7 applications, and at that point it will be forwarded
8 on to the City Council's Planning and Development
9 Committee. The Planning and Development Committee
10 will go through another review of the applications
11 before taking final action on those.

12 What we're doing here tonight is we will
13 ask the Applicant to make a presentation, after
14 which the Plan Commission Members will ask
15 questions. Then members of the public will have the
16 opportunity to ask questions, and it will go back to
17 the Plan Commission.

18 Now, because of the complexity of this
19 application, I have made a decision to structure
20 this meeting a little bit differently only in form,
21 not in substance.

22 Tonight we're going to do a general review
23 of the project, and I'm going to ask the Applicant
24 to spend about a half an hour or less doing that

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1 review, after which the Plan Commission is going to
2 have the first opportunity to ask questions and make
3 comments.

4 Then after that we'll give the public the
5 opportunity to make comments, ask questions, and
6 then we'll go back to the Plan Commission.

7 What we will be discussing are general
8 aspects of the project. We are not going to be
9 focusing tonight on the traffic study, on the water
10 and sewer information, infrastructure information.
11 We will be handling that in another meeting.

12 The reason for that is we do not want to
13 get tied up in those things. We feel that they are
14 important enough to basically have their own meeting
15 to talk about them. So we would like to focus more
16 on the general aspects of the project first.

17 Regarding what the Plan Commission has to
18 look at, we have Findings of Fact to focus on.

19 Brian, I don't know if you want to make a
20 comment as soon as I'm done regarding the Findings
21 of Fact to the public where you note --

22 MEMBER DOYLE: I don't think so.

23 CHAIRMAN WALLACE: I'm sorry. I'll have
24 staff, Rita. Okay.

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1 What I will do after I'm done is I will
2 ask Staff to kind of go over the Findings of Fact
3 and explain how they have to be used in our
4 decision-making and where they originate from.

5 Before we do anything else, I would ask
6 that anyone who wishes to give any testimony,
7 including asking any questions or making any
8 comments, be sworn in. If you would please raise
9 your right hands.

10 (The witnesses were thereupon duly sworn.)

11 CHAIRMAN WALLACE: All right. Thank you.

12 I will ask that anyone who wishes to
13 speak, whether it's asking questions, making a
14 comment, please wait to be recognized by me. I will
15 give everyone who wishes an opportunity to speak;
16 but if you would approach the lectern, state your
17 name and spell your last name for the record and
18 also state your address.

19 We have a court reporter here, and she
20 cannot take down more than one voice at a time. So
21 I would ask that you wait to be recognized before
22 speaking.

23 Any questions about our procedure?

24 (No response.)

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1 CHAIRMAN WALLACE: All right.

2 MEMBER DOYLE: Mr. Chairman, may I ask
3 that the record reflect an exhibit to tonight's
4 meeting, a handout that I distributed to Plan
5 Commissioners and to the Applicant party displaying
6 conceptual issues regarding mixed use near the
7 Binny's parcel presented by Commissioner Doyle?

8 CHAIRMAN WALLACE: Do we have exhibit
9 numbers for the others that are included with the
10 application?

11 MR. COLBY: We do not.

12 The items that are included with the
13 application do not need to have exhibit numbers
14 assigned, but we can assign Exhibit A and have it
15 entered into the public hearing.

16 CHAIRMAN WALLACE: Okay. We will
17 designate this without objection as Exhibit A.

18 (Exhibit A marked for identification.)

19 CHAIRMAN WALLACE: Staff, would you be
20 able to scan this and make this available on the
21 website along with the other project materials?

22 MR. COLBY: Yes.

23 CHAIRMAN WALLACE: All right. Thank you.

24 Also, Laura is here, Laura Purdy.

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1 And Staff, at this time would you mind
2 just speaking about the Findings of Fact?

3 MR. COLBY: Sure.

4 This application that's before the plan
5 Commission is a special use for a Planned Unit
6 Development or a PUD.

7 Per the St. Charles Zoning Ordinance,
8 there's a certain finding that the Plan Commission
9 has to make; that is, whether or not the project
10 that is being presented is in the public interest.
11 It's a single finding, yes or no. Is it in the
12 public interest?

13 There's criteria that are listed in the
14 Zoning Ordinance for items that can be included in
15 reaching that decision. I'll go through that list
16 now.

17 First, the extent to which the PUD
18 advances one or more of the purposes of the Planned
19 Unit Development process, and those are listed in
20 the ordinance.

21 The second being that the proposed PUD on
22 PUD preliminary plans conforms to the requirements
23 of the underlying zoning district or districts in
24 which the PUD is located and to the applicable

1 desired use standards contained in Chapter 17.06,
2 which is the Design Review Chapter of the Zoning
3 Ordinance.

4 Exceptions can be made where either, A,
5 conforming to the requirements would inhibit
6 creative design that serves community goals or,
7 B, conforming to the requirements would be
8 impractical and the proposed PUD will provide
9 benefits that outweigh those that would have been
10 realized by conforming to the applicable
11 requirements.

12 Point 3 is the extent to which the PUD
13 conforms with the standards applicable to Special
14 Uses.

15 The fourth point, the extent to which the
16 proposed PUD will be beneficial to the physical
17 development, diversity, tax base, and economic
18 well-being of the City.

19 And the fifth and final point is the
20 extent to which the proposed PUD conforms to the
21 purposes and intent of the Comprehensive Plan.

22 So as part of the application materials,
23 the Applicant has provided responses to each of
24 those criteria as part of their argument as to why

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1 they believe that the proposed PUD is in the public
2 interest.

3 CHAIRMAN WALLACE: All right. Thank you,
4 Russ.

5 So those are what we need to focus on when
6 we are weighing the recommendation, making the
7 recommendation to the City Council, and those are
8 all contained in the materials.

9 Any further questions?

10 (No response.)

11 CHAIRMAN WALLACE: Okay. I would just ask
12 that anyone wishing to offer a comment or ask a
13 question, if it's already been offered or asked, it
14 is on the record. So in the interest of expediency
15 and allowing everyone else to speak, I would ask
16 that you just leave it at that and know that it's
17 been said and considered.

18 All right. Is the Applicant ready?
19 Begin.

20 MR. BAZOS: Good evening, Plan
21 Commissioners. My name is Peter Bazos, B-a-z-o-s.
22 I'm an attorney in Elgin, Illinois. I've given the
23 reporter my card. My firm and I represent both the
24 owner, which is a Town Center Equity, LLC, and the

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1 developer, Shodeen Group, LLC.

2 Here tonight are David Patzelt, the
3 President of Shodeen Group, LLC, which is the
4 developer, and then Mr. John Talty, a principal
5 with the Chicago architectural firm of OKW
6 Architects.

7 As Staff and Mr. Chairman have indicated,
8 we're here this evening on the petitions we filed
9 for a special use permit to permit a PUD for this
10 26.4 -- let's call it approximately 27-acre site to
11 be developed with a mixture of upscale residential
12 units and retail.

13 The petition has been supplemented a
14 couple of times, once in response to a Staff
15 completeness review letter we sent and a supplement
16 to address the Staff's questions and comments and
17 then just yesterday with a letter clarifying another
18 question, which was clarifying the fact that the
19 petitioner -- if the PUD is approved, the petitioner
20 is asking the City Council to allow the PUD to be
21 developed in phases. Not all the buildings, in
22 other words, would be built at one time.

23 So we're asking that the Council would
24 allow the project to be built in phases with the

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1 infrastructure needed to serve those phases built
2 accordingly, because this would be a one-lot
3 subdivision PUD, rather than putting the
4 infrastructure in for all the buildings up front.
5 The application and supplements are part of the
6 record.

7 We're going to have Mr. Talty of OKW give
8 you a detailed presentation of this PUD plan.
9 Before he does that, I'd like to provide a little
10 bit of history for you and for members of the
11 audience.

12 The owner purchased this site in
13 approximately 1996. Then in 2000 the City Council
14 created a TIF District for the site and issued and
15 sold bonds -- St. Charles bonds and made the money
16 available to this developer to demolish the various
17 buildings that were on this 27-acre site. The hope
18 was that the vacant site would then spur prompt
19 redevelopment.

20 Initially the site was rezoned for an auto
21 mall in 2002, and the final buildings were
22 demolished in 2003. However, the owners were not
23 able to get takers for the auto mall. So the auto
24 mall never came to fruition.

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1 The focus then shifted to a town center
2 development; and beginning in 2007 and ending in May
3 of 2010, there were no fewer than, I'm told, nine
4 Planning Commission meetings, which ultimately
5 resulted in your body back in 2010 recommending
6 approval to the City Council of a town center
7 project on the site. However, in May of 2006 the
8 City Council elected to reject that petition.

9 So since 2003 when the last building was
10 demolished 13 years ago, the site has sat vacant and
11 underutilized here in the City. The City, though,
12 has nevertheless been forced to subsidize the
13 repayment of the TIF bonds that it sold to demolish
14 that site.

15 Because of the TIF increment, in other
16 words, the increment that you would have garnered
17 from a redeveloped site that would have gone to pay
18 your bonds, that never happened because there hasn't
19 been any redevelopment.

20 Last year in 2015 the developer approached
21 the City with two possible development plans. One
22 was a mixed use PUD somewhat similar but not the
23 same as what you're going to see tonight, and the
24 other was a straight rezoning petition seeking to

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1 rezone approximately the northerly 22 acres of the
2 site to RM-3, which is a zoning classification
3 that's all residential, which is a zoning
4 classification similar to that which exists to the
5 north and east of the site.

6 So that straight zoning petition would
7 leave the south five-acre strip along Lincoln
8 Highway as retail. It's BR now. It will remain BR,
9 but the north 22 acres would be rezoned to RM-3.

10 Last fall we proceeded to have several
11 public meetings with neighbors, and then in January
12 we had a concept review before your Plan Commission
13 as well as before the City Council, both on the PUD
14 plan, again, not the same plan as we hear tonight,
15 as well as on the straight rezoning.

16 Based on the concept review, the developer
17 made various upgrades and alterations to this PUD
18 plan, and these will be presented to you tonight.
19 The changes were based on comments that we heard
20 made.

21 The owner has filed two petitions, and I
22 got a chance to read the Staff report that's
23 mentioned there, but I'd like to say it anyway. The
24 first petition is the petition that's before you

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1 tonight. It's for the PUD -- a special use for a
2 PUD, and the second petition is the straight
3 rezoning of the northerly approximate 22 acres to
4 RM-3.

5 By request of the Staff and our agreement,
6 we have asked that the straight rezoning petition be
7 suspended, and that won't be coming before you at
8 this point.

9 The reason we've asked that is because we
10 much prefer the PUD plan. From when we heard the
11 concept review, we got the impression that the City
12 preferred the PUD plan. So we would like to see if
13 we can get the PUD plan approved.

14 If it's not approved or if we see that it
15 won't be approved, then the owner reserves the
16 right -- and we've consulted with the Staff and
17 the City attorney about this -- the owner would
18 reserve the right to reactivate the straight
19 rezoning plan.

20 And why, I just want to point out to you,
21 is because this property has been sitting vacant for
22 13 years, and it really just can't continue that
23 way, not only for the financial benefit of the owner
24 but for the City that's been funding this TIF

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1 balance.

2 I would now like to turn this over to
3 Mr. Talty from OKW. He'll give you a detailed
4 presentation of the PUD plan. If I may, when he's
5 done, I'd just like to make a couple wrap-up
6 remarks, and then we'll proceed as Mr. Chairman has
7 described.

8 Thank you.

9 MR. TALTY: Thank you, Peter.

10 Good evening, everyone. My name is John
11 Talty. I'm Chairman of OKW Architects. I gave the
12 court reporter my business card prior to the
13 meeting. So let's dive into this.

14 Ten years ago this year I got a call from
15 Mr. Patzelt regarding this property, and we began
16 this journey that we've all been a part of for the
17 past decade. I'm hopeful that we're getting closer
18 to a solution that everyone can agree upon and
19 that's actionable in terms of the marketplace.

20 Just as a matter of background and going
21 back to Peter's comments of a few minutes ago, we
22 all know the property. We all understand where it's
23 located on Route 38. It's this kind of ligament
24 between Prairie Street and Route 38.

1 I say that because I think it's an
2 important parcel of land that's kind of a connector
3 of a number of neighborhoods and a number of
4 parcels, and we want to be sensitive to that
5 connectivity as we kind of go down the planning
6 process.

7 The underlying zoning is Regional
8 Business, as you are all well aware, surrounded by
9 General Residential and Community Business zoning
10 parcels to the east and west respectively.

11 The rezoning plan without the mixed use
12 that Mr. Bazos was speaking of addresses a strip of
13 land along Route 38 that would be that kind of
14 retail corridor with the General Residential to the
15 north, the RM-3 zoning.

16 This was the plan that you had seen prior
17 authored by another firm that addresses this
18 rezoning plan without the notion of mixed use.

19 There's 24 residential buildings on the
20 site in concert with five -- as depicted here, five
21 retail buildings, out lot buildings developed along
22 Roosevelt Road.

23 So here we are today. Just to give you a
24 little bit of relevant experience from me and my

1 firm, I'm offering some credibility as to who we
2 are, what we do. OKW has been in business since
3 1959 in the Chicagoland area. I've been leading the
4 firm since 1995, and we have 50 architects, 50
5 professionals, including land planners and landscape
6 architects on Staff in the City and the West Loop of
7 Chicago.

8 Residential and mixed use residential is
9 one of the real core competencies of our firm, and
10 these projects represent a number of the projects
11 we've done in suburban Chicago of late.

12 Here's some more local varieties.
13 Winnetka up top is Seven Bridges. Not far from
14 here, the lower left on your screen is Evanston,
15 Illinois, a mixed use ground floor retail,
16 residential apartments above. All of these projects
17 represent that type of product.

18 So we get to the site plan. And what's
19 happened to the site plan, and why is it better
20 today than it was before?

21 I think there's a number of reasons that
22 we can get into that talk about improvements to the
23 plan, but I think first and foremost when we talk
24 about planning of any type, whether it be retail,

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1 whether it be residential, commercial, office, even
2 industrial, there's this notion of creating a sense
3 of place, pride of place.

4 This is an amazing community. As I kind
5 of venture back here -- I haven't been to downtown
6 St. Charles in a number of years -- I'm reminded of
7 the history of this and the sensitivity that the
8 community has to its context. I think we want to
9 create something here that reflects that
10 sensitivity, that respect for community context and
11 connectivity.

12 So we speak about the kind of boundaries
13 of this property, Prairie Street to the north,
14 Route 38 to the south, and that notion of connecting
15 one to the other so that this is part of a fabric of
16 a town that stretches down to the southwest portion
17 of your community.

18 So the idea of this developed boulevard
19 connecting those two portions I think is very
20 important to us.

21 There's also the notion of how the market
22 is going to react to this property; and by
23 introducing kind of a mixed use component to all
24 this -- and by "mixed use," I mean ground floor

1 retail or services with residential above. By
2 introducing that component, we have the strata that
3 work off of the main corridor of Route 38.

4 We still have our retail and out lot types
5 of developments that we know are marketable along
6 the heavy traffic corridor of 38, but behind that we
7 start to layer in a different type of use, this
8 mixed use, complementary retail at the ground floor
9 with housing above.

10 As we move back further and we layer this
11 thing even more so within the context of the site
12 heading north, that mixed use product evolves into a
13 pure residential product.

14 One of the things from a planning
15 perspective I think that's critical to all this is
16 that we want to be sensitive and be respectful of
17 the vehicular circulations necessary to make all
18 this work. Cars come and go. We are a car centric
19 society, and we want to make it work for that.

20 We also have to be sensitive -- going back
21 to that idea of place and pride of place, we want to
22 be sensitive to the notion of the pedestrian
23 circulation through all this, too.

24 So as we have layers of buildings that

1 kind of traverse south to north into the site, we
2 also want to be careful and respectful of the notion
3 that people are going to live here, people are going
4 to work here, and they're not always going to get
5 their car to go from Point A to Point B.

6 So as the planning evolves and as we get
7 into a deeper grain, a finer grain of all of this,
8 we want to reinforce the notion that we're sensitive
9 to the pedestrian experience, the pedestrian safety,
10 and the pedestrian, you know, kind of use of the
11 site. It's reflected in the space between the
12 buildings more than it is the space on the
13 perimeter.

14 We've created this linear park that sits
15 along the northern portion of the site that
16 terminates in this roundabout and also incorporates
17 a water feature.

18 In the previous iterations of the site,
19 stormwater management was maybe an afterthought. We
20 recognize that it's certainly necessary to make the
21 site function appropriately, and we're very
22 sensitive as design professionals to the issue of
23 stormwater management, especially in this part of
24 the country.

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1 But we want to embrace that water feature
2 as a terminus to this linear park and with the
3 creation of a feature, a fountain, something out in
4 the body of that water, to not turn our back to this
5 but to kind of embrace it and have it be part of the
6 story.

7 There are two plans that are here before
8 you tonight. Let me finish by saying as we get to
9 Prairie Street, those ideas that we had on Route 38
10 of retail and mixed use and the layering, they
11 replicate themselves off of Prairie Street in a very
12 different way.

13 The Prairie Street corridor is not the
14 same, you know, traffic flow as we see on Route 38,
15 yet it's an important corridor for people who are
16 connecting back to the east and to the north in
17 St. Charles.

18 So the idea of creating mixed use along
19 Prairie Street is important to us, and then behind
20 that mixed use, again, sits the pure residential.

21 There are two plans, as I stated. The
22 only differing component to those plans is really
23 this area in particular in the center. There was
24 commentary from Staff and from the City that "Boy,

1 if we can encourage more of this mixed use type of
2 use, it would be beneficial."

3 The idea of this north-south corridor
4 being an important one not only to the community at
5 large but development itself, we thought if we could
6 make this work, let's try to encourage mixed use
7 development along the ground floor of this
8 particular building here.

9 It serves as a terminus to this open space
10 between Residential Buildings D1, 2, 3, and 4, and
11 it also serves as an edge to the streetscape. So if
12 we can make that happen, if the market can bear that
13 additional mixed use, we will certainly promote
14 that.

15 The other plan, as you can see here, takes
16 that mixed use building and turns it into a more
17 traditional residential building with just four
18 floors of residential, no ground floor retail.

19 So other things to consider and be
20 cognizant of are kind of U sheds through the site,
21 the idea of these clusters of buildings forming a
22 community, forming a space. Within the context of
23 these four residential buildings we have a clubhouse
24 located here with a pool that's visible from kind of

1 the front doors so the people can see through the
2 site.

3 I think it's important that you start
4 to -- as you pass by, as you walk by, as you walk
5 through, you get to sense and understand the layers
6 of the property and the depth of the property both
7 physically and kind of emotionally.

8 And again, these types of elements are
9 connectors for the people who live in the other
10 buildings. They are a kind of North Star which
11 allows people to gather and form community, which
12 I think is critical in the development of today's
13 mixed use and multifamily residential communities.

14 Again, there's the second iteration of the
15 plan I speak of with the residential building versus
16 the mixed use building.

17 We talk about these plans, that we can't
18 have a conversation about land planning without the
19 notion of landscape as a component to that. So
20 again, the scale that we're dealing with, it's very
21 hard to kind of dive into the real specifics of the
22 plant materials and the fineness of the developed
23 landscape concept.

24 But much like we're dealing with the

1 planning in general where we have both vehicular
2 and pedestrian kind of experiences, we want the
3 landscape to be similarly scaled. We want to be
4 sensitive to the vehicular corridors and the
5 streetscape as it pertains to the automobile.

6 We also want to be sensitive to the
7 experience around the buildings as a function of
8 those who use them, whether it be the residents of
9 an apartment building or whether it be the
10 beneficiaries of a retail building, restaurant,
11 whatever that might be.

12 So we want to break the scale down of kind
13 of large gestures as reflected in the boulevard to a
14 more intimate and pedestrian friendly gesture in and
15 around retail buildings, mixed use buildings,
16 residential buildings so that planning strategy and
17 that experience is reinforced.

18 As it pertains to the architecture of the
19 buildings, again, our residential buildings are
20 three stories in height with a pitched roof. The
21 mixed use buildings are four stories in height with
22 a flat roof.

23 The purpose of the changing of a roof form
24 is not only to differentiate two types of buildings

1 that we're addressing on the campus but also to make
2 them sympathetic in scale.

3 The residential buildings are three floors
4 residentially scaled with shingles and stone and
5 very comfortable and familiar materials using
6 traditional forms in a residential application with
7 parking below grade, one car per unit underneath
8 these buildings.

9 The mixed use buildings, again, have
10 ground floor retail and service uses with three
11 floors of apartments above. They have parking,
12 again, below grade for the residences, but we've
13 gone to a flat roof, to a cornice atop the roof so
14 that the buildings, although different in type and
15 different in use, are similarly scaled in terms of
16 their mass, their height, within a foot of one
17 another so that we don't have one building that
18 rises above the other so that they're sympathetic to
19 one another on the campus itself.

20 We've tried to break down the buildings'
21 architecture and provide them with a base, a middle,
22 and a top, very kind of classically ordered
23 architecture, grounding them with material,
24 fieldstone, having very pedestrian friendly

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1 storefronts to address the retail uses and those who
2 are going to be taking advantage of the commercial
3 opportunities here and yet also focusing on and
4 making sure that there's a front door that makes
5 sense architecturally for those who live above.

6 We want, again, to reinforce this pride of
7 place and making sure that everybody understands
8 where home is for them or for the guests that come
9 to see them. So we want to make sure that the
10 architecture reinforces that idea of entry and front
11 door to the housing above.

12 So that's a brief summary of the planning.
13 Let me go back to the plan for everybody's benefit.
14 It's a brief summary of the planning, the strategies
15 behind the planning, and the architecture that
16 supports that.

17 So I'm here to answer any questions we
18 have as the night goes on. Thank you very much.

19 CHAIRMAN WALLACE: I have a question for
20 you real quick.

21 MR. TALTY: Sure.

22 CHAIRMAN WALLACE: Can you go back to the
23 slide that was your other projects?

24 MR. TALTY: Sure.

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1 CHAIRMAN WALLACE: That one.

2 Where is the upper left-hand project?

3 MR. TALTY: That's uptown Park Ridge. So
4 that is a mixed use. That was a public private
5 partnership with the City of Park Ridge at the
6 intersection of Prospect, Touhy, and Northwest
7 Highway.

8 It's a large mixed use development that
9 includes -- the lower right image is a townhome
10 product that's part and parcel with that same
11 project. I want to tell you -- my memory is not so
12 good -- it's probably 250 residential units. Those
13 were for-sale units at the time, ground floor retail
14 of about 90,000 square feet and a variety of
15 buildings.

16 It's been tremendously successful for the
17 City of Park Ridge and the developers.

18 CHAIRMAN WALLACE: Do you remember what
19 the acreage was on that?

20 MR. TALTY: Oh, boy. I want to say it was
21 about six acres maybe.

22 It was an underground stormwater storage
23 tank that the City of Park Ridge had, and they
24 relocated it within the city and took that land and

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1 made it available for development. So there's a
2 lot of action on a very, very small piece of
3 property.

4 There's three layers of parking underneath
5 this thing, too, which really complicates matters;
6 but because there was so much storage of stormwater
7 below grade, the excavation was incredibly deep to
8 begin with. So it allowed us the opportunity to put
9 a lot of parking underneath it.

10 MEMBER PRETZ: Did you say that the Park
11 Ridge project is off of Northwest Highway?

12 MR. TALTY: Yes, sir, Northwest Highway,
13 Touhy Avenue, and Prospect. It's kind of six
14 corners.

15 The Pickwick Theater, if anybody is
16 familiar with downtown Park Ridge, much like your
17 own iconic theater here, is right -- I'm standing in
18 front of the Pickwick Theater taking that photograph
19 on the upper left-hand corner.

20 CHAIRMAN WALLACE: Questions, Plan
21 Commissioners?

22 MEMBER SCHUETZ: I have a few.

23 CHAIRMAN WALLACE: Go ahead.

24 MEMBER SCHUETZ: I like the idea of the

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1 boulevard, but I was curious. I may have missed it.

2 What is the pavement treatment that you
3 anticipate there? Do you have any thoughts on that?

4 MR. TALTY: I don't know if we've resolved
5 that, whether it's a stain-stamped concrete, whether
6 it's pavers, but we do want to call attention to
7 those connection points --

8 MEMBER SCHUETZ: Right.

9 MR. TALTY: -- here, get people to slow
10 down, get the vehicular traffic to slow down,
11 recognize that there's an event taking place,
12 whether it be this kind of main street here, whether
13 it be this internal circulation kind of getting us
14 east to west -- and we can talk about that a little
15 bit later perhaps with Mr. Doyle's contributions to
16 the planning study, which I think have real merit --
17 or whether it be this roundabout as we get further
18 north on the property.

19 MEMBER SCHUETZ: Thank you.

20 MEMBER SPRUTH: I just have a question.

21 You mentioned that it's going to be phase
22 development.

23 MR. TALTY: Yes.

24 MEMBER SPRUTH: So what phase were you

1 intending on the next plan? How were you intending
2 to phase it, phase the development?

3 MR. BAZOS: At the concept review,
4 although we need to restate everything for the
5 record, that was discussed at some length.

6 The project is going to be market driven
7 so that the developer would build residential
8 Building 1, 2, or 3 right away if there was a market
9 demand or start with a mixed use building as well as
10 the retail in the front.

11 If the PUD is approved, this will be
12 marketed to users for the retail, and the developer,
13 who I think you know is a very skilled land use
14 developer, would be probably putting up a building
15 fairly soon, a residential building.

16 Again, it would be market driven. I know
17 that's vague, but a project this size and scale, it
18 just couldn't be financed, frankly, to put up all
19 the buildings at one time.

20 CHAIRMAN WALLACE: Brian?

21 MEMBER DOYLE: Yes. I'll start with some
22 questions about mixed use and where you envision
23 first floor retail.

24 So piggybacking on Mr. Bazos' comment

1 about this being market driven, could you comment on
2 those areas first that you see as being definitely
3 mixed use and then those areas -- or where you would
4 prioritize mixed use and those areas where you are
5 open to it but maybe it isn't dependent on some
6 other factors?

7 MR. TALTY: I'm fairly confident in the
8 fact that these buildings as mixed use with ground
9 floor, you know, retail and service types of uses
10 could be very successful given their proximity to
11 Route 38, the incredible amounts of traffic that
12 come through this corridor on a daily basis, and the
13 idea that there is visibility through this site from
14 a vehicular standpoint, that you can see that
15 there's activity there.

16 I think there is a very different type of
17 mixed use opportunity, more neighborhood retail,
18 neighborhood service off of Prairie Street. I think
19 the profile of the tenants on the ground floor here
20 would be very different from the profile of the
21 tenants that you have over here. That's my guess
22 based upon the work that we're doing in this arena.

23 Again, depending upon kind of this
24 corridor that we're creating, this north-south

1 boulevard that we're creating, I would keep my
2 fingers crossed in the fact that there might be some
3 opportunity here as a mixed use potential, but that
4 remains to be seen.

5 MR. BAZOS: I want to make something clear
6 if it hasn't been.

7 So the mixed use building B-1 right in the
8 middle that John has been pointing to, this one, as
9 are these two, would be market driven in the sense
10 of the retail component.

11 So if there were a demand for retail here,
12 we would put it there. If there were a demand for
13 retail here, we would put it there as well; but if
14 there were no demand, they would be residential
15 buildings. There seems to be no sense in our mind
16 to have main floors of empty retail space sitting
17 there.

18 So we're hoping for retail. I know you
19 are. Again, just for clarification, the market
20 demand for retail really applies to these three
21 buildings.

22 MEMBER DOYLE: I understand. So
23 definitely mixed use D1, D2, D3, south-facing
24 facades, that is, facing 38.

1 The north-facing parts of those buildings,
2 are you anticipating that those would also be first
3 floor retail facing north or would those be
4 residential entrances?

5 MR. TALTY: I think given the depth of the
6 building, which is approximately 64 feet, I think
7 the idea of having Use A on the south and Use B on
8 the north with a corridor running down the middle,
9 probably not realistic. It might be through spaces.
10 It might be in some cases a back door, and I don't
11 say that in the term of service.

12 I say it as a -- because if I'm a
13 customer, I'm looking at mixed use D2, as an
14 example, this building right here for the audience.
15 I would be just as prone to drive perhaps around the
16 backside of it as I am the front side of it to find
17 a place to park if I needed to get in there.

18 So I think the idea of some transparency
19 on the ground floor front to back is rationale.

20 MEMBER DOYLE: Okay. That is helpful.

21 It would be the same unit throughout the
22 full north-south length of the building most likely?

23 MR. TALTY: It could be. It could be.

24 MEMBER DOYLE: Could you describe -- I'm

1 not certain to what degree this design is fixed, to
2 what degree it's conceptual. Right now between
3 mixed use D2 and D3 there's some sort of fountain
4 feature, and then there's a ramp to the underground
5 parking.

6 That's residential parking underneath;
7 correct?

8 MR. TALTY: Correct.

9 MEMBER DOYLE: Did you consider the
10 possibility of that space being used for a plaza or
11 for outdoor dining and, therefore, possibly having
12 those entrances to the garage located elsewhere,
13 like perhaps on the east and west sides of the
14 respective buildings?

15 MR. TALTY: Yeah. I think the idea of
16 creating viable outdoor space as a gathering space
17 for commercial use is critical. How much of that
18 space we need remains to be seen.

19 One of the reasons that the ramping is
20 here is because we simply haven't the real estate to
21 be able to use -- we've got to get down for a mixed
22 use building. You know, the residential buildings
23 we can lift out of the ground a little bit and
24 cheat. So our finished floor is above grade

1 basically.

2 These buildings we have to get down quite
3 a distance. So we want to be sensitive to the idea
4 of getting down into that garage. The idea of
5 putting access to that parking maybe at the west end
6 or the east end here or something is difficult
7 because we simply don't have the run. We don't have
8 the real estate available to us to do that.

9 But that's not to say -- I think this is
10 an interesting little part of the site, in all
11 honesty, because right there, that wall, that could
12 be a feature.

13 While the idea was to kind of privatize
14 this residential zone that sits behind -- and I can
15 see it, but I can't necessarily get to it. I can go
16 around the buildings to it. I think how we treat
17 that wall is going to be really important in terms
18 of its esthetic and its notion of kind of what's
19 happening beyond.

20 These little pieces that sit out in front
21 that are landscaped as well as the pieces at the end
22 caps, they provide quite a bit of space for an end
23 cap tenant to have -- if it's a Starbucks or
24 something to that effect -- to have an outdoor area

1 where someone could gather, have a sandwich or dine
2 or whatever.

3 But I think the bigger question is that we
4 are sensitive to the idea of creating public spaces
5 both from a commercial perspective as well as a
6 residential perspective. So as the plan evolves,
7 you know, the ability to create those plazas is
8 important, and it just adds to kind of the quality
9 of life, I think, as a function of the development.

10 MEMBER DOYLE: Thank you.

11 Moving on, the notes on this drawing
12 indicate four stories or floors, I believe, on many
13 of the buildings. I don't know if it's possible to
14 zoom in.

15 I want to confirm. You said that the
16 residential buildings, they are all three-story
17 buildings, not four-story buildings?

18 MR. TALTY: They are three-story
19 buildings, yes.

20 MEMBER DOYLE: Okay. I thought that I saw
21 that.

22 MR. TALTY: You did.

23 MEMBER DOYLE: It says four floors,
24 Residential D1, D2, D3, D4. It also says four

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1 floors.

2 MR. TALTY: Yes.

3 MEMBER DOYLE: That's a --

4 MR. TALTY: Typo.

5 MEMBER DOYLE: Thank you. Two other
6 questions.

7 You're proposing -- I noticed in the Staff
8 packet the estimated parking requirements, there's
9 about a 10 to 12 percent deviation depending on
10 which plan, and the City has a provision for shared
11 parking requests.

12 Could you talk about that request a little
13 bit and why you think --

14 MR. TALTY: Why we're requesting the
15 notion of shared parking?

16 MEMBER DOYLE: Well, I didn't use that
17 but --

18 MR. TALTY: Okay. I think in this
19 building type the residential needs -- the
20 residential demands in parking in this type of unit
21 are less as a function of what we've always kind of
22 grown accustomed to. Two cars per unit or whatever
23 it might be is simply not how these buildings live
24 any longer.

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1 The idea of the amount of grade parking
2 that we're creating in service to both the mixed use
3 as well as the residential, along with a one-to-one
4 ratio of parking within the building for the
5 residents, based upon what we've seen in the
6 marketplace, we're very comfortable that it will
7 more than adequately serve this development from a
8 shared parking concept.

9 There's going to be a lot of movement of
10 vehicles through this over the course of a day,
11 whether it be those coming to take advantage of a
12 retail or restaurant opportunity or whether it be
13 the residents themselves coming and going at the
14 beginning and the end of each and every day.

15 We're comfortable in providing the one car
16 per unit within the context of the building
17 footprint, and we're comfortable parking on-site,
18 especially utilizing the idea of the street, you
19 know, as we have in a north-south sense and this
20 street working around the buildings themselves in
21 these quads that we're creating.

22 MEMBER DOYLE: Okay. Then, also, I think
23 I read that you expect that overflow parking would
24 utilize the parking on the south side of the Jewel

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1 there; is that correct? Did I see that?

2 MR. TALTY: This piece right here?

3 MEMBER DOYLE: Correct.

4 MR. TALTY: Utilizing this?

5 MEMBER DOYLE: Yes.

6 MR. TALTY: I would guess people will park
7 there because of its proximity. I don't know if
8 there's going to be any restrictions on the ability
9 to park there.

10 MR. BAZOS: We'll have to look into the
11 arrangement.

12 Mr. Doyle, there's a cross-access easement
13 or reciprocal easement between the Jewel property
14 and this property that ensures that traffic can move
15 and exit. I'll have to check to see whether it
16 permits parking on either site, but we know it
17 permits cross access.

18 Thank you.

19 MEMBER DOYLE: Then the final question
20 within the context of the plan, the most important
21 thing is comments from the Fire Department regarding
22 access for aerial trucks.

23 So when I looked at the plans, you know,
24 the streetscape, I was very pleased with the

1 streetscape and the feel of the development
2 overall.

3 My understanding from the comments that I
4 read is that on, for instance, residential D1, D2,
5 D3, and D4, the portions of the building that are on
6 the interior where the clubhouse is facing inside
7 that parkway would not be accessible to ladder
8 trucks.

9 How have you thought about the feedback
10 from the Fire Department, and what sort of
11 objections have you considered to reconcile those
12 comments?

13 MR. PATZELT: Good evening. David
14 Patzelt, P-a-t-z-e-l-t, 77 North 1st Street, Geneva,
15 Illinois 60134.

16 Brian, we have met with the Fire
17 Department, and there's been several different
18 questions raised. The first one was the vehicular
19 movements of the truck that you have referred to and
20 what I'm going to call some of these boulevard
21 knuckles or the islands.

22 Through the engineering you can probably
23 get more into this. In engineering you have a
24 pattern where you run the truck pictorially through

1 the plan. Some of these knuckles or islands have
2 been forced to be pulled back out of the
3 intersections to allow the truck to swing through
4 the intersection.

5 This area up by D4, B3, and D5, that
6 radius had to make more of a sweeping radius to
7 allow the trucks to turn at that location.

8 I think what you're questioning is the
9 fire department's question about aerial apparatus to
10 these residential buildings and these residential
11 buildings. The code only requires that aerial
12 apparatus have one side of the building accessible
13 for that aerial apparatus. So we're technically
14 meeting that code requirement.

15 The question is then the distance between
16 that aerial apparatus vehicle and the face of the
17 building and that dimension.

18 So there's a discussion yet ongoing with
19 the Fire Department. If the truck were to be in
20 this drive aisle of this building, will the ladder
21 reach the face of the building? In essence, the
22 truck is high, and the ladder will be over the top
23 of the diagonal parked cars.

24 If that becomes a problem, one option is

1 to flip this diagonal parking so that the diagonal
2 parking is on the park side and the drive aisle is
3 on the building side, bringing now the aerial
4 apparatus closer to the building.

5 From a planning perspective, a big
6 disadvantage. When you're in the park, you get the
7 wonderful view of all the fronts of the cars versus
8 not having the cars facing the park.

9 The other disadvantage is that if you are
10 most likely going to go into the apartment building,
11 you now are parked across the street and have to
12 walk across the street after each time you park.

13 So there's pros and cons to each one of
14 those. The Fire Department understands that, and
15 they're reviewing that to see whether it's critical
16 or not that the truck be closer to the face of the
17 building or not as close to the building.

18 At this point we do not believe that the
19 fire truck has to have access on the road surface as
20 well as this green space.

21 MEMBER DOYLE: To wrap up my questions,
22 then, for Staff, will we have a representative from
23 the Fire Department here in December or will we have
24 written resolution of any questions or concerns at

1 that time?

2 MR. COLBY: Yes. We anticipate that the
3 engineering review will be substantially completed
4 at that point, and we should have comments from the
5 Fire Department verifying that the access is
6 adequate on the plans that are submitted at that
7 time.

8 MEMBER DOYLE: Okay. Thank you.

9 MR. TALTY: Member Doyle, just as a point
10 of clarity regarding this four-story versus
11 three-story issue, as I'm looking at the drawings --
12 and I'm getting old -- the residential buildings are
13 four floors, the lowest level being parking.

14 So that's representing four floors of
15 building, including the parking below, with the
16 three stories of residential. So that's why you
17 have four. The next line underneath says "Three
18 Floors of Residential."

19 So I apologize for the confusion. It's
20 three over one and four over one are the two basic
21 building types. The next use is four over one,
22 ground floor being mixed use, retail, commercial,
23 and parking in the basement. The residential is
24 three floors of residential over a floor of parking.

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1 MEMBER DOYLE: On the residential, the
2 parking is above grade?

3 MR. TALTY: Partially.

4 MEMBER DOYLE: Partially?

5 MR. TALTY: Yes. Thank you. Sorry for
6 the confusion.

7 MEMBER HOLDERFIELD: I have some comments
8 to make. Mine is pretty much about the esthetics,
9 and you talked a little bit about that as you made
10 your presentation, not only the proposed buildings
11 but the surrounding landscape. Like you said, pride
12 of place.

13 Having been adjacent to the Prairie Center
14 site for over 40 years, I'm well aware of how
15 desolate this area has become. The deconstruction
16 of a once thriving mall has left the west side of
17 St. Charles and Geneva in a state of abandonment
18 that is not emblematic of these cities.

19 To me, the name Prairie Center immediately
20 brought to my mind Frank Lloyd Wright's prairie
21 school style of architecture, and it seems to and
22 the people in the audience it's no secret that I'm
23 an architectural junkie with a deep fondness for
24 Wright's work.

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1 But I want to emphasize that what I'm
2 speaking about is not just the buildings on the site
3 but a prairie school theme of the entire site,
4 including landscaping. That's been touched upon
5 also tonight. I wish I had some visuals to make
6 this point, but maybe if we can go back to the
7 elevations of the apartments.

8 MR. TALTY: Sure.

9 MEMBER HOLDERFIELD: The characteristics
10 of the prairie style in terms of the exterior of a
11 building emphasizes the horizontal, which would be a
12 plus when we're dealing with the height of
13 multi-story apartments, which has been opposed as
14 we've gone through this.

15 The elevational views of the proposed
16 apartments -- there are residents that we see here
17 tonight -- reflect those characteristics that I'm
18 concerned with to varying degrees.

19 A characteristic of prairie style is
20 low-pitched hip roofs. We certainly saw that. We
21 do have pitched roofs. I don't know about the
22 scale. You know more about that. Perhaps that
23 could be lowered a bit.

24 Another strong characteristic is the broad

1 roof overhangs. This is where we're very short, and
2 that needs some extension if we would go down this
3 path with prairie-style architecture.

4 Arched entrances, we hit that right on
5 target. As you can see in the views here, the
6 entrances are arched. I'm very pleased with that.
7 I think that's very important.

8 Surface treatment which we touched upon,
9 stone, brick, stucco separated by contrasting bands.
10 We have evidence of that even in this style of
11 architecture, but I think all that is opinion as we
12 go down the pathway in terms of what materials will
13 be used.

14 All of this would not alter the footprints
15 of the buildings. I'm not talking about
16 indentations or projections, just the esthetic part
17 of it.

18 My whole procedure here on the plan has
19 kind of changed about the mixed use buildings,
20 talking about three-story, four-story, and there's a
21 little bit of confusion in some cases.

22 But in regard to the mixed use buildings,
23 I'm in favor of the continuation of the hip roof of
24 the apartment buildings, which I think would be more

1 desirable in creating a neighborhood setting. I
2 hope I can make that plain as I go through this.

3 Before I saw the plan that was presented
4 here of an alternate for the site, I wanted to
5 consider reducing the height of the mixed use
6 buildings D1, D2, and D3 by one level so that we can
7 put a hip roof on there.

8 I think that's important because to me the
9 facade of mixed use buildings along there, I get a
10 kind of fortress feeling. I want it to be a
11 neighborhood as we come into it; and I think if we
12 can get that with the hip roof, that's a
13 continuation of the residents, and I think that
14 would be a plus.

15 Now, that gets problematic on the one that
16 goes down the corridor there, but I'm going to let
17 you figure that one out. I'm talking about the
18 streetscape as we go through that. If nothing else,
19 I think it creates a better curb appeal as you drive
20 down 38 looking into this.

21 The prairie style is also characterized by
22 its landscaping; and if done properly, it would
23 soften the transition from the hardscape of the
24 streets and sidewalks to the structures themselves.

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1 What I'm really driving at here -- and you
2 already did it so well -- is that you would have
3 open prairie influence of green spaces. I think
4 that's important, and we seem to have that. So
5 we're going in the right direction there.

6 The site plan, both cases, Brian's and
7 what's been proposed all along, to me, based on all
8 this and what I've seen earlier, I think is well
9 thought out. I'm happy with that, certainly.

10 The landscaping associated with the
11 prairie style would be perfect for creating a
12 beautiful and inviting gateway into the west side of
13 both St. Charles and Geneva.

14 The entrance into the Prairie Center
15 located off of Route 38, which is the north-south
16 street that runs from 38 to Prairie, I've already
17 given that a name. I'm going to call that Wright
18 Boulevard, and I think that entrance is very
19 important.

20 I think it needs to be an elegant
21 architectural statement in and of itself using --
22 you already said this, too, tonight -- native stone
23 and prairie grasses and appropriate ambient
24 lighting.

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1 In closing, I just want to say this: The
2 Shodeen developments have a legacy in regard to
3 creating architecturally pleasing solutions from
4 Geneva on the Dam located along the Fox River
5 showcasing the influence of Scottish architect
6 Charles Rennie Mackintosh to Dodson Place along
7 Third Street in Geneva, which beautifully
8 articulates and extends the classic architectural
9 elements of the old Geneva Hospital.

10 So now we have an opportunity to create a
11 development that will reflect the qualities and
12 standards associated with both communities,
13 St. Charles and Geneva. I like what you said, "a
14 pride of place," but not just the visual aspect of
15 the structures but a total thematic approach to the
16 site. That's where I'm at.

17 MR. TALTY: I could not agree with you
18 more. I think you did a beautiful job.

19 MEMBER HOLDERFIELD: I think we're going
20 down the same path.

21 MR. TALTY: Completely.

22 MEMBER HOLDERFIELD: It needs some
23 tweaking. I strongly feel that way.

24 Like I said, the first time I heard the

1 term Prairie Center, we're 30 miles west of Oak
2 Park, and we have examples of prairie architecture
3 within the City of Geneva, Batavia.

4 MR. TALTY: When I think of Frank Lloyd
5 Wright, I think of not necessarily the vernacular of
6 his architecture because his architecture evolved
7 so profoundly. I don't know if there was an
8 architect -- you know, if there was ever an
9 architect who changed spots as much as he did.

10 It's reflected in its brilliance, really,
11 from Prairie School that developed in west suburban
12 Chicago to the Marin County Courthouse to the
13 Guggenheim. It's unbelievable.

14 I will tell you that the ligament that
15 connects all those is the humanity of how he
16 addressed his design concepts -- and I think you
17 touched on that -- and how he integrates -- the
18 Guggenheim is not a good example, but how he
19 integrates his architecture to the land.

20 I'm married to a landscape architect. So
21 this stuff is beaten into my head every day when I
22 come home from work. It's very important. So I
23 think the ultimate success of this development is
24 going to be that notion of not simply the building

1 mass.

2 This drawing doesn't do this any justice
3 because it's isolated. It's a one-liner. I think
4 for us to really understand this better, we've got
5 to look at it in the context of the streetscape, the
6 buildings in front and behind and adjacent.

7 This is a snapshot. It's not reflective
8 of how I think it could be successful. However, I
9 do respect and understand where you're coming from.
10 It's the idea of kind of the layering of spaces.

11 In Riverside, Illinois, which is an
12 amazing place -- I'm sure you've been to it.
13 Frederick Olmsted was the planner -- its success is
14 predicated not only on these curvilinear streets but
15 the layering of the events from the back of the curb
16 to the front of the house.

17 There's all these successive zones.
18 There's the carriage walk. There's the landscape of
19 a street. There's a front yard. Then there's a
20 zone between the yard and the house that's
21 landscaped and then, ultimately, the architecture of
22 the home.

23 I think those are the kinds of things I
24 tried to touch on before that are going to help make

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1 this humane, successful, beautiful, and respectful
2 of kind of your thoughts on this prairie style.

3 MEMBER HOLDERFIELD: What you just said
4 about layering is what I had in mind when I was
5 talking about Route 38.

6 I'm talking about one-story retail running
7 parallel to it, then transitioning up to a
8 three-story mixed use and then, finally, the
9 four-story residential units behind them, as you
10 said, the layering as we move away from the street.

11 MR. TALTY: Right. We'll get it figured
12 out, I promise. I'm confident in that.

13 CHAIRMAN WALLACE: I think we're going to
14 get back to the Plan Commission.

15 MEMBER MACKLIN-PURDY: I have a question
16 when you're done.

17 CHAIRMAN WALLACE: We've gone about half
18 an hour for the Applicant, a half an hour for the
19 Plan Commission.

20 I want to make sure to give people in the
21 audience, who came tonight to ask questions, enough
22 time to do so. So I'd like to go to the audience,
23 and then we're going to come back to the Plan
24 Commission for a few more questions and comments

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1 before wrapping it up for tonight.

2 At this time does any member of the public
3 wish to ask questions?

4 MS. BELL-LASOTA: Good evening. My name
5 is Vanessa Bell-Lasota, B-e-l-l, dash, L-a-s-o-t-a,
6 1610 Howard Street.

7 I appreciate Mr. Holderfield's comments
8 because that was encouraging at the last Plan
9 Commission meeting, and these are my questions, too.

10 The name of this project was changed from
11 Town Center to Prairie Center, and I would like to
12 ask that the developer -- I'm very encouraged by
13 what the architect is saying, this new firm, that
14 it's not going to be just a euphemism. It's going
15 to be a plan.

16 I'm encouraged that it does sound like
17 there is a plan that will reflect some of these
18 aspects of the prairie style, but those aspects, you
19 know, do include open spaces; they do include shape
20 and color and broad horizontal low portions related
21 to the ground, not just put in the ground.

22 So my concern is in your phasing, you
23 mentioned that it will be market driven, and you
24 don't know whether the first building will be

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1 residential or mixed use.

2 What will be the condition of the site?

3 Will the developer treat the 27 acres as
4 you roll out the first building or will you leave
5 the asphalt, the potholes, the blight intact as you
6 build out these buildings?

7 I'm very interested in how you will treat
8 the space because you do mention that you're not
9 going to put all the infrastructure in up front. So
10 that is one question I do have. I have others.

11 MR. BAZOS: I'm not sure we have an answer
12 for that right now.

13 MS. BELL-LASOTA: I do see that you're
14 going to have 10 percent affordable units, and I'd
15 like to ask -- and you have requested that all the
16 affordable units be in one building.

17 Which building will that be? Have you
18 made a determination of which building that will be?
19 Might it be the residential adjacent to the Jewel?

20 MR. PATZELT: No.

21 MS. BELL-LASOTA: "No" what?

22 MR. PATZELT: No determination.

23 CHAIRMAN WALLACE: David, if you could
24 state your name for the record.

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1 MR. PATZELT: David Patzelt, 77 North
2 First Street, Geneva, Illinois 60134, P-a-t-z-e-l-t.

3 The answer to the question is no, it has
4 not been determined.

5 MS. BELL-LASOTA: It has not been
6 determined?

7 MR. BAZOS: Mr. Wallace, do you want us to
8 answer these question as they go along or should we
9 just take notes on them?

10 CHAIRMAN WALLACE: Actually, the way I
11 prefer for it to be done is if you could ask the
12 questions, have them take notes on them, and then I
13 think that will be a little more efficient.

14 MS. BELL-LASOTA: All right. Okay. Well,
15 my second-nature question -- and then I will be
16 seated -- is regarding the density bonus option for
17 the developer.

18 Because St. Charles has met the affordable
19 housing requirement that the state of Illinois gives
20 us and we've exceeded the number of affordable
21 units, will you be building affordable units or will
22 you be giving the City the fee in lieu? Have you
23 determined that yet?

24 And then there is a Section 19.2.080 on

1 the density bonus that says that for every
2 affordable unit that's constructed, you will be
3 allowed one bonus dwelling unit permitted for each
4 affordable unit, not to exceed 120 percent of the
5 base density.

6 My question for the developer: That would
7 be basically not to exceed 20 percent of the 609
8 units, which by my calculations would be about 150
9 additional residential units you might be allowed.

10 Will you be taking advantage of the
11 density bonus?

12 Probably my last question is: How are you
13 going to define the park space? It will be private
14 park, correct, not an agreement with the Park
15 District, or have you determined that yet? That
16 would be my question. How will you define the park
17 space?

18 Will it have amenities? Will it simply be
19 green space? Will it be like Mr. Holderfield said?
20 Will it be the kind of landscaping as we have like
21 out on Crane Road? They've done a beautiful job of
22 prairie style landscaping.

23 That would be the sum of my questions.

24 Thank you.

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1 CHAIRMAN WALLACE: All right. Do you want
2 to address those right now or should we just go on
3 and we'll --

4 MR. BAZOS: I think it would be our
5 preference to just take the questions and maybe we
6 won't answer, unless you ask us to. We may not have
7 all the answers tonight. This would be good for
8 next time.

9 CHAIRMAN WALLACE: Sure.

10 MR. AMUNDSON: I just have a quick
11 question.

12 CHAIRMAN WALLACE: Well, if you haven't
13 been sworn in, you can't speak.

14 Do you want to be sworn in?

15 MR. AMUNDSON: Sure.

16 (Witness duly sworn.)

17 CHAIRMAN WALLACE: Come on up. State your
18 name. Spell your last name.

19 MR. AMUNDSON: David Amundson,
20 A-m-u-n-d-s-o-n. I live at 500 Cedar Street.

21 Are you taking comments right now or is
22 this questions only?

23 CHAIRMAN WALLACE: We're doing it a little
24 bit looser than we have in the past because we're

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1 going to be doing multiple meetings. We're
2 addressing more the general issues with the
3 application at this meeting.

4 So go ahead.

5 MR. AMUNDSON: Okay. I apologize. This
6 is not terribly organized.

7 General thoughts: The whole concept of a
8 sense of place, a sense of pride, a sense of the
9 town that it's in, the elevations that are being
10 shown tonight are lacking, I think, at best. I
11 might be being a little bit generous.

12 I can see this building being built in any
13 town or anywhere under any circumstance, and it
14 worries me a little bit that I see the same
15 footprint repeated again and again and again as if
16 there's one prototype and we're going to see seven
17 of one and 12 of the other or something, which is
18 going to make this monotonous, not neighborly.

19 It's a huge concern that I have, and I
20 know both of you are capable of doing better,
21 absolutely. From seeing your work, from seeing the
22 photos in Park Ridge, it's fabulous work. I know
23 the development team can do better than this.

24 I think to whatever extent we can urge

1 them to do so, I think we would be wise to do that.

2 On the positive side, I think it's
3 absolutely rock and roll the mixed use on Prairie
4 Street with the diagonal parking in. I think a
5 shopkeeper would have to be an idiot to not have a
6 successful shop there with as much foot traffic as
7 is on the sidewalks every single day. I think it's
8 a fabulous idea.

9 In general, the angle-in parking in front
10 of a lot of the mixed use that's there, I think
11 that's a good way. It's one of the reasons our
12 downtown doesn't work is because we don't have
13 parking in front of the shops.

14 So there's some good things about this.
15 I'm not going to be all negative here. There's some
16 things that we can support but, yeah, more diversity
17 on the architecture.

18 The pool looks kind of really timid. It
19 looks lost where it is. It looks maybe too small to
20 be useful. I don't know that I'd want to go
21 swimming there. I don't know that I'd want to take
22 my kids swimming there.

23 The green spaces, the park coming off the
24 main roundabout, I think that's going to be a

1 no-man's land. I think there's different ways to
2 treat that. The green space between D1, 2, 3, and 4
3 I think is going to feel oppressive if you really
4 put yourself in that space.

5 There's people that have done
6 psychological studies about appropriate widths for
7 greens like that in terms of what feels nice. I
8 think it would be better to move the buildings back
9 a little bit and do hardscaping and park cars there
10 to make it look like an Italian piazza. Let's be
11 urban serious about it.

12 Beyond that, Brian, I think your point was
13 dead on about that's a nice little spot for
14 restaurants. Then we were told that we can't do the
15 ramps on the ends of the buildings, but yet I look
16 and see mixed use in Building D1 has a ramp on the
17 end of the building.

18 So apparently the engineering can work.
19 So why not put it on D2 and D3 and open up that spot
20 for a bigger gathering place?

21 And then lastly -- and I'll have to make
22 it very, very clear I'm speaking here as a resident,
23 not as a member of the Housing Commission. I think
24 it's absolutely a huge mistake to put all the

1 affordable housing in one building.

2 The zoning ordinance calls for it to be
3 spread evenly through the site. I think that's
4 equitable. I think that's fair. I think there's
5 a reason why the ordinance was written the way it
6 was.

7 Just looking at the track record of public
8 housing in this country, which this is not public
9 housing, but in general with affordable housing, I
10 think concentrating it in one space is a mistake. I
11 think spreading it throughout the entire development
12 would be a much, much better solution.

13 That's what I have to say. Thank you for
14 your time.

15 CHAIRMAN WALLACE: Thank you. All right.

16 Were you sworn?

17 (Witness duly sworn.)

18 MS. MALAY: Kim Malay, 526 South 16th
19 Street, St. Charles. M-a-l-a-y.

20 First off, let me say that obviously we've
21 been at this for over eight years, and there are
22 still concerns about adding an additional 609 units
23 into an already dense apartment area, the impacts
24 that it has on the property values and the issues

1 that we've had.

2 I want to kind of point out something
3 that's kind of interesting, that over the years I
4 have -- in fact, over the last four years, I have
5 found drug paraphernalia in my yard. I have found
6 that they have stolen things out of my yard. We've
7 had drug dealers walking the sidewalks and that type
8 of thing.

9 Interesting, though, the properties, the
10 two apartment complexes right up against our
11 neighborhood, Covington Court and Wessel Court, were
12 sold to different owners.

13 It has been managed very well, and I am
14 not having my car broken into. I am not seeing the
15 drug dealers walking down the street. I am not
16 finding the drug paraphernalia.

17 So I am concerned that we are having that
18 same owner construct additional buildings.

19 CHAIRMAN WALLACE: Let me just interrupt
20 you. Let's focus on specifics on the plan.

21 MS. MALAY: I'm getting there.

22 I want this stated because of the fact
23 that this plan, as it's presented right now with the
24 architecture and the materials and that type thing,

1 is basically what we have in those two apartment
2 complexes. It's cookie cutter. It looks exactly
3 like what we already have, and we've been dealing
4 with the problems with that.

5 The developer is saying that it's going to
6 be luxury. Let's make it luxury. Let's look at the
7 materials. As you pointed out, let's look at the
8 architecture. Let's make it high end. Let's really
9 put some effort into it.

10 Dodson Place is a great example of some
11 nice architecture, great materials. It looks
12 classy. Uptown in Park Ridge is another great
13 example of materials and design and flow, and it
14 looks classy. It looks luxury.

15 We deserve to have a development -- if
16 we're going to allow a dense apartment complex like
17 this to go in, we should be looking to have that
18 happen. We should be making sure that it is a
19 positive impact on the neighborhood, not your cookie
20 cutter that we're going to be looking at the same
21 issues that we were before. So I would really
22 encourage that we do really hone in on that
23 architecture.

24 I'd also say I agree with David in a lot

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1 of ways that the mixed use along Prairie is a really
2 nice addition. My concern is that, as I'm sure most
3 of you know, the more massing you have in retail,
4 the more positive impact that has on retail.

5 So I really do think that maybe at least
6 pulling in some of that mixed use along that 38
7 route might be a good option. That way there is
8 more convenience for shopping. People can walk.
9 They can park their car, walk, not have to worry
10 about it.

11 So I would like you to consider pulling
12 all of that mixed use down and putting it all
13 together so that we really do have a nice shopping
14 area and having it flow.

15 If you take a look at Uptown in Park
16 Ridge, that pedestrian friendly flow is there, and
17 maybe even looking at a redesign of how that is all
18 laid out so that that does flow nicely.

19 I know we have said before that retail is
20 not working there. Commercial is not working there.
21 I do want to call attention to the fact that we
22 have -- the south side of Route 38, there's a lot of
23 filled buildings there now. There's very few
24 vacancies there. So there is some demand there.

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1 There's the CVS that just went in. We've
2 had Mariano's looking in the area, that type of
3 thing. So I would say that it's possible. So
4 again, to pull that mixed use together would help.

5 I also would ask that some type of
6 contingency be put on that this is the only area
7 that the residential will be allowed, that it cannot
8 go -- if Jewel goes out, it cannot spread over to
9 there. If Binny's or any of those retailers go out,
10 that cannot spread over there and also on the south
11 half of 38 because, in fact, when we looked at that
12 comp plan, there was supposed to be a more balanced
13 mix of residential and commercial.

14 This obviously is very one-sided. So if
15 we're going to put it all here, then it shouldn't be
16 spreading anywhere else.

17 Then, also, I'd like to have a stipulation
18 that if this project goes through, that the mixed
19 use be the first phase so that the City and the
20 developer get something out of it and we are ensured
21 that it is commercial that is getting put on that
22 property and not all residential.

23 So that would be my feedback.

24 CHAIRMAN WALLACE: Thank you.

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1 Anyone else? Go ahead.

2 MS. TAWNEY: Tavia Tawney, 1242 South 11th
3 Street, St. Charles. T-a-v-i-a T-a-w-n-e-y.

4 I just had a couple questions. The
5 parking, I think I understood the mixed use, but I
6 wasn't 100 percent sure that I understood the
7 parking.

8 So making sure that there was enough
9 parking for the residents, assuming that there may
10 be two cars there I understood, changing patterns,
11 but really making sure we don't end up with a major
12 parking issue or allowing those residents to park in
13 the mixed use and, thus, reducing the ability for
14 people who want to use the mixed use.

15 I am very familiar with the Park Ridge
16 area. I spent quite a bit of time actually in that
17 development, which is very nice. It is very active
18 pedestrian. Because of the way the parking is set
19 up, it's very nice. So I definitely like that. I
20 really like OKW's plan there.

21 I agree with what some of the other people
22 have said as far as upgrading some of the
23 development.

24 I also had a question regarding the water

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1 feature. I don't consider just a spray fountain
2 something that makes it unique. So again, really
3 upgrading that retention area to a showcase, if
4 affordable, other than just a spray area.

5 Also, questions on traffic with the
6 addition of mixed use areas, as the Prairie Street
7 and 7th Street four-way stop is really backed up
8 already at about 6:15. So concern about additional
9 traffic along Prairie Street, which is pretty dense
10 right now.

11 Then, also, I completely agree with
12 spreading out any low-income affordable housing
13 throughout the complex and not clustering it in one
14 area.

15 Thank you.

16 CHAIRMAN WALLACE: Thank you.

17 Yes, sir?

18 MR. NORGAARD: My name is Larry
19 Norgaard -- that's N-o-r-g-a-a-r-d -- 1214 South 6th
20 Street, St. Charles.

21 I'm just going to add, I agree with
22 spreading the affordable living throughout the area
23 for the benefit of them as well as the other
24 residents.

1 One of my major concerns I'd like you to
2 address and answer somewhere down the line, I've
3 talked to all number of architects and engineers who
4 have been here over the last several years we've
5 been fighting this development, and they say that
6 every builder -- every builder -- will offer
7 high-end apartments; but when the market doesn't
8 demand it, they bring it down.

9 So I would like to go along with the
10 suggestions on the quality of the development to
11 prevent -- or some guarantee that the rents will not
12 go down in value and downgrade the quality of the
13 people who are living there.

14 Thank you.

15 CHAIRMAN WALLACE: All right. Anything
16 else before we go back to the Plan Commission?

17 (No response.)

18 CHAIRMAN WALLACE: I have a couple of
19 questions.

20 One of the issues that I see in looking
21 at the plan is the east-west thoroughfare -- and
22 that's one of the things that Brian's Exhibit A
23 addressed -- is the fact that going west to east
24 through the development, you would end up at a T

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1 or an entrance into a parking lot, as opposed to
2 the street that is on the east side of the
3 development.

4 Has there been any thought in redirecting
5 that to go into where the street is on the other
6 side, Vanderbilt Street?

7 MR. BAZOS: We're not sure we understand,
8 Mr. Wallace.

9 CHAIRMAN WALLACE: The main thoroughfare
10 from east to west through the development, this
11 thoroughfare.

12 MR. TALTY: Connecting these pieces right
13 here?

14 CHAIRMAN WALLACE: Yeah. That connects
15 into a parking lot, the parking lot in front of
16 Binny's.

17 MR. TALTY: Correct.

18 CHAIRMAN WALLACE: The street that's in
19 front of Binny's, which is also where Jiffy Lube
20 is --

21 MR. TALTY: Here.

22 CHAIRMAN WALLACE: -- has there been any
23 thought to redirecting the street, even if it means
24 that the street would have to do a jog or something

1 like that, so that it matches up with the street
2 down there?

3 MR. TALTY: There is connectivity across
4 this point here. So if we look at kind of the
5 thoroughfare, the streetscape in front of these
6 mixed use buildings, D1 through D3, there is the
7 ability for vehicular traffic to connect across into
8 the parcel to the east.

9 I understand your point about this dying
10 into the T condition. I suppose it wasn't the
11 idea -- it's not necessarily the idea that we want
12 to get somebody at the west end of the property
13 and get them going, you know, at 70 miles an hour
14 across through all this stuff.

15 We want to allow for that connectivity but
16 not necessarily in the context of a city street or
17 an urban street, but having the ability to go from
18 Site A to Site B I think would be helpful.

19 CHAIRMAN WALLACE: I guess the thing that
20 I see, in having the boulevard there with your
21 plan -- I'll call the bigger divided street a
22 boulevard, the other one more of just a cut --

23 MR. TALTY: Perfect.

24 CHAIRMAN WALLACE: -- a parking lot,

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1 really.

2 MR. TALTY: Yes.

3 CHAIRMAN WALLACE: The parking lot street,
4 you do have retail and mixed use on either side of
5 it making it seem more urban, more like a city
6 street; but on the boulevard you only have mixed use
7 on one side, which to me seems like it would be
8 uninviting to people driving to go up into the
9 remainder of the development.

10 The way that it's been set up, the circle
11 drive, the water feature, I think in doing it that
12 way, that kind of loses its sense of uniqueness
13 because you have everyone concentrated on the south
14 side of the development, and you're basically
15 building a wall of residential to dissuade them from
16 going up into the center of the development.

17 Now, if that's the objective, if it's
18 intended that this all be residential, that's fine,
19 but maybe we should change the boulevard --
20 interchange the boulevard with the parking lot.

21 That wouldn't be my preference, but I
22 think that you're trying to get the best of both
23 worlds. It's not really getting it.

24 MR. TALTY: I understand.

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1 I mean, I think the idea -- we want to
2 encourage this vehicular traffic through the site
3 north to south, south to north. It's not the intent
4 to block people and say, "You're not allowed past
5 here."

6 I think the idea of this mixed use and
7 commercial zone is just that. This is a commercial
8 development here. The idea of coming in and parking
9 here, you know, perhaps and walking over here to
10 experience one retail and then coming here to
11 experience -- this is kind of a, you know, town
12 environment. Park your car and wander and walk, and
13 go from Point A to Point B.

14 I think when we get back here, there is
15 the notion that this is more the public realm and
16 this is more of the residential realm. It's not to
17 say -- it's not a black and white issue, but the
18 idea is that this is going to be a little quieter.
19 We're going to slow it down.

20 That was part of the purpose of this
21 roundabout was to get cars to understand that this
22 is a special district within this site.

23 So, you know, we want to encourage
24 circulation through it. We just don't want to --

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1 you know, there is a distinction between the front
2 yard and kind of a more private zone to the north, I
3 guess.

4 CHAIRMAN WALLACE: I mean, quite candidly,
5 the thing that you said that bothers me the most is
6 that the mixed use, B1, 2, and 3, will be market
7 driven; but I think with the plan that we're looking
8 at right here, we all know what the market is going
9 to drive. It's going to end up being residential.

10 I, for one, am not opposed to the
11 residential density because I believe that in order
12 to end up with the luxury with the pedestrian flow,
13 you're going to have to have density. That's also
14 going to drive the retail and restaurants as well.

15 MR. TALTY: Correct.

16 CHAIRMAN WALLACE: So I don't have a
17 problem with density.

18 But I think in order to make the center of
19 this really a special place, there has to be
20 something -- I love the Park Ridge development, and
21 that is kind of what I'm thinking about when I look
22 at this and maybe bringing more open space around
23 the west side of the roundabout, maybe converting
24 the north end of B1 into really a centerpiece sort

1 of structure.

2 The other thing is I think the D1, D2,
3 there really needs to be serious consideration into
4 converting them into something that's more retail
5 oriented and possibly, even across the street from
6 mixed use B-1, bringing a mirroring use instead of
7 having just the ends of residential units across the
8 street, even if it means that you have a large
9 U-shaped building where the end of it is retail
10 with, you know, residential above. I think that
11 that would bring people up into where we want them
12 to go.

13 I have doubts about the feasibility of
14 mixed use on Prairie Street. I know that there are
15 a lot of people that walk down Prairie Street, but I
16 also remember the days when the mall was here and
17 people didn't really walk down Prairie. They walked
18 down to the mall.

19 The reason a lot of people walk down
20 Prairie is because they're going to Jewel or they're
21 going somewhere else like that; but I think that
22 once this development goes in here, people are going
23 to enjoy walking down through it. That would be --
24 you know, for pedestrians, that's where they want to

1 go.

2 But I think bringing it down into the
3 heart of it where you have more of a retail mixed
4 use focus certainly on the south end but also up
5 through the middle really is going to define the
6 heart of this development.

7 Well, I know that this will most likely be
8 an unpopular thing to say, but if that means
9 bringing in more retail -- by bringing in more
10 retail, I'm not suggesting that you reduce the
11 number of residential units. I would suggest going
12 up with a couple of the buildings to maintain the
13 level of residential density but adding retail
14 density that's going to be retail density.

15 I know on your Uptown development, you
16 said that there are 250 residential units with
17 90,000 square feet of retail. If we extrapolate
18 that into this development, the 608 units, that
19 would mean about 220,000 square feet of retail, and
20 we're only proposing a little bit over 100,000.

21 So I know that the formulas aren't the
22 same because the areas aren't the same --

23 MR. TALTY: Correct.

24 CHAIRMAN WALLACE: -- but there is a lot

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1 of traffic flow here. There's a lot. I know it's
2 not directly on the streets. I have never been
3 there, but I did look at it and see where it was at.

4 I think that both the residential and the
5 retail are, you know, symbiotic. I mean, they
6 support each other.

7 MR. TALTY: I completely agree, yes.

8 The Uptown project is a tough comp because
9 it is downtown. It is what they've got. It's a
10 grocery store. It's furniture stores. It's retail
11 of larger scale. It's restaurants. It certainly
12 could function here, but it's a very urban
13 experience versus this. They didn't have a lot of
14 other retail options proximate to this in terms of
15 the Park Ridge thing.

16 So here we have a wealth of retail. We
17 have all kinds of things that we can participate in.
18 We're very fortunate in this area to have all the
19 great national retailers represented.

20 This is going to be a very different kind
21 of an animal from a retail perspective, and I think
22 we've got to be sensitive to that going into it.

23 CHAIRMAN WALLACE: One of the things that
24 stood out to me when I first saw the site plan was

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1 the -- I had an issue with the western edge of the
2 property, and I've said this from day one. Wherever
3 you are in this area, you're looking at the back of
4 Jewel.

5 I don't know if I suggested or if I just
6 suggested in my head that maybe Residential C1 even
7 be expanded to form an L shape to go across that
8 space and enclose the water feature, make it more
9 inclusive of the development while also blocking off
10 that undesirable area.

11 The other thing that stood out to me is
12 that large parking lot, and I understand the need to
13 have a certain number of parking spaces. I don't
14 agree with it. I mean, I think that a lot of our
15 developments are so overparked it's ridiculous.

16 MR. TALTY: Agreed.

17 CHAIRMAN WALLACE: I think in order to
18 make it pedestrian friendly doesn't mean that
19 everyone has to drive their car and have a parking
20 space immediately available to them.

21 Downtown Naperville is very pedestrian
22 oriented, and it's very difficult to find parking,
23 but you can.

24 MR. TALTY: Yes.

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1 CHAIRMAN WALLACE: I don't think that's a
2 detractor from the development. I don't think it's
3 a nuisance for people that choose to come there.

4 So I guess the large parking lot I'm not
5 crazy about. I would much rather have it either be
6 more mixed use, more open space. By "open space,"
7 I'm not saying a field, you know, usable.

8 MR. TALTY: Something.

9 CHAIRMAN WALLACE: Unique open space.

10 MR. TALTY: Yeah. I mean, at one point in
11 time we did have a building that sat -- I think C-1.
12 It might have been an L-shaped building that kind of
13 closed the loop so that as you're coming down the
14 street, you're looking into a space rather than
15 through this thing.

16 The problem is, though, that you have
17 residential which is looking directly into the
18 backside of that Jewel service area, and that
19 becomes really tough. Those are the last apartments
20 I'd ever want to live in.

21 So we were conscious of, you know, putting
22 end caps on buildings most proximate to that service
23 court behind there so that we didn't diminish their
24 value.

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1 CHAIRMAN WALLACE: What about on our
2 1st Street development we have a building where
3 the first and second floors of the building are
4 retail on one side and parking on the rear side and
5 then above?

6 Now the entire building appears to be not
7 parking from the front, but certainly there's no
8 diminishment in value if there's parking facing the
9 back of Jewel.

10 Is anything like that being considered?

11 MR. TALTY: Correct. We can consider
12 that. We'll look at that.

13 CHAIRMAN WALLACE: Okay.

14 Yes, Laura? Sorry.

15 MEMBER MACKLIN-PURDY: A lot of my
16 questions have been answered.

17 I did have a question because one of the
18 first things that was said during the presentation
19 was that this was a pedestrian friendly complex,
20 home feeling.

21 It's hard for me to tell exactly where all
22 the walkways are, but how have you integrated that?

23 And what was your plan in terms of the
24 pedestrian friendly environment?

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1 And is that a walkway around the detention
2 pond?

3 And how would one get easily from the
4 north to the south on foot?

5 MR. TALTY: Good questions.

6 I think it's very difficult at this scale
7 to accurately represent how all this functions. The
8 idea, though, is that there is a system of sidewalks
9 north, south, east, and west that connects the faces
10 of the buildings, that circumvents the pond.

11 We have to be sensitive to that, too. We
12 have to be very careful with a safety issue of all
13 that stuff in terms of accessing that water's edge.

14 But it is the intent that people can walk
15 from Prairie Street down the sidewalk, carriage
16 walk, around the turnabout, either around the pond
17 or connect back to the face of this mixed use B-1
18 and all the way through the site out onto 38, if
19 necessary.

20 The same holds true across the face of the
21 carriage walk, across the face of all this parking
22 in an east-west fashion.

23 Again, you can't see it because it's only
24 a 5- or 6-foot-wide carriage walk, but the idea of

1 allowing safe pedestrian travel across and through
2 this site is very integral to its success.

3 I've got 10- and 12-year-old little girls
4 at home, and I'm very sensitive to the idea of them
5 navigating through spaces. Their bikes have become
6 their world now, and it's a whole different series
7 of concerns that I have versus the days when they
8 were four and I've got them by the hand.

9 So, you know, we're very sensitive to all
10 this stuff, and we want to make sure that people,
11 residents, visitors, the customers can kind of
12 safely get around.

13 MEMBER MACKLIN-PURDY: In a way, this
14 reminds me a little bit of the Promenade up in
15 Barrington, and what they have done to help with
16 traffic flow is raised those areas, like the brown
17 areas, to stop people from driving so fast.

18 MR. TALTY: Sure.

19 MEMBER MACKLIN-PURDY: Is that a
20 consideration?

21 MR. TALTY: Sure.

22 I think there's a textural issue with that
23 paving that reminds people to slow it down, whether
24 it be a concrete, you know, gentle curb that you

1 roll over. You're not damaging anything, but you
2 roll over it, and you sense the difference in the
3 color certainly and the texture of the pavement. It
4 gets people to slow down as they work through the
5 site. That's the intent of all this, much like the
6 downtown.

7 I mean, as you go from intersection to
8 intersection, you have to be sensitized to the fact
9 that there's activity around you.

10 CHAIRMAN WALLACE: Thank you, Laura.

11 Tom?

12 MEMBER PRETZ: My question is really a
13 request because I know for our next meeting you'll
14 have all these pages of answers to all these
15 questions.

16 So if you could add on to this one
17 request, and I'm sure you're well aware of our most
18 recent Comprehensive Plan. I need things a little
19 simplified for me.

20 My question to you is: Taking a look at
21 that Comprehensive Plan and bumping that up against
22 your proposal here, would you list for me all of the
23 aspects that are supporting our Comprehensive Plan
24 for this particular area?

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1 It could be one, it could be 150 reasons.

2 MR. TALTY: Yes.

3 MEMBER PRETZ: And feel free to be
4 ongoing.

5 MR. TALTY: You got it.

6 MEMBER PRETZ: Thank you.

7 MEMBER SCHUETZ: I have an additional
8 comment.

9 You mentioned earlier about the pavement.
10 You mentioned that many times. That's great, but I
11 did want to mention on the pool aspect there.

12 I think many of us have been in
13 communities where initially the pool might be a good
14 idea, but people tend not to use it over a period of
15 time. Even our own pools we might have in our
16 yards, right away it's great, but you don't use them
17 for a year or two.

18 So I wanted just to suggest that maybe you
19 consider -- there's some cities that I've lived in
20 across the country and many us have seen where you
21 have an interactive pool, whether it be a reflective
22 pool or whether it be some kind of a low-profile
23 fountain that you walk into.

24 MR. TALTY: Sure.

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1 MEMBER SCHUETZ: I know in Atlanta, we
2 lived down there, and it had that in the city. It
3 was very pedestrian friendly and added a lot to the
4 community, I felt. It was usable. So it's
5 something to consider.

6 MR. TALTY: Play and Splash pads, sure.

7 MEMBER SCHUETZ: More water but --

8 MR. TALTY: I mean, the water that shoots
9 up through the pavement, and it's an area to gather,
10 and kids can play and it's safe.

11 MEMBER SCHUETZ: Right.

12 MR. TALTY: Esthetically pleasing.

13 MEMBER SCHUETZ: Right.

14 MEMBER MACKLIN-PURDY: Something more
15 urban.

16 MEMBER SCHUETZ: Yes.

17 CHAIRMAN WALLACE: Brian?

18 MEMBER DOYLE: I just have a couple
19 comments for the end.

20 A couple of you mentioned the handout that
21 I distributed. I just want to talk about that
22 really quickly for the public in the audience who
23 doesn't have a copy.

24 If you look on mixed use D3 and

1 residential D2, what the illustration shows is
2 basically sort of a U where the building continues
3 in a north-south fashion to create a bridge there,
4 and the exact configuration of the building is not
5 as much a priority for me whether it's a U or
6 whether it makes an L to bridge the space between
7 it.

8 The point is that I feel that -- getting
9 back to the question of where mixed use retail is,
10 I've heard a couple of comments from Kim Malay about
11 bringing it down towards 38.

12 If you are standing in front of Binny's
13 and you're looking westbound, I think there's a
14 missed opportunity right now in the design for a
15 complementary commercial retail use facing the
16 Binny's parking lot.

17 MR. TALTY: I agree.

18 I think there's an opportunity for an end
19 cap here. It serves not only our development but
20 also serves as a western boundary to Binny's, and
21 there's kind of a synergy that can be developed
22 between these two sites.

23 MEMBER DOYLE: Yes, exactly.

24 MR. TALTY: I agree.

1 MEMBER DOYLE: So that is one suggestion.

2 In general, I'm so appreciative of the
3 changes that you made to the streetscape between
4 the concept plan that we saw a couple months ago
5 and what we see today. The north-south spine is
6 just night and day between what we saw before versus
7 just sort of a spreading parking lot. So thank you
8 for that.

9 A couple of other things. We've talked
10 about Jewel. I don't know if -- I would emphasize
11 screening on the eastern face of the Jewel behind
12 the Jewel.

13 You know, you have this water feature and
14 this roundabout. It would just be a disappointment
15 if you invested all that time and energy into a
16 pleasing turnabout and you're looking west at
17 delivery trucks.

18 And finally, I would like to give back on
19 comments from Jim and from David Amundson about
20 architecture and the architectural elevations.

21 I think David's idea about a piazza is
22 really intriguing to me, and it sort of fits with
23 this idea of a reflecting pool or different types of
24 uses.

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1 I think that when you think about the hip
2 roofs, it is true that this is a style that we see
3 throughout suburbia. It has a very suburban feel,
4 and this is a site that doesn't need to be a
5 suburban site. It can be something different and
6 something a little bit more exciting.

7 When you were in front of us last time,
8 you talked about transitory development. I would
9 like this to be a transient oriented site and for us
10 to think long-term about the regional needs up and
11 down Randall Road.

12 It's for that reason I've always supported
13 multifamily on this site because I think that there
14 are a lot of places where it's not appropriate, but
15 here there are opportunities to tie into
16 transportation nodes now or in the future.

17 David has a lot of good ideas. I've
18 learned that he's right when he says people can do
19 better, that we can do better. So I would strongly
20 encourage you to take his ideas to heart and think
21 about ways that the design can be improved.

22 Thank you.

23 MR. TALTY: Thank you.

24 CHAIRMAN WALLACE: All right. Anyone

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1 else?

2 Go ahead.

3 VICE CHAIRMAN KESSLER: I just have a
4 comment.

5 I've been listening tonight, and I have to
6 tell you I'm pretty heartened. I think it's clear
7 that the Applicant obviously took a leap of faith
8 and wants to build something there.

9 I think it's also clear that the
10 residents, my neighbors here, feel the same way. We
11 want something built here, and I think we're zeroing
12 in on not just whether something is going to be
13 built or not but the quality and how we're all going
14 live with it.

15 I'm excited that we're finally on a path
16 to get something completed there. That being said,
17 I agree with pretty much everything that's been
18 pointed out. I think more than anything else, it's
19 the appearance and the feel of the development that
20 we as residents want to see.

21 We want some quality. We want something
22 that we can enjoy; that if I lived a street over,
23 I'll feel like going over there, too. If there's
24 any message that you got tonight, that would be it.

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1 There has been some good ideas about how
2 to align the development, and I think we've got a
3 couple more -- at least one more meeting. I'd like
4 to see more about the traffic and the
5 infrastructure, and we'll talk some more about that
6 at our next meeting.

7 This is great. I'm glad that everybody is
8 here, and I hope all of you that are here tonight
9 will come to the next public hearing.

10 CHAIRMAN WALLACE: Before we wrap up, is
11 there anything else from Staff?

12 What is the date to continue?

13 MR. COLBY: December the 6th.

14 CHAIRMAN WALLACE: All right. Based on
15 that, is there a motion?

16 VICE CHAIRMAN KESSLER: Can I move that we
17 continue the public hearing to December 6th?

18 CHAIRMAN WALLACE: All right. Second?

19 MEMBER SCHUETZ: Second.

20 MEMBER PRETZ: Second.

21 CHAIRMAN WALLACE: Any discussion on the
22 motion?

23 (No response.)

24 CHAIRMAN WALLACE: Just to reemphasize, of

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1 course, there have been a lot of things that have
2 been raised. I'm sure the developer is going to
3 work tirelessly to come up with some answers to
4 questions and some responses to some of the
5 concerns.

6 MR. BAZOS: All questions.

7 CHAIRMAN WALLACE: Yes, all questions, and
8 I know that you were very diligently taking them
9 down. Thank you.

10 Also, at the next meeting we would like to
11 focus -- I mean, even though we are going to
12 continue this discussion at the next meeting with
13 the new information, we also would like to focus on
14 the infrastructure, on the traffic study
15 specifically, and any other infrastructure related
16 issues that we have.

17 So any questions from anyone before we
18 take a vote?

19 (No response.)

20 CHAIRMAN WALLACE: All right. Tim?

21 VICE CHAIRMAN KESSLER: Spruth.

22 MEMBER SPRUTH: Yes.

23 VICE CHAIRMAN KESSLER: Holderfield.

24 MEMBER HOLDERFIELD: Yes.

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1 VICE CHAIRMAN KESSLER: Doyle.
2 MEMBER DOYLE: Yes.
3 VICE CHAIRMAN KESSLER: Schuetz.
4 MEMBER SCHUETZ: Yes.
5 VICE CHAIRMAN KESSLER: Purdy.
6 MEMBER MACKLIN-PURDY: Yes.
7 VICE CHAIRMAN KESSLER: Pretz.
8 MEMBER PRETZ: Yes.
9 VICE CHAIRMAN KESSLER: Wallace.
10 CHAIRMAN WALLACE: Yes.
11 VICE CHAIRMAN KESSLER: Kessler, yes.
12 CHAIRMAN WALLACE: This is continued to
13 December 6, 2016, in the same room at the same time.
14 Item 5 on the agenda, additional business
15 from Plan Commission Members. Staff? None? All
16 right.
17 We all received a weekly development
18 report.
19 VICE CHAIRMAN KESSLER: Yes.
20 CHAIRMAN WALLACE: And the meeting
21 announcements, are we definitely going to have
22 meetings on December 1st and 2nd?
23 Mr. COLBY: November 1st, yes. We have
24 items scheduled.

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1 CHAIRMAN WALLACE: Please, everyone.

2 We'll be done in just a minute. I promise.

3 Any public comment?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Is there a
6 motion to adjourn?

7 MEMBER DOYLE: So move.

8 MEMBER SCHUETZ: Second.

9 CHAIRMAN WALLACE: All in favor?

10 (The ayes were thereupon heard.)

11 CHAIRMAN WALLACE: Moved and seconded.

12 The St. Charles Plan Commission is
13 adjourned at 9:00 o'clock p.m.

14 (At 9:00 p.m., the proceedings were
15 continued to Tuesday, December 6, 2016,
16 at 7:00 p.m.)

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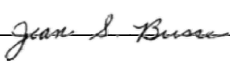
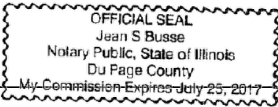
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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
3 I, Jean S. Busse, Certified Shorthand
4 Reporter No. 84-1860, Registered Professional
5 Reporter, and a Notary Public in and for the
6 County of DuPage, State of Illinois, the officer
7 before whom the foregoing hearing was taken, do
8 hereby certify that the foregoing, Pages 1 through
9 96, inclusive, is a true and correct record of the
10 proceedings; that the testimony was taken by me
11 stenographically and thereafter reduced to
12 typewriting; and that I am neither counsel for,
13 related to, nor employed by any of the parties to
14 this case and have no interest, financial or
15 otherwise, in its outcome.

16 IN WITNESS WHEREOF, I have hereunto set my
17 hand and affixed my notarial seal this 25th day of
18 October, 2016.

19
20  

Certified Shorthand Reporter

21
22 Registered Professional Reporter
23 My Commission Expires July 25, 2017.

24