

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, DECEMBER 6, 2016**

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

Members Absent: Michelle Spruth

Also Present: Russell Colby, Planning Division Manager  
Rita Tungare, Director of Community & Economic Dev.  
Chris Bong, Development Engineering Manager  
John McGuirk-City Attorney  
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 November 1, 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 November 1, 2016 Plan Commission meeting. Mr. Doyle abstained.**

**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. Pretz, and unanimously passed by voice vote to continue the public hearing to January 10, 2017 at 7:00 p.m. in Council Chambers.**

**Minutes – St. Charles Plan Commission**  
**Tuesday, December 6, 2016**  
**Page 2**

- 5. Additional Business from Plan Commission Members or Staff-None.**
- 6. Weekly Development Report**
- 7. Meeting Announcements**
  - a. Plan Commission
    - Tuesday, December 20, 2016 at 7:00pm Council Chambers
    - Tuesday, January 3, 2017 at 7:00pm Century Station Training Room
    - Tuesday, January 10, 2017 at 7:00pm Council Chambers
    - Tuesday, January 17, 2017 at 7:00pm Century Station Training Room
  - b. Planning & Development Committee
    - Monday, December 12, 2016 at 7:00pm Council Chambers
    - Monday, January 9, 2017 at 7:00pm Council Chambers
- 8. Public Comment**
- 9. Adjournment at 8:29 p.m.**



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## **Transcript of Hearing**

**Date:** December 6, 2016

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Prairie Centre (former :  
St. Charles Mall Site), :  
Shodeen Group, LLC, :  
Application for Special :  
Use for Planned Unit :  
Development, Application :  
for PUD Preliminary Plan. :  
-----x

HEARING, Volume II  
St. Charles, Illinois 60174  
Tuesday, December 6, 2016  
7:00 p.m.

Job No.: 97804  
Pages: 97 - 177  
Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CRC, FAPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Melanie L. Humphrey-Sonntag, a Certified  
14 Shorthand Reporter, Registered Diplomate Reporter,  
15 Certified Realtime Reporter, and a Notary Public in  
16 and for the State of Illinois.

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 BRIAN DOYLE, Member

5 DAN FRIO, Member

6 MEMBER JIM HOLDERFIELD, Member.

7 LAURA MACKLIN-PURDY, Member

8 TOM PRETZ, Member

9 TOM SCHUETZ, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 RITA TUNGARE, Community and Economic

14 Development Manager

15 CHRIS BONG, Development Engineering Manager.

16 JOHN MC GUIRK, City Attorney

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P R O C E E D I N G S

CHAIRMAN WALLACE: This meeting of the  
St. Charles Planning Commission will come to order.

Tim, roll call.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: All right.

Item 3, presentation of minutes of the  
November 1st, 2016, meeting.

Is there a motion to approve?

VICE CHAIRMAN KESSLER: So moved.

1 MEMBER SCHUETZ: Second.

2 CHAIRMAN WALLACE: All in favor?

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed?

5 MEMBER DOYLE: Abstain.

6 CHAIRMAN WALLACE: I'm sorry?

7 MEMBER DOYLE: Abstain.

8 CHAIRMAN WALLACE: Okay. That motion  
9 passes.

10 Moving on to Item No. 4, Item 4 is a  
11 continued public hearing, Prairie Centre, former  
12 St. Charles mall site, Shodeen Group, LLC,  
13 application for special use for planned unit  
14 development and application for a PUD preliminary  
15 plan.

16 Those of you who have not been with us  
17 before, welcome. The St. Charles Planning  
18 Commission is tasked by the City Council to conduct  
19 public hearings for applications that come before  
20 it, as this one is, and what we do is gather  
21 information from the developer and from any other  
22 person who wishes to offer information.

23 At the end -- as soon as we've gathered  
24 enough information, the public hearing will be

1 closed, which will not be happening tonight. It  
2 will be continued.

3 But after we have all the information, we  
4 will close the public hearing, and then we'll make a  
5 recommendation to the City Council to either approve  
6 or deny the application, and that will be at a  
7 future meeting.

8 Any questions regarding our purpose?

9 (No response.)

10 CHAIRMAN WALLACE: Okay. Anyone who wishes  
11 to offer any testimony for or against the  
12 application, ask any questions, make any comments,  
13 you must be sworn in, if you could raise your hand.

14 (Witnesses sworn.)

15 CHAIRMAN WALLACE: All right. Thank you.

16 And just please take note that there's a  
17 court reporter here in the room, and she's taking  
18 down all of the proceedings here. And because of  
19 that, only one person can speak at a time, so  
20 I would ask that you wait to be recognized by me.

21 And when you are speaking, if you could come  
22 up and speak into the microphone so everyone in the  
23 room can hear you. And, also, please state your  
24 name and your address, spell your last name for the

1 record.

2 Any questions?

3 (No response.)

4 CHAIRMAN WALLACE: Okay. Russ, before I  
5 begin, do you have anything?

6 MR. COLBY: No.

7 CHAIRMAN WALLACE: Okay.

8 So this -- before the Applicant gets up,  
9 this is a continued public hearing. And if the Plan  
10 Commission will allow me, I have a couple of  
11 suggestions based on the materials.

12 We definitely are going to be continuing  
13 this for at least another public hearing date.  
14 I know several times in the materials it is  
15 suggested that there will be revised materials based  
16 upon a higher number of units. We don't have those  
17 materials yet.

18 It would be my suggestion that we -- I know  
19 at least my feeling is I would like to see some of  
20 the materials before we have a discussion regarding  
21 the studies that are based on those new site plans  
22 and the new numbers.

23 But I would like to know from the Plan  
24 Commission -- basically, my suggestion is to address

1 the issues and the questions that came up last  
2 time -- the developer has provided a list of answers  
3 to a lot of those questions -- and to focus on those  
4 things instead of getting into other things that  
5 rely on future information.

6 Is the Planning Commission in agreement?

7 VICE CHAIRMAN KESSLER: Are any of the  
8 engineering studies relevant now? Or do they have  
9 to wait for future information?

10 CHAIRMAN WALLACE: I guess that's really up  
11 to -- I mean --

12 MR. BAZOS: We had talked at our last  
13 meeting about discussing the infrastructure and  
14 things like water, engineering --

15 CHAIRMAN WALLACE: Yes.

16 MR. BAZOS: -- and traffic.

17 VICE CHAIRMAN KESSLER: Are any of those  
18 three reliant on future information?

19 CHAIRMAN WALLACE: Well, at least the  
20 traffic study is.

21 MR. COLBY: Yes, that's correct. The  
22 traffic study, we're not prepared to present  
23 information on that tonight. But the water modeling  
24 study and the sanitary sewer study, we're prepared

1 to present that information.

2 CHAIRMAN WALLACE: Were you going to say  
3 something?

4 MR. BONG: Yes. That's what I was going to  
5 say, is repeating what Russ said.

6 CHAIRMAN WALLACE: All right.

7 I guess that my thought would be, instead of  
8 going thoroughly into them, if there is information  
9 that relies on future information that we don't have  
10 yet, if we find that that's the case, I'd prefer to  
11 wait until we have all the information.

12 And I would state to the Applicant that, at  
13 our next meeting -- since we are waiting for those  
14 items, I'm hoping that we'll have them at the next  
15 meeting. We're going to be setting them over --  
16 setting the meeting over to a date in January.

17 MR. BAZOS: Mr. Wallace, the water and  
18 sanitary sewer studies that the City staff has to  
19 present tonight wouldn't be affected by the  
20 additional units.

21 CHAIRMAN WALLACE: Yeah. You know what?  
22 I was mainly talking about the traffic study and the  
23 revised site plan.

24 MR. BAZOS: Okay.

1           CHAIRMAN WALLACE: So not -- sorry if I was  
2 unclear.

3           All right. Yeah.

4           MEMBER DOYLE: Are you seeking input on  
5 that? So I have one comment.

6           At the last meeting, there -- different  
7 members of the Plan Commission had, I think, a  
8 number of different opinions about the baseline  
9 density of the proposal, 609 units.

10          And we deferred any discussion about that  
11 beyond our comments at the -- that were offered at  
12 the end of that meeting -- to this meeting when we  
13 would have the traffic study.

14          Now that the traffic study is being revised  
15 to account for the density bonus, the underlying  
16 question of the baseline density and whether the  
17 baseline density is proposed and supported by the  
18 traffic study is complicated because, as the  
19 Applicant pointed out three times in the materials,  
20 we're not charged to comment on the density bonus or  
21 on the inclusive housing ordinance.

22          And so I think the Plan Commission has an  
23 interest in assessing the -- answering the question  
24 as to the propriety of the baseline density prior to

1 any consideration or additional information that  
2 we'd receive about that that factors in the density  
3 bonus.

4 CHAIRMAN WALLACE: Yeah. And I have a  
5 feeling that we'll get a little further into that  
6 tonight as far as whether the Inclusionary Housing  
7 Ordinance has any bearing on our decision-making.

8 MEMBER DOYLE: Okay.

9 CHAIRMAN WALLACE: Because, certainly,  
10 I have -- I have an opinion. But I would like for  
11 the -- unless there's anything else, I'd like for  
12 the Applicant to go ahead and --

13 MEMBER DOYLE: Sure.

14 CHAIRMAN WALLACE: I don't know if you want  
15 to start by addressing some of the things -- I know  
16 that we have a list of questions and answers in our  
17 materials. I don't know -- I mean, it's your dime  
18 so -- if you want to address those things or  
19 highlight those things, that's up to you.

20 MR. BAZOS: Thank you, Mr. Chairman.

21 Peter Bazos, attorney for the Petitioner,  
22 Town Center Equities. Here with me again this  
23 evening are Dave Patzelt of the Shodeen Group, the  
24 developer; and John Talty of OKW, our principal

1 designer.

2 And I was going to make just some overview  
3 remarks and then let John address for you some of  
4 the changes that are being proposed tonight based  
5 upon comments made at the last public hearing.

6 So, obviously, as you indicated, we -- this  
7 is the second phase of a -- or the second part of a  
8 public hearing that began on October 18th.

9 In the December 2nd staff analysis memo, the  
10 staff called out certain items which have been  
11 submitted since the date of the first public hearing  
12 and, also, included certain other updates. I think  
13 these deserve mention.

14 As requested by the Plan Commission, we  
15 submitted a written response to all the questions  
16 that were asked at the last public hearing. My  
17 client was clever enough to get the transcript and  
18 actually download the questions so they were  
19 literally verbatim as to what was asked. We make  
20 ourselves available to you and the public to provide  
21 any other information on these that you want, but  
22 responses were provided.

23 And as to the Inclusionary Housing  
24 Ordinance, I just wanted to say, for the record,

1 that the City Council has imposed an affordable --  
2 an inclusionary housing ordinance that requires  
3 affordable housing units. And it designated -- the  
4 City Council has designated the St. Charles Housing  
5 Commission as the body which is supposed to review  
6 and recommend to the City Council the affordable  
7 housing, how many, where, et cetera.

8 My client made a submission and attended a  
9 public hearing -- or a public meeting, I'll call  
10 it -- before the Housing Commission, and the  
11 proposal was reviewed and there was a recommendation  
12 that a full 10 percent of the appropriate 609 units,  
13 which comes out to 61, be included, that a density  
14 bonus of 1 additional nonaffordable unit -- or  
15 regular unit, let me call it, instead of -- would be  
16 provided for each affordable unit, so that's where  
17 the 61-unit increase to the 609 would come from.

18 The Housing Commission nodded its head at  
19 that and, also, agreed to recommend that those  
20 61 bonus -- or density -- excuse me -- affordable  
21 units -- excuse me; I'm trying to speak here --  
22 affordable units could be put together in one or  
23 two buildings at the election of the developer.

24 And the reason we thought that was important

1 is because there's a significant likelihood that  
2 those affordable units will be senior affordable  
3 housing units, and it doesn't really make sense to  
4 scatter senior units throughout the otherwise  
5 nonsenior project.

6 And Mr. Talty or Mr. Patzelt can speak  
7 better to it than I, but I think seniors have tended  
8 to prefer to live together in a more quiet  
9 environment. So that's what we're envisioning, and  
10 the Housing Commission seemed to agree with that, so  
11 that's been their recommendation. I wanted to  
12 report that to you.

13 It's our understanding that it's the  
14 province of the Housing Commission to consider those  
15 issues and recommend to the City Council on these  
16 matters.

17 CHAIRMAN WALLACE: Mr. Bazos, if I could  
18 just interrupt you.

19 MR. BAZOS: Please.

20 CHAIRMAN WALLACE: I don't think that anyone  
21 disagrees that it's the Housing Commission's role to  
22 do that; however, I do think that the density and  
23 how that plays into the PUD plan is relevant.

24 And so if we have a total number of units

1 that is 61 units more than what a previous version  
2 of the plan was, I do think that that is relevant  
3 and that's something that certainly should be  
4 subject to questioning.

5 MR. BAZOS: I'm nodding my head. We don't  
6 disagree with that. I just want to make a comment.  
7 Mr. Talty will do, again, a better job of that.

8 I don't think we envision any change in the  
9 number or height of buildings by reason of these  
10 bonus units, but Mr. Talty can talk to you about  
11 that. But we agree with you, Mr. Chairman.

12 CHAIRMAN WALLACE: Uh-huh.

13 MR. BAZOS: We've also submitted a revised  
14 set of engineering plans and a colored -- a revised  
15 site plan. Mr. Talty is going to go over that with  
16 you this evening.

17 I also submitted a letter to Mr. Colby,  
18 Russ Colby, dated December 2nd, which then that  
19 letter is in your package. And that December 2nd  
20 letter attempts to further clarify the departures  
21 and deviations that are being requested, many of  
22 which were discussed at the first session and  
23 otherwise called out in prior staff memos.

24 But one of the reasons that I felt it

1 necessary to send this clarification is that, while  
2 we've discussed many of the things about this  
3 project with staff over many months, we wanted to  
4 make sure that it was clear to you, in your  
5 consideration and recommendation, that you knew all  
6 of the nuances of the variations and deviations that  
7 this PUD would involve.

8 One of the reasons that you do a PUD is  
9 because you try and creatively design a project,  
10 which often requires deviations from the strict  
11 standards of the Zoning Ordinance, and so we're  
12 trying to update these each time we come before you.

13 For example, this project is proposed to you  
14 as a one-lot subdivision as we sit right now;  
15 however, it's very likely, in the future, after  
16 the -- if and when the project is approved, it's  
17 likely that we would come back to the City and try  
18 and -- and ask to resubdivide the project to create  
19 one or more additional lots that could be sold to  
20 developers who could then own the site that the new  
21 lot created and then build a project that's  
22 consistent with the site plan that you and the City  
23 Council would have approved.

24 For example, you know that our site plan

1 along Lincoln Highway, Route 38, includes proposed  
2 retail restaurants. It's very, very possible, if  
3 not likely, that one, two, or all of those future  
4 restaurant users may want to own their site.

5 The only way to accomplish that, really, is  
6 to subdivide those sites, so I've called out to you  
7 what -- in my letter -- that -- the implications of  
8 the subdivision and the departures that would be  
9 involved in that.

10 CHAIRMAN WALLACE: Is that typically done?  
11 Is a single lot subdivided when it's within a PUD  
12 and the created lots have the characteristics of the  
13 overall PUD?

14 MR. BAZOS: I guess I don't know how to say  
15 typical, but it's probably -- we've done it before  
16 and I understand, in discussions with staff, that  
17 you've done it before so --

18 CHAIRMAN WALLACE: Okay. I didn't --

19 MR. BAZOS: So kind of with that as a  
20 background, I will ask John Talty to explain to you  
21 some of the plan changes, if we could. After John  
22 is done, I'd like to jump back up for a minute and  
23 make a couple comments more to you.

24 Thanks.

1 MR. TALTY: Good evening, everyone.

2 Again, my name is John Talty, T-a-l-t-y, with  
3 OKW Architects in Chicago.

4 I want to walk everybody through the plan  
5 modifications that we addressed per our last meeting  
6 in October. This is all background information.

7 Where did it go? This was working before.

8 We have technology problems here.

9 (An off-the-record discussion was held.)

10 MR. TALTY: Thank you, Russ. I apologize,  
11 folks.

12 Again, background information that we  
13 addressed last week -- I'm going to use the mouse to  
14 best explain changes that have been -- that have  
15 occurred to this plan from the ones that you -- from  
16 the plan that you saw our last go-round.

17 Much of what you're going to see today is  
18 predicated on responses to the fire department in  
19 conversations that Dave Patzelt had with them  
20 regarding creating a better, safer environment for  
21 fire truck access.

22 So as kind of an umbrella statement, that's  
23 something that we addressed and that engineering  
24 addressed as it pertains to radiuses throughout the

1 development itself, allowing for better movement of  
2 fire truck access in and about the property once  
3 they're on-site.

4           The buildings that are D3, D4 --  
5 residential D3, D4, residential D1 and D2 have been  
6 spread apart, creating a greater green space in  
7 between here, a larger quadrangle, for lack of a  
8 better term. It not only provides, I think,  
9 aesthetically a better environment for the  
10 residences inboard to their buildings, but it also  
11 provides us with buildings more proximate to the  
12 curb.

13           In the situation here on the -- in this  
14 southern portion of the building elevations, the  
15 fire trucks have closer proximity to the buildings  
16 in case of fire, so we were pulling the buildings  
17 more proximate to the curb line.

18           To the north here, residential D4, D3, as  
19 well as E1 and D5, we changed the parking in this  
20 area from angled parking to parallel parking to  
21 again shorten the distance between the road  
22 configuration and the face of the building for the  
23 fighting of fires in the event that any of these  
24 buildings were to have a fire in them. So what used

1 to be angled parking through here is now parallel  
2 parking.

3 It also provides a little bit more green  
4 space to face the building, to face the building in  
5 this portion of the site. We spoke of the radiuses.  
6 We addressed the radii of the roadway here to allow  
7 for that fire truck access in and about that portion  
8 of the property.

9 Along Prairie Street we've gently moved  
10 mixed-use B3 and residential B3 and turned them a  
11 bit, cranked them to the north and to the west in  
12 order to provide a more uniform pedestrian  
13 experience along Prairie Street.

14 So as a result, the geometry of these  
15 buildings are not consistent with the geometry of C1  
16 and B2 but, instead, they're tipped a few degrees to  
17 the north and to the west so that Prairie Street can  
18 remain consistent for those walking along that  
19 street edge.

20 CHAIRMAN WALLACE: Can I interrupt you for a  
21 second?

22 MR. TALTY: Sure.

23 CHAIRMAN WALLACE: So the plan that we have  
24 before us -- which was 609 units --

1 MR. TALTY: Correct.

2 CHAIRMAN WALLACE: -- correct? -- and a site  
3 plan that could contain 670 --

4 MR. TALTY: Correct.

5 CHAIRMAN WALLACE: -- 70 units, do you  
6 anticipate that there would be changes in the  
7 footprints of the buildings?

8 MR. TALTY: The footprints would change,  
9 yes, sir.

10 CHAIRMAN WALLACE: Okay.

11 MR. TALTY: We will not add buildings to the  
12 site, but we're in the process of investigating how  
13 those footprints would be modified, as an example.

14 CHAIRMAN WALLACE: Just because, personally,  
15 I'd prefer not to spend time talking about a plan  
16 that is only going to be replaced by another plan,  
17 you know.

18 MR. TALTY: Sure. I understand.  
19 I understand. I just wanted everyone to understand  
20 what is different about this plan that is subtle --  
21 or what is different about this plan from the one  
22 that you-all saw, you know, two months ago.

23 But, yes, footprints would change, and those  
24 changes would be reflected in the next plan.

1 CHAIRMAN WALLACE: Okay. But the changes  
2 from the previous plan to this plan, what you're  
3 saying -- I don't want to put words in your mouth  
4 but -- are you saying that the changes are going to  
5 carry over into --

6 MR. TALTY: Correct.

7 CHAIRMAN WALLACE: -- we'll call it -- Plan  
8 No. 3?

9 MR. TALTY: Yes, sir. Yes.

10 CHAIRMAN WALLACE: Okay.

11 MR. TALTY: So let's not dwell on the plan,  
12 given that. Given that there's more to come,  
13 perhaps we can address another issue that was  
14 brought up at our last meeting, and that has to do  
15 with the buildings' architecture.

16 Mr. Holderfield, you spoke of the project  
17 identified as Prairie Centre --

18 MEMBER HOLDERFIELD: Yes.

19 MR. TALTY: -- and your affinity and  
20 appreciation for Frank Lloyd Wright and prairie-  
21 style architecture and perhaps is there a way where  
22 we could address this site, the buildings, in a more  
23 responsive way to that type of architecture.

24 So we've included some -- I've included a

1 sketch tonight that begins, I think, to address some  
2 of the issues. This is the building as it was  
3 presented a few months back, both the pure  
4 residential building and the mixed-use building.

5 But I offer you -- just for your  
6 consideration -- and I'm interested in the opinion  
7 of the balance of the Plan Commission -- as to --  
8 you know, is this starting to move in a direction  
9 that's more commensurate with your, you know,  
10 thoughts on the building itself?

11 This is a quick sketch of the same  
12 building's footprint and elevation only applying --  
13 in a freehand way, obviously, not through CAD but --  
14 applying some of the ideas of the prairie -- you  
15 know -- the prairie architecture up top.

16 Examples of that type of architecture, the  
17 upper right is the Winslow House in River Forest,  
18 one of Frank Lloyd Wright's greatest. It's his  
19 first house that was his first commissioned home, as  
20 well as other prairie-style and Frank Lloyd Wright  
21 buildings. The home second from left, there's a  
22 mixed-use development on the left-hand side we were  
23 involved with down in Orland Park.

24 And then something even to the detail of a

1 lantern that would set aside an entry feature,  
2 something to kind of reinforce this idea of prairie  
3 architecture, the lessening of the pitch of the  
4 roof, the deepening of overhangs, the changing of  
5 materials and the color on the top floor of the  
6 buildings and the expression of that architecture  
7 and reinforcing, obviously, the horizontal banding,  
8 things like that.

9 I just wanted to show -- we wanted to show  
10 this tonight kind of in response to say, "Is this in  
11 keeping with what you were hoping to see?"

12 MEMBER HOLDERFIELD: It is very much so. My  
13 heart's kind of racing because I looked at this.  
14 I'm very impressed.

15 All the points I made you just mentioned,  
16 you know, the roof overhangs and the low-pitched  
17 roofs, horizontal lines. This is exactly the  
18 pathway that I was thinking.

19 I'm also thinking, too, dramatically how we  
20 would do the landscaping that would reflect this  
21 organic architecture that Wright developed, and it  
22 would be a perfect blend here.

23 MR. TALTY: I think that's a good point.  
24 This is not about applying a veneer to a mass, to a

1 building.

2 MEMBER HOLDERFIELD: Yes.

3 MR. TALTY: This is about an ideology. This  
4 is a thought process that starts when you enter the  
5 site off of 38 or Prairie.

6 MEMBER HOLDERFIELD: Absolutely.

7 MR. TALTY: And as you kind of work your way  
8 through the site, it's reinforced in the type of  
9 lighting that you have, the pedestrian experience,  
10 the landscape, obviously, and the buildings  
11 themselves.

12 So it's not -- this isn't a one-liner.  
13 I don't want it to be that. That would be  
14 unsuccessful and it's not how -- that's not the way  
15 we operate. That's not the way Shodeen operates.  
16 So the thought would be that this is really in  
17 keeping with the greater narrative, a bigger story.

18 MEMBER HOLDERFIELD: I have one question:  
19 The unit higher that I see, I'm very pleased with  
20 that. Is there going to be any change with the  
21 mixed-use buildings in terms of the roof? Are you  
22 thinking about putting a hip on those, or will it  
23 still be a flat roof --

24 MR. TALTY: I don't know if we've gotten

1 that far, to be perfectly honest with you.

2 MEMBER HOLDERFIELD: This is definitely a  
3 positive step, in my opinion. Very much so.

4 MR. TALTY: And, again, the flat roof was  
5 trying to -- you know, the purpose of that was to  
6 differentiate the building types, also to kind of  
7 maintain a continuity of building height.

8 MEMBER HOLDERFIELD: Yes.

9 MR. TALTY: Because this is a -- the  
10 residential building is three floors of residential  
11 over a parking deck which is partially submerged.

12 The mixed-use buildings have parking below  
13 grade so that they have a -- they're taller. Their  
14 ground floor is certainly taller to accommodate the  
15 leasable, you know, needs of a retail or  
16 service-type use with the three floors of  
17 residential above.

18 So I guess I'd like to offer, you know --  
19 I'd like others to weigh in on this idea. Is this  
20 something that the Commission, as a whole, would  
21 like to see us pursue more?

22 MEMBER DOYLE: I have a question for you, as  
23 well as for Jim.

24 MR. TALTY: Sure.

1 MEMBER DOYLE: And I'm not certain if we can  
2 display this on the monitor.

3 Google Maps, if you look up -- I'm certain  
4 you're familiar with Oak Park City Apartments on  
5 Lake Street just east of the Oak Park mall. It's  
6 a -- looks to be three- or four-story buildings so  
7 the height of --

8 MR. TALTY: These are the buildings on the  
9 south side of the street --

10 MEMBER DOYLE: Correct.

11 MR. TALTY: -- the old archery buildings?

12 MEMBER DOYLE: So -- it's an apartment  
13 complex but they're definitely in the prairie style.

14 MR. TALTY: Correct.

15 MEMBER DOYLE: And I'm looking on my monitor  
16 here at some street shots of it. But one difference  
17 that I see in these buildings and the sketch that  
18 you have here -- I'm not certain how to describe it,  
19 but it would be the -- Jim, are these hipped roofs?

20 MEMBER HOLDERFIELD: Yes, hipped.

21 MEMBER DOYLE: So these hipped roofs versus  
22 this very linear horizontal roofline where there --  
23 you don't have those hip roofs is -- my question to  
24 you would be, is this consistent with prairie style?

1 MEMBER HOLDERFIELD: It is very much so.

2 MEMBER DOYLE: Okay.

3 MEMBER HOLDERFIELD: And if I'm thinking of  
4 the same apartment complex that you mentioned in  
5 Oak Park -- because is that next to the --

6 THE COURT REPORTER: Can you speak up,  
7 please?

8 MEMBER HOLDERFIELD: The unit in Oak Park  
9 that you're speaking about, is that just the --

10 MEMBER DOYLE: Just west of the high school  
11 before you get to the Oak Park mall.

12 MEMBER HOLDERFIELD: My comment here is  
13 I did research on that unit and brought that before  
14 some members of the Plan Commission so they could  
15 see before we started this.

16 But what I like about the unit here, the  
17 fenestration is much better than the building that  
18 I saw in Oak Park. And I'm talking about roof  
19 placements and movement of the windows that go  
20 across and, once again, supporting that horizontal  
21 line.

22 You have to be careful, I think, with  
23 prairie style, and I think you'll agree that it has  
24 to be softened as much as it can, you know, and

1 I think this is doing a good job of it. But --

2 MR. TALTY: And these -- the roof forms that  
3 you see here, these are hipped roofs and these are  
4 gabled roofs. So these roofs recede, kind of go,  
5 you know, away from the viewer. In fact, from the  
6 street level, you wouldn't see much of those roofs  
7 at all.

8 So I think there's -- you know, the thought  
9 would be to have some kind of a differentiation of  
10 that roof form as the building marched along.  
11 They're long buildings and you want to break up that  
12 mass. We don't want -- we don't want monotony out  
13 here. We want to break that up, you know,  
14 horizontally as well as vertically.

15 MEMBER HOLDERFIELD: Is -- this sketch of  
16 the elevations that you've presented here tonight,  
17 is that any indication of the change in the  
18 footprint that you made?

19 MR. TALTY: No, not at all. It's the exact  
20 same building --

21 MEMBER HOLDERFIELD: Same building?

22 MR. TALTY: -- just an overlay over the top.

23 VICE CHAIRMAN KESSLER: Well, John, you  
24 asked if -- feedback from the Plan Commissioners.

1           This is on the right idea. This is the  
2 right track. This is the sort of thing that I think  
3 Jim was talking about, and I'd like to see more of  
4 it in the next -- in our next meeting.

5           I'd like to get into something interesting,  
6 like the water monitoring. Come on. Let's talk  
7 about something --

8           MEMBER HOLDERFIELD: There's all kinds of  
9 possibilities.

10          VICE CHAIRMAN KESSLER: I think this is  
11 exactly what he was talking about.

12          CHAIRMAN WALLACE: All right.

13          MR. TALTY: Any other questions or --

14          MEMBER DOYLE: Are you looking for a sense  
15 of the Commission on the -- I saw --

16          MR. TALTY: I would be interested -- I think  
17 it would be helpful for us to get a better sense  
18 that this is -- if this is, you know, the path that  
19 we want to pursue, I'm happy to do so, but I'm  
20 interested in others' thoughts.

21          MR. BAZOS: If I could add to that, I mean,  
22 it's -- John is not free. And so every time his  
23 firm does more architecture, it costs more money.  
24 We would very much like your sense this evening of

1 whether you prefer something like this versus  
2 something of the original so we could come back the  
3 next time with --

4 CHAIRMAN WALLACE: Yeah. I mean, let's do a  
5 quick poll.

6 I mean, I -- I'll start and say, yeah, this  
7 is very much along the lines of what we would like  
8 to see. I think it's a hundred percent improvement.

9 VICE CHAIRMAN KESSLER: And I've made my  
10 comment so --

11 MEMBER MACKLIN-PURDY: I agree.

12 MEMBER FRIO: Yes.

13 MEMBER PRETZ: Yes.

14 MEMBER DOYLE: Yes.

15 MEMBER SCHUETZ: Yeah.

16 MEMBER HOLDERFIELD: Of course.

17 CHAIRMAN WALLACE: Okay.

18 MR. TALTY: With Christmas coming, this is  
19 great. My kids need -- Santa's just around the  
20 corner.

21 VICE CHAIRMAN KESSLER: Would you like us to  
22 change it?

23 MR. TALTY: Thank you.

24 MR. BAZOS: Thank you for doing that.

1           Very briefly, then, the City staff has  
2 directed, through its consultants, the preparation  
3 of -- we touched on this earlier -- three  
4 engineering studies, potable water supply, sanitary  
5 sewer flow, and wastewater treatment. And then a  
6 traffic study.

7           Tonight we -- the City has already indicated  
8 they have their reports ready on the first two,  
9 potable water and sanitary sewer, and we'd very much  
10 like you to hear those reports from the staff and  
11 their consultant.

12           And then at the next public hearing, we  
13 would come back and present you the full traffic  
14 study, including the additional bonus units.

15           So with that, if I might have the City's  
16 engineer take over, and then we're just available  
17 for any questions that you might have.

18           Thank you.

19           MR. BONG: Good evening. I am Chris Bong.  
20 I'm the City's development engineering division  
21 manager.

22           And what the Applicant alluded to was what  
23 we'll be presenting tonight. It's the Prairie  
24 Centre water main, sanitary sewer engineering

1 studies.

2 So earlier this year Shodeen asked City  
3 staff to hire and manage consulting engineers to  
4 produce site engineering studies. Shodeen provided  
5 a deposit to the City to cover all those costs.

6 The engineering studies that will be  
7 presented today is a water main modeling study by  
8 Trotter & Associates. I'll be giving a brief  
9 overview of that. And then there was also a  
10 downstream sanitary sewer study performed -- or  
11 presented by WBK and produced by WBK, and then, as  
12 we told you earlier, the traffic study will be  
13 discussed at a future meeting.

14 So, briefly, the water CAD modeling, what  
15 this is is the proposed site water main is inserted  
16 into a computer model of the City's water main  
17 system.

18 And by running it through that model, we can  
19 verify whether the proposed water main is in  
20 compliance with the International Fire Code, the  
21 flows and pressures provided to the proposed  
22 buildings, and we can make sure that they're  
23 adequate.

24 So when this model is kind of plugged into

1 this -- when -- into the system, the water system is  
2 run through various scenarios, some kind of  
3 worst-case, some average-day scenarios.

4 So just very briefly, it's run through those  
5 scenarios, and it was determined that the fire flows  
6 did meet the fire code at all the locations within  
7 the site, at all the fire hydrants, at all the  
8 buildings. And that had to meet 3,000 gallons per  
9 minute, and I don't believe we got below 50 psi, so  
10 it passed with no problems.

11 VICE CHAIRMAN KESSLER: Chris, can I ask you  
12 a quick question?

13 MR. BONG: Yes.

14 VICE CHAIRMAN KESSLER: It's probably an  
15 obvious question. But it does meet it on the site  
16 without any diminishing -- without diminishing any  
17 of the off-site facilities, as well; right?

18 MR. BONG: Correct. Correct. They run it  
19 through the program and they -- there is a -- kind  
20 of a setting that they can use where they make sure  
21 that it doesn't go below 20 psi throughout the rest  
22 of the surrounding system.

23 So that's one of the controls that they do  
24 when they run it through the model, and it didn't --

1 it didn't go below that.

2 VICE CHAIRMAN KESSLER: Okay.

3 MR. BONG: So that is the water main  
4 modeling for the site. Are there any more questions  
5 on the water main modeling?

6 (No response.)

7 MR. BONG: So the next study is the sanitary  
8 sewer evaluation study, which I'm going to hand it  
9 over to Greg Chismark to present that, Greg from WBK.

10 MR. CHISMARK: Thank you. Good evening,  
11 Mr. Chairman, Planning Commission members.

12 My name is Greg Chismark. I'm with WBK  
13 Engineering. Our address is 116 East Main Street,  
14 right across the river from here.

15 So WBK was engaged to evaluate the sanitary  
16 sewer system for this project. I've got three quick  
17 slides for you to talk about the scope, we'll cover  
18 the results quickly and then our recommendations,  
19 and, finally, I've got a map of the system and then  
20 entertain questions.

21 So the scope of our study -- obviously, our  
22 primary goal was to evaluate the impacts of this  
23 proposed development. We received the site plan  
24 from the City; we received land uses, worked with

1 City staff to determine land uses, potential  
2 commercial uses, also determining the number of  
3 bedrooms in units, things like that that relate to  
4 models to project proposed flows.

5 Geographically, the scope of our study was  
6 from the project site, from the old mall site. All  
7 the flows flow eastward towards the river, as you  
8 might expect, so they're from the project site to a  
9 sanitary sewer siphon, which is a pipe that goes  
10 under the river, and we stopped our evaluation at  
11 that point.

12 The data that we used -- the best available  
13 data that we used, we used the current City GIS data  
14 in terms of the collection system. We did have some  
15 ground survey from 2008, and that was actually from  
16 a prior study when this site was called Town Center,  
17 and we were involved at that project at that time,  
18 so we had some ground survey we could use.

19 And the flow data we used were from two  
20 studies the City did, one in 2009 from RJN, and then  
21 we also looked backwards to a '96 study that Black &  
22 Veatch did. They're a large national firm. In '96  
23 they did that for the City, and we looked at those  
24 two sets of flow data and basically used the most

1 conservative value of either of them, so we thought  
2 that would be the conservative flow, and that's the  
3 flow data that we used in our study.

4 And then, finally, in terms of the scope, we  
5 did consider adjacent sites where there might be  
6 some future development into the same sewers to  
7 which this project was tributary.

8 So we looked at what can happen, and there  
9 are a few parcels around -- I know as you are  
10 familiar with -- that are undeveloped, particularly  
11 east of 14th Street. There's a vacant parcel. So  
12 we did look at that, as well, and that defined the  
13 scope of what we evaluated.

14 Four quick results from the study I'll share  
15 with you: Under existing conditions the sanitary  
16 sewer collection system has challenges, and I don't  
17 think that's a surprise to the City. I'm sure it's  
18 not a surprise to some of the residents in the  
19 neighborhoods, that there are some sewers that  
20 during heavy rainfall events -- and I'm going to use  
21 the word -- they're challenged, and that's under  
22 existing conditions. We confirmed that in terms of  
23 our evaluation.

24 The second result is that the primary

1 component of peak flows is rainfall getting into the  
2 sewer system. Again, this is not a surprise to  
3 engineers; it's not a surprise to City staff. But  
4 that the primary component of flow that's  
5 challenging the pipes in the collection system is  
6 rainfall getting in through connections, whether --  
7 albeit they're illegal or no longer allowed or leaky  
8 pipes and just an old system in and of itself.

9           The third conclusion we reached -- to be  
10 sure, Prairie Centre adds flows to those pipes that  
11 are challenged. There's no doubt about it. But  
12 they do not -- those additional flows doesn't  
13 significantly change the challenge or change the  
14 scope of what we would recommend the City do to  
15 address those existing conditions and challenges.

16           So technically there are some system  
17 challenges, but the addition of Prairie Centre  
18 doesn't significantly change our perspective and  
19 recommendations on those challenges.

20           And the final conclusion is, as we looked at  
21 the grounding of flows and where the flows are  
22 connected to when the mall existed and some of the  
23 adjacent uses, some of those flows are routed  
24 through the Davis School area -- I've got a map;

1 I'll show you this in one moment -- and there's an  
2 opportunity, through this project, to reroute some  
3 of not only the proposed flows but some of the  
4 adjacent uses to Gray Street.

5 And the significance of that is Gray Street  
6 has a larger sewer. It doesn't have the same  
7 challenges that some of the Davis School area has in  
8 terms of sewer backups, to be totally honest, so --

9 CHAIRMAN WALLACE: Does the Davis -- is that  
10 the one that runs down Horne Street, the Davis one?

11 MR. CHISMARK: Yes. And I'll show you that.

12 CHAIRMAN WALLACE: I live two houses off of  
13 there, and we had an issue with that so -- yes.

14 MR. CHISMARK: It is, you know -- part of my  
15 history is working here for the City of St. Charles.  
16 I'm very familiar with Davis School and the  
17 conditions that some of those residents, I'll say,  
18 suffer with.

19 It's not a condition that's unknown for the  
20 City. The City has taken steps to address it.  
21 We'll continue on getting to that, but I just want  
22 to say that that is -- that is a result. And  
23 I guess I would suggest this is a benefit, that this  
24 is something that can be done. It's not going to

1 solve the problems, but, certainly, it's a step in  
2 the right direction. I just wanted to point that  
3 out.

4           Again, I'll look at -- I'll show you a map  
5 here briefly and we can better understand that.

6           So four recommendations, again -- our  
7 initial recommendation, if we can derive a benefit  
8 from the project, sure, let's do that. So rerouting  
9 the flows from one neighborhood to another where it  
10 won't have adverse impacts would be the first  
11 suggestion we'd make. The current plan, the  
12 engineering plan, indicates that, so the Petitioner  
13 is certainly on board with that recommendation.

14           We also recommend from the -- I'm going to  
15 say -- Gray/Elm/Roosevelt -- and, again, I'll show  
16 you a map here in a moment -- that no pipe segments  
17 are smaller than 21-inch diameter. The Gray Street  
18 sanitary sewer is 21-inch-diameter pipe, and we  
19 recommend everything downstream of that be 21-inch  
20 or greater. Under current conditions it's not. So  
21 that's perhaps an obvious recommendation, that they  
22 be made larger pipes.

23           The third recommendation is there's some  
24 pipe lining. We suggest two segments be lined. The

1 City currently has a lining program, and these  
2 segments would fit well within that program.

3 And then, finally, what we're suggesting is  
4 the City continue to monitor the sanitary sewer  
5 flows, better define project limits, schedule, and  
6 what the pipe sizing should be. We made some  
7 initial suggestions, but there's better data to be  
8 gathered for a final project.

9 Again, as we looked at the impacts of this  
10 project, some of those elements relate more to the  
11 existing system than they do to the project, quite  
12 frankly.

13 And my final slide -- so this is the -- a  
14 map of the system that we studied. Just to orient  
15 you, this is Randall Road. North is towards the  
16 top. Here's Route 38. The aerial photo is a little  
17 distorted. This, of course, is the project site,  
18 approximately.

19 The sewer system that we studied is  
20 primarily this yellow line that runs down Gray  
21 Street. It then heads north up to Roosevelt, down  
22 Roosevelt to Route 31, and then to the siphon and  
23 across the river. The red line that you see  
24 highlighted here, those are the sewers that are

1 challenged, and the yellow line here is the Gray  
2 Street sewer.

3 So if I click on my animation here, that  
4 line that just popped up -- the old mall, the Jewel  
5 store, and this little parcel here and, I believe,  
6 Binny's -- actually all flow through Davis right  
7 now. Of course, nothing's connected to the mall,  
8 but when the mall was functioning, it also flowed  
9 through Davis.

10 And what we're suggesting and the  
11 opportunity here is that we can connect all of that  
12 down through the Gray Street sewer. As I mentioned,  
13 the Gray Street sewer is larger, there's available  
14 capacity. Even with the INI as it was  
15 flow-monitored, there was capacity in that sewer.

16 I'll also point out to you that both those  
17 runs of sewers connect -- they combine right here.  
18 So, effectively, we're saying "Take this route," the  
19 southerly route along Gray Street, rather than  
20 through this neighborhood which has, again, some  
21 challenges. Once we get beyond that point,  
22 they're -- basically, those flows are in the same  
23 sewer.

24 This segment here, as well, I'll point out

1 to you the City oversized some years back. That's  
2 the 21-inch section of sanitary sewer.

3 So, with that, I'll maybe pause and see if  
4 there's any questions or allow us to continue.

5 VICE CHAIRMAN KESSLER: I do have some  
6 questions and clarifications.

7 MR. CHISMARK: Sure.

8 VICE CHAIRMAN KESSLER: Okay. So the system  
9 has challenges regardless of this development.

10 And from what I see on your map -- which is  
11 very unusual so it's easier to see this way.  
12 The challenges that we're dealing with, regardless  
13 of the addition of this development, is that  
14 Gray Street route, which is the northerly red route  
15 that I see -- correct? --

16 MR. CHISMARK: Correct.

17 VICE CHAIRMAN KESSLER: -- off the site and  
18 then the Roosevelt, then north on 31.

19 MR. CHISMARK: Yes, that's correct.

20 VICE CHAIRMAN KESSLER: So those are the  
21 areas that are challenged. And my first question --  
22 and maybe staff can answer this -- maybe there is no  
23 answer at this point.

24 But in the City's regular maintenance and

1 repair, upgrade, upkeep budget, is there -- are  
2 there plans to do anything with these items?

3 MR. BONG: I don't think they have anything  
4 at the moment. It may be in their long-range plans,  
5 but I'm not aware of anything immediately to address  
6 that.

7 VICE CHAIRMAN KESSLER: Okay. And this  
8 isn't the first -- I mean, this is a known issue.  
9 I mean, this is a known challenge. It didn't just  
10 come up because of this study that was considered;  
11 correct?

12 MR. BONG: Correct. Correct.

13 VICE CHAIRMAN KESSLER: Okay.

14 MR. BONG: And I would say that it's --  
15 they're challenged when we have a -- when we have  
16 like a 10-year rain event.

17 VICE CHAIRMAN KESSLER: A significant event  
18 on --

19 MR. BONG: A significant event, some of  
20 those downstream segments get to overcapacity, say  
21 like 105 percent of capacity.

22 VICE CHAIRMAN KESSLER: Oh, we need that  
23 now.

24 MR. BONG: So it's -- they're not challenged

1 in the sense that they're blocked or collapsed or  
2 anything like that. It's just that they could be  
3 functioning -- they really should be upsized at some  
4 point in the future. And that's kind of what this  
5 study is representing.

6 VICE CHAIRMAN KESSLER: Okay. I know that  
7 we have regular plans for replacing curb and gutter  
8 and, you know, roadway, we -- sidewalks. I just  
9 wondered if there was some plan in place for repair  
10 or maintenance of these items.

11 MR. BONG: Well, one thing that I do know  
12 that public works is working on now is some flow  
13 studies of that region. They call it the CMOM  
14 project. I forgot exactly what the acronym stands  
15 for, but it's basically flow-monitoring to determine  
16 how much of that rainwater that we want to keep out  
17 of the sanitary sewers -- how much is getting in.

18 VICE CHAIRMAN KESSLER: Oh, okay.

19 MR. BONG: So there's continuing studies.  
20 So they are working on it, and I think it's more of  
21 a -- they're trying to pinpoint exactly what  
22 projects they will do in the future.

23 But I'm not aware of any capital projects at  
24 the moment that are specifically for repairing that.

1 VICE CHAIRMAN KESSLER: Okay. All right.

2 And then, Greg, if I could ask a couple more  
3 questions.

4 I need to ask you -- I need the map.

5 MR. CHISMARK: Yes. Russ is working --

6 MR. COLBY: This will take just a second.

7 MR. CHISMARK: You know what? I'll add one  
8 thing, though, to reconfirm.

9 Chris is right. When I say "challenged,"  
10 it's not normal daily flows. In a day like today --  
11 you know, it was a 10-year design event. We pick a  
12 design event.

13 And it also -- when they're over capacity,  
14 that doesn't also -- you shouldn't construe that to  
15 mean basements are backing up. That simply means  
16 the pipe is full; it's flowing full. So, again,  
17 I -- you know --

18 VICE CHAIRMAN KESSLER: That's a perfect  
19 segue, though, into my next comment, slash,  
20 question, and that is you suggest that, regardless  
21 of the challenges, that this project wouldn't  
22 significantly alter the regular use of the system  
23 and that, given a significant event with or without  
24 the project, it's going to be a problem. Would that

1 be a fair way to say it?

2 MR. CHISMARK: That's a fair statement, yes.

3 VICE CHAIRMAN KESSLER: Okay. Then my next  
4 and final -- I guess my final question is -- and  
5 we'll pretend there's a map up there.

6 The Gray Street line -- okay? -- and you  
7 suggest that perhaps it would be wise to reroute the  
8 system to the Gray Street line and that it doesn't  
9 appear to have the same challenges, significant  
10 event challenges, that the Davis line does up until  
11 the Davis line hits it.

12 But then wouldn't that increase the flow  
13 south of that, where the Davis line ties in and  
14 heads east from there?

15 That's okay, Russ. We can figure it out.  
16 We can talk without it.

17 MR. COLBY: We'll get something on.

18 VICE CHAIRMAN KESSLER: Does that -- do you  
19 understand my question?

20 MR. CHISMARK: Yes -- no, I do. I do.  
21 I'm going to see if Russ -- if Russ gets the map up,  
22 I can answer with the map. If not, I'll try without  
23 the map.

24 But to begin to answer your question, the

1 portion of the Gray Street sewer upstream of the  
2 junction with the Davis School where the two sewers  
3 combine --

4 VICE CHAIRMAN KESSLER: Right. To the west.

5 MR. CHISMARK: -- the capacities even with  
6 the project flows -- we looked at the flows in the  
7 pipe, and then we assigned a percentage of pipe  
8 capacity, for example.

9 Again, this is for a rainy day event, the  
10 10-year design event. This is the event that the  
11 City -- and I'm just looking through our spreadsheet  
12 here.

13 And, again, we also apply some future  
14 developments, so we're also applying some  
15 undeveloped parcels that aren't part of this  
16 project, but we need to understand that they're in  
17 the city; they potentially can connect. So some of  
18 those capacities -- I'm just looking through my  
19 chart here real quick -- are in the range of  
20 50 percent.

21 Again, so -- you know, that makes me feel  
22 very comfortable. That's with the project; that's  
23 the rainy day event; that's with some undeveloped  
24 parcels.

1           So -- you know, and, again, here's the  
2 project. That undeveloped parcel -- you know, this  
3 is -- for example, this is one large parcel. We  
4 included that in our evaluation. So this segment  
5 right here, this is the junction point where it ties  
6 in. So this segment right here, we're looking at  
7 a percent capacity in the range of 50 percent.

8           Again, there's a lot of numbers on this,  
9 short of going through every one. So we've got a  
10 factor of safety.

11           Now, from this junction point downstream is  
12 what you asked, "Well, aren't we going to cause  
13 problems there?" and that's the portion where the  
14 pipe changes from a 12-inch pipe to a 21-inch pipe.

15           VICE CHAIRMAN KESSLER: It goes from 12-inch  
16 to the west until the junction? It's 12-inch at  
17 that point and then it goes to 21?

18           MR. CHISMAR: It was increased. And you  
19 had asked the question, "Well, what's the City --  
20 doesn't the City have plans?" And there were plans  
21 sometime back when Gray Street was rebuilt that this  
22 pipe was oversized based on the 1996 Black & Veatch  
23 study. I referred to the flow data.

24           Well, that study identified a number of

1 areas, including Davis School area -- it's not a  
2 surprise -- up by General -- well, where General  
3 Mills used to be there were some sewer issues.  
4 There were a number of projects identified the City  
5 undertook, and this oversizing to the 21-inch was  
6 one of them.

7 So when Gray Street was being worked on, the  
8 City took that opportunity to rebuild that segment  
9 of pipe as a 21-inch. It never got continued  
10 downstream, but we have an opportunity -- I guess  
11 I'll say -- from that prior work, that -- the intent  
12 was that 21-inch would provide some relief to Davis  
13 and perhaps it did. I don't think it solves the  
14 problems entirely.

15 So, hopefully, that begins to answer your  
16 question as to how this would function and then the  
17 opportunity that then is created to begin to route  
18 the project to Gray Street.

19 VICE CHAIRMAN KESSLER: Okay. Thank you.

20 MR. CHISMARK: Does that help?

21 VICE CHAIRMAN KESSLER: It does. Thank you.

22 MEMBER DOYLE: I have a couple questions.

23 MR. CHISMARK: Sure.

24 MEMBER DOYLE: Offhand, do you know how many

1 10-year events we've had in the last 10 years?

2 MR. CHISMARK: I don't.

3 MEMBER DOYLE: Okay.

4 MR. CHISMARK: And the 10-year event is a  
5 misnomer. A hundred-year event's a misnomer. It's  
6 a matter of statistics, so it's a chance of 1 in  
7 10 occurring annually.

8 MEMBER DOYLE: But I've seen reports in the  
9 news that hundred-year events are happening more  
10 frequently in the last decade and so -- and that we  
11 may need to reset some of those historical  
12 benchmarks. And I'm not certain if that's true  
13 or not.

14 MR. CHISMARK: I don't know if that's true.  
15 Certainly, we can talk about climate change and what  
16 that may be doing, and so there's a whole body of  
17 opinion that that is changing. That may be true.

18 We've -- I know we do have -- this is based  
19 on statistical data, some of our data we have. The  
20 longer we collect the data, the better that data is.  
21 And, again, trying to forecast the change.

22 You know, again, I hear those comments,  
23 "There's more hundred-year events, more 10-year  
24 events." You could have 25 10-year events in

1 a year; you could have 2.

2 MEMBER DOYLE: Uh-huh.

3 MR. CHISMARK: Again, it's a matter of  
4 probability that they occur.

5 MEMBER DOYLE: Understood. Thank you.

6 The other question, then, is -- so one of  
7 the things that the Commission has to assess,  
8 whether it's for sanitary sewer or for traffic, is  
9 the adequacy of the surrounding infrastructure. So  
10 we -- particularly downstream where you have the  
11 red lines there, earlier -- earlier you mentioned  
12 50 percent capacity. I assume that meant the Gray  
13 Street where it's 21-inch.

14 Do you know what the capacity is right now  
15 along those areas where it's marked in red?

16 MR. CHISMARK: So the red -- anything that  
17 is marked in red would be at 100 percent capacity.

18 MEMBER DOYLE: Today?

19 MR. CHISMARK: Today and with the project.  
20 There effectively is -- there is a change -- and,  
21 again, it varies. I can't cite every cite, but I  
22 will say this: Everything that we are recommending  
23 in red is not over capacity. The capacity of the  
24 paper is based on the slope of the pipe as well as

1 the size of the pipe.

2 So where you're going down a hill, for  
3 example, it has much greater capacity at the same  
4 diameter of pipe. So not every pipe segment is over  
5 capacity. If they've got a section of sewer that's  
6 flat, that segment would be over capacity. If it's  
7 got more pitch on it, it would not be.

8 MEMBER DOYLE: Okay.

9 MR. CHISMARK: So although we're  
10 recommending replacement of this entire segment, not  
11 every single pipe segment in this run is over  
12 capacity.

13 MEMBER DOYLE: Okay.

14 MR. CHISMARK: The ones that are over  
15 capacity -- to answer your question, the ones that  
16 are over capacity are in the range of -- and, again,  
17 I'm looking at the chart -- 105 percent or so. So  
18 we're over a hundred percent, but it's not 150 or  
19 200 percent.

20 MEMBER DOYLE: Okay. And the recommended  
21 improvements to that stretch would be the same?

22 MR. CHISMARK: Yes.

23 MEMBER DOYLE: Okay. Thank you.

24 MR. CHISMARK: Other questions?

1           MEMBER FRIO: To clear up one thing, there's  
2 no -- if they complete this project, it's not adding  
3 any capacity to the pipes that are already there?  
4 Is that what you've said? Is it adding to or is it  
5 pretty much equal to because the property's already  
6 there?

7           MR. CHISMARK: So the density -- yeah, the  
8 property's already there. You know, it depends on  
9 how you consider that. There's no flows there now.  
10 Now, when there was a mall, there were flows --  
11 right? -- connected to those pipes going through the  
12 Davis School area.

13           To be sure, the project will add flows to a  
14 system that has some challenges. But what  
15 I don't -- but there's no significant difference  
16 between the area that we've identified as having  
17 challenges without the project.

18           MEMBER FRIO: So where does the runoff  
19 go now?

20           Is it going into this piping system, or is  
21 it just -- so if it rains now and you get a  
22 hundred-year rain, is it piping through this system  
23 now?

24           MR. CHISMARK: No. There's two separate --

1 so this is the sanitary sewer system. So this is  
2 where the sinks and the bathtubs and the toilets are  
3 connected.

4 MEMBER FRIO: Got it.

5 MR. CHISMARK: Rainwater should not go there  
6 but it does.

7 MEMBER FRIO: Okay.

8 MR. CHISMARK: And this is different than  
9 the storm sewer system. So this is not a drainage  
10 condition -- it shouldn't be a drainage condition  
11 but it is.

12 And I'm also going to tell you -- that may  
13 sound odd or unusual, but old pipes -- I think you  
14 can go in any city with infrastructure as old as  
15 St. Charles -- up and down the Fox Valley -- that  
16 are so much worse, Elgin and Aurora to be certain.

17 You know, with older infrastructure, they  
18 have the same challenges. Older clay pipes, they're  
19 leaky. The pipes are underground. Roots get in  
20 them; they open up the pipe joints. That's how the  
21 water gets in.

22 MEMBER FRIO: Got it.

23 MR. CHISMARK: There's some illegal  
24 connecting; older buildings are connected to the

1 sewer system and rainwater gets in.

2 Does that help?

3 MEMBER FRIO: Yes. Thank you.

4 MEMBER DOYLE: I'm sorry. I have one final  
5 question.

6 MR. CHISMARK: Sure.

7 MEMBER DOYLE: Will you go back to your  
8 slide with your recommendations.

9 MR. CHISMARK: I'll try.

10 MR. BONG: I don't know if we can get to  
11 that.

12 MR. CHISMARK: You know what? I do have --

13 MEMBER DOYLE: It's -- it's okay.

14 There's a slide -- maybe you just remember  
15 the language -- that talked -- that used the term  
16 "monitor." One of your four recommendations was  
17 that the City monitor -- I don't know if you used --  
18 just cite the specific language of that.

19 MR. CHISMARK: Yeah. So the last  
20 recommendation reads as follows: Continue flow-  
21 monitoring to better define project limits, project  
22 scheduling, and pipe sizing.

23 MEMBER DOYLE: Okay. So here's my question:  
24 If a portion of the system is currently at

1 105 percent, at what point should the City stop  
2 monitoring and say, "Okay. We've monitored enough.  
3 It's just time to upgrade it and we have to upgrade  
4 it in order to support additional development in the  
5 city"?

6 At what point do we come to that point, to  
7 a -- "Okay. Monitoring's nice but now it's time to  
8 invest some capital dollars"?

9 MR. CHISMARK: Let me say this: When I say  
10 "continue to flow-monitor," what I want to say there  
11 is -- remember, I told you earlier on we were very  
12 conservative with the flow data that we used? We  
13 used the highest values.

14 So what I don't want to suggest to the City  
15 is that they do something and spend money building a  
16 new pipe when they don't need it so --

17 MEMBER DOYLE: So --

18 MR. CHISMARK: -- so that's what I'm saying,  
19 is this is a conservative approach, purposefully a  
20 conservative approach.

21 And so we looked at -- our focus is the  
22 development, what the impacts of development are.  
23 So that red line -- to replace all those pipes would  
24 be very expensive. And what I would suggest to the

1 City is "Don't just take what we've done and go  
2 design plans and go build it. You need to  
3 flow-monitor, make sure you understand those direct  
4 flows a little better."

5 Your question about when is the time to do  
6 that is probably a City question and not for me to  
7 answer, when is it time to go build that pipe and do  
8 that.

9 MEMBER DOYLE: Okay.

10 MR. CHISMARK: Does that --

11 MEMBER DOYLE: We always have this sort of a  
12 challenge -- I don't want to belabor this but --  
13 whether it's sanitary sewer or traffic, where  
14 capacity is approaching a D, a D minus, an F. It's  
15 failing. But the project isn't changing what we  
16 recommend we'll ultimately do at some indefinite  
17 point down the road.

18 And then we're here charged to assess  
19 whether we have sufficient capacity for the  
20 development, and the answer -- the quick answer  
21 would be, no, there's not. But you couldn't build  
22 an outhouse on that parcel based on a strict  
23 definition which says we're at 105 percent today,  
24 which defies logic.

1           So, really, what I'm trying to process out  
2           loud here is at what point for us to make a  
3           responsible decision in terms of being stewards do  
4           we say to -- do we recommend to the City as a  
5           condition of approval the City needs to -- you know,  
6           for instance, I -- you know, needs to implement  
7           improvements to sanitary sewer as scheduled that  
8           mirrors the development schedule of the parcel in  
9           question, rather than simply monitor it until it's  
10          really bad and we have a crisis on our hands.

11           So I understand it's a gotcha question.  
12          I apologize for dropping that on you.

13           MR. CHISMARK: Yeah.

14           MEMBER DOYLE: But it is one that I think  
15          the Commission has to consider, and it's something  
16          that we'll have -- we're in a public hearing, and  
17          it's something that remains an open question for me  
18          at this point.

19           VICE CHAIRMAN KESSLER: Well, I think you  
20          make a good point. It's not just, as you say, the  
21          capacity of the sewer or the traffic study, but it  
22          seems that -- and I remember doing work with  
23          referendums for schools. And it seems that our  
24          system isn't set up to say, "Gosh, it would be nice

1 to have this. Let's spend the money on it."

2 Our system is set up to address urgent need.

3 So I don't think that we're ever going to come  
4 across a situation where the conditions are ideal.

5 I do agree with your point that it's our job  
6 to assess the level of severity of the challenges  
7 that the system may face with a significant event,  
8 and that's why I asked some of those numbers. Like  
9 you say, 20 percent; it's at 20 or at 50 percent.

10 When you exceed those numbers at capacity  
11 during a significant event or -- I shouldn't say  
12 during -- in normal use, then we have an issue.

13 MEMBER DOYLE: Uh-huh.

14 VICE CHAIRMAN KESSLER: But an issue that  
15 exists here with or without the project I don't  
16 think -- I'm trying to be careful how I say this  
17 because I don't want to pivot on either side but --  
18 I don't think it's the Applicant's fault, nor do  
19 I think it's the City's, you know, responsibility to  
20 make everything all, you know, flowers and puppies  
21 for the Applicant, either.

22 But I think that those numbers that Greg  
23 points out of its capacity during normal use and  
24 during significant events are the numbers that we

1 need to use when we process this.

2 MEMBER DOYLE: Well, I'll hold any further  
3 comment until later in the meeting, if we get to  
4 that.

5 VICE CHAIRMAN KESSLER: Uh-huh.

6 CHAIRMAN WALLACE: All right. Anything  
7 else?

8 (No response.)

9 CHAIRMAN WALLACE: All right.

10 VICE CHAIRMAN KESSLER: Thank you, Greg.

11 CHAIRMAN WALLACE: Thank you.

12 MR. CHISMARK: Thank you.

13 MR. BONG: That was the end for the  
14 engineering studies so -- I'll leave it to the  
15 Applicant.

16 CHAIRMAN WALLACE: All right.

17 MR. BAZOS: So thank you. That was a very  
18 thorough and interesting approach -- or report.

19 I think what we heard, for the record, is  
20 that the project may actually improve the situation  
21 by bringing about a rerouting to the Gray pipes, to  
22 the Gray system pipes from the Davis, and actually  
23 help the situation. And then we also heard more  
24 than once that the project itself will not

1 materially worsen the situation downstream.

2           So -- but very interesting comments and --  
3 in any event, we're completed with our presentation  
4 for this evening. We'll be submitting some  
5 additional materials to you, including the site plan  
6 with the footprint changes and that encompass the  
7 bonus units and the architecture that you've  
8 indicated a preference for and -- can you think  
9 of -- and if you have any questions of us, we're  
10 certainly here to answer them.

11           Thank you.

12           VICE CHAIRMAN KESSLER: Okay.

13           CHAIRMAN WALLACE: Any questions?

14           MEMBER PRETZ: I have one.

15           CHAIRMAN WALLACE: Okay.

16           MEMBER PRETZ: I'll save the other one for  
17 the next meeting.

18           And it has to deal with the -- your response  
19 to the comprehensive plan request that I said, which  
20 I do appreciate you doing.

21           One line in there -- I'm not sure what  
22 page -- I'm not sure what page it was on, but it's  
23 the paragraph -- and I'll read the paragraph. It's  
24 the paragraph right above page 86, line 18 to 23.

1           And you had written -- you -- "We believe  
2           that the above clearly illustrates many of the areas  
3           where the development complies with the  
4           comprehensive plan. Certainly, there are many more  
5           areas. Should you feel that more are needed, please  
6           don't hesitate to ask." So I'm asking.

7           I think it is in your benefit, as it relates  
8           to the comprehensive plan -- the comprehensive plan  
9           is not that old. It's relatively new, a lot of  
10          effort and -- from the residents as well as from our  
11          elected officials in that. There was a lot of time  
12          in that. That comprehensive plan is the economic  
13          lifeblood and future of St. Charles, and it's to the  
14          overall welfare of the residents.

15          And as -- from my opinion, the comprehensive  
16          plan is probably the number one area that you should  
17          address while all of the others -- and, again, this  
18          is my opinion -- all of the other areas are a  
19          more -- making the picture look better.

20          They're all important, all of these  
21          different factors, but I think the more you can  
22          provide as far as how your development, your  
23          project, fits the overall City plan is a benefit to  
24          you.

1           And I would also recommend that, in the next  
2 meeting -- not today unless you want to -- that you  
3 go through those points because there may be some  
4 areas that, as you present those points -- and,  
5 hopefully, the other Commissioners agree with me.  
6 But as you go through that, if there are  
7 clarifications that are needed or additions or some  
8 corrections, whatever, I think it's for your benefit  
9 to have all of those brought up in detail in  
10 the minutes of our public hearings.

11           And that would be my recommendation to you.

12           MR. BAZOS: We'll take that seriously and  
13 try and address it.

14           CHAIRMAN WALLACE: Okay.

15           Any questions from members of the audience  
16 or comments?

17           Yes.

18           MS. BELL-LASOTA: Vanessa Bell-Lasota,  
19 1610 Howard Street.

20           THE COURT REPORTER: Could you spell your  
21 name for me, please.

22           MS. BELL-LASOTA: B, as in "boy," -e-l-l,  
23 hyphen -- sorry -- L-a-s, as in "Sam," -o-t, as in  
24 "Tom," -a.

1 I'll try to make this as brief as possible.

2 To Mr. Doyle's point about monitoring versus  
3 making a recommendation, I just want to share --  
4 living at 16th and Howard, two years ago -- I have  
5 the City main for the sewer line and the water at  
6 the base -- the back of my lot at 16th and Howard.  
7 And in December the water main did burst and shoot a  
8 stream up about 4 feet for several hours before I  
9 noticed. So to the point of the aging  
10 infrastructure, it is an aging infrastructure.

11 To the point of the prairie style and the  
12 sketch that the architect showed -- and forgive me;  
13 I really didn't see much more than a very surface  
14 difference, but I appreciate the effort.

15 The thing about the prairie style is it is a  
16 horizontal orientation. It has a linear emphasis on  
17 the horizontal, so I can't quite juxtapose that with  
18 the four- to five-story buildings. So I'm seeing  
19 some things wrap around it like some horizontal  
20 lines; I don't see any change in the windows. I'm  
21 looking for some soft arches.

22 The whole idea of the prairie style is that  
23 it blends well into the properties based on -- it's  
24 not just buildings shooting up with some, you know,

1 window dressing. So I appreciate that you said it's  
2 a greater narrative and a bigger story. I would be  
3 looking for that in January.

4 I would also suggest that the water feature  
5 would change because water is another -- it's the  
6 elements of nature that are the prairie style,  
7 including water, so I would see something more  
8 linear and more horizontal with the water feature.

9 With the landscaping and the lighting,  
10 again, it would be accent and recessed lighting, and  
11 I would look to see that in January, rather than  
12 just lighting for safety's purposes.

13 My concern with -- and am I talking too  
14 fast?

15 Resubdividing and selling to developers  
16 sounds like a really great idea if that is what you  
17 imagine will market the retail and we'll finally get  
18 some mixed-use retail. However, my question would  
19 be, would the developers be held to be consistent  
20 with the PUD and would they build the buildings? Or  
21 would the Shodeen Group build the buildings that  
22 would then be purchased by these developers? Who  
23 would be the builder and how can we protect the  
24 project to continue that narrative over time? How

1 can we ensure the appearance is consistent with the  
2 vision and spirit of the PUD?

3 And the last thing I want to address is  
4 page 59, line 1 through 8. And, again, it is  
5 regarding the density bonus, but the Shodeen Group  
6 made the statement that the Plan Commission is not  
7 charged with the responsibility to review or comment  
8 on the affordable housing ordinance.

9 That was me asking the question, and it was  
10 not the ordinance that I was asking to be  
11 considered. It was the physical result of the  
12 Shodeen Group opting to take full advantage of the  
13 density bonus.

14 What will that appearance be? What will the  
15 livability be? And part of that density bonus,  
16 Section B, says, "In implementing this density  
17 bonus, the requirements of Title 17 of the  
18 St. Charles Municipal Code, the St. Charles Zoning  
19 Ordinance may be varied without additional  
20 justification," and that concerns me. Lot area, lot  
21 width, and building coverage may be varied without  
22 additional justification, and that is a major  
23 concern to me.

24 Finally, the letter to Mr. Colby ended by

1 saying, "Be advised that we will be seeking external  
2 funding sources to fund the affordable units,  
3 including grants, tax credits, et cetera," and my  
4 concern is those two words, "tax credits."

5 I know this is not City Council, but because  
6 it is in public record and it is within this letter,  
7 I think I can question -- what type of tax credits?  
8 Is that municipal? county? other? It concerns me  
9 that we're not getting the fee in lieu. We're  
10 getting affordable units built, we're getting  
11 additional density, and then the taxpayers perhaps  
12 are going to help fund that additional density.

13 So that's a direct concern of mine, and  
14 I believe that's it and I thank you.

15 CHAIRMAN WALLACE: All right.

16 Any response before we go on to -- or would  
17 you like to just speak at the end?

18 MR. BAZOS: I'll -- I can remember to answer  
19 now if you'd like.

20 CHAIRMAN WALLACE: Go ahead.

21 MR. BAZOS: And I only have two things  
22 I would answer: If the PUD and -- the zoning and  
23 the PUD, if approved by the City Council, will be a  
24 restriction on the use of this property so that,

1 even if it were subdivided and I sold a lot to the  
2 Commissioner on the left, he could only develop  
3 consistent with the PUD. So that's an answer to one  
4 of your questions. And the architecture will be  
5 part of the PUD.

6 The second thing about tax credits is it  
7 really is not a zoning issue. But to the extent,  
8 for example, that there's affordable senior housing  
9 that that is financed through the Illinois Housing  
10 Authority, that -- those tax credits are part of the  
11 IRS allowance for those kinds of developers to sell  
12 tax credits to tax credit buyers. It has nothing to  
13 do with this City, not even the State of Illinois,  
14 frankly. It's just a Federal -- might be a Federal  
15 and State tax credit. But people all over the  
16 country would buy those tax credits; it's not  
17 citizens of St. Charles or the City of St. Charles.

18 Thank you.

19 CHAIRMAN WALLACE: Okay.

20 Yes, sir.

21 MR. NORGAARD: My name is Larry Norgaard --  
22 it's N-o-r-g-a-a-r-d -- 1214 South Sixth Street.  
23 I just have a couple comments.

24 Some years back we had a bunch of people in

1 here -- builders, I think, and the architects -- and  
2 we were talking about -- I questioned them. I said,  
3 "Well, Shodeen has said we're going to build  
4 high-end apartments." I said, "Is that going to  
5 happen?"

6 He says, "We all say that."

7 So my question is, if we get that kind of a  
8 statement as to the quality and the cost of these  
9 apartments' rental, what type of protections does  
10 the City have that we maintain that level  
11 throughout -- whether or not they're built or not?  
12 Because once they start building and they aren't  
13 filled, then we go downhill and we've got too much  
14 density as there is.

15 Something came up tonight, this -- what was  
16 it? -- 4D and 5D going to parallel parking rather  
17 than the diagonal parking that -- again, because of  
18 the extremely high density, which I object to  
19 personally since I live in the area. That's going  
20 to reduce the amount of available parking for the  
21 people who are renting.

22 And, once again, you still have the same  
23 situation: Older people like me, we have two cars.  
24 Young couples that are sharing a place, they want

1 to have two cars. We've got to have a parking  
2 space for them underground or otherwise where the  
3 facility is.

4 I have a concern about this development  
5 which was somewhat relieved with the possibility of  
6 selling some of the property for a retail. The idea  
7 of using the retail as a justification for the -- of  
8 using the TIFs and having retail to justify the TIFs  
9 bothers me because the properties that Shodeen has  
10 that are on the north side of Jewel, there's about  
11 five empty spaces there for some time. The ones  
12 that they remodeled on Randall Road on the west side  
13 of Jewel, same thing.

14 On Lincoln Highway, if you will, where the  
15 old Dominick's was, there are still a lot of empty  
16 spaces. If you go south and you get into -- I don't  
17 know if it's Batavia or Geneva, between Gander and  
18 Best Buy, a lot of empty spaces. You can't fill  
19 any -- put anything in Charlestowne Mall.

20 So I'm concerned about what the future is,  
21 and that's maybe possibly been relieved by what they  
22 offered today.

23 So, anyhow, those are my concerns.

24 CHAIRMAN WALLACE: All right. Thank you.

1 Anything else?

2 (No response.)

3 CHAIRMAN WALLACE: Okay. Well, if --  
4 I think that we've kind of laid out where we're  
5 going the next meeting, so I would say that a  
6 motion -- unless staff has anything.

7 MR. COLBY: I just wanted to state we need  
8 to select the date for the continuing of the public  
9 hearing. We had provided three dates based on our  
10 meeting calendars that the City Council chambers is  
11 available.

12 The normal Plan Commission meeting dates are  
13 conflicts with the City Council meetings on those  
14 dates because of holidays, so we need to select an  
15 alternate date. We have provided dates of Tuesday,  
16 January the 10th; Wednesday, January the 11th; and  
17 Tuesday, January the 24th, as options for the Plan  
18 Commission to consider.

19 VICE CHAIRMAN KESSLER: I would say I'm  
20 available for any of them but I'd prefer that we  
21 deal with it on Tuesday.

22 CHAIRMAN WALLACE: Does anyone have an  
23 objection to the 10th? Tuesday, January 10th.

24 MEMBER PRETZ: I don't have an objection,

1 but I would prefer the 11th. But if it's the 10th,  
2 I'll be here.

3 VICE CHAIRMAN KESSLER: Wednesdays are  
4 difficult for me.

5 MEMBER PRETZ: Tuesday it is.

6 CHAIRMAN WALLACE: Well, what was the next  
7 day after that?

8 There were three dates.

9 MR. COLBY: The other date was Tuesday,  
10 the 24th.

11 CHAIRMAN WALLACE: Okay. How does the 24th  
12 work?

13 MEMBER DOYLE: I will be out of town on  
14 business on the 24th.

15 CHAIRMAN WALLACE: Okay.

16 MEMBER SCHUETZ: So will I be out, too.

17 CHAIRMAN WALLACE: Okay.

18 MEMBER PRETZ: I think this is important  
19 enough that we should probably take a look at the  
20 10th versus two weeks later.

21 CHAIRMAN WALLACE: Okay.

22 MEMBER PRETZ: I mean, this is -- because if  
23 we don't finish the public hearing that day, at  
24 least then we're still in a very reasonable mode

1 instead of pushing the Applicant out so far.

2 CHAIRMAN WALLACE: And are we talking about  
3 canceling the meeting on January 3rd?

4 MR. COLBY: We anticipate canceling that  
5 meeting date. It depends on what applications we  
6 receive over the next month --

7 CHAIRMAN WALLACE: Okay.

8 MR. COLBY: -- but we would not anticipate  
9 having more than two meetings in January.

10 CHAIRMAN WALLACE: Okay. Yeah.

11 MEMBER DOYLE: Before we consider a motion  
12 to continue, I have two comments I'd like to make  
13 or -- or really questions --

14 CHAIRMAN WALLACE: Please.

15 MEMBER DOYLE: -- that I'd like to put out  
16 on the table for that meeting because I've been  
17 listening and reading the materials this evening.

18 I have two questions, procedural questions,  
19 that I'll need some help sort of setting some ground  
20 rules as we look at this again in January.

21 The first is, given that the inclusive  
22 housing density bonus is something that is properly  
23 the purview of the Housing Commission and, yet, it  
24 has an impact on traffic, there's a bit of a dilemma

1 there in terms of how the Commission is going to  
2 consider the question of density.

3 I think that -- I, for example, would like  
4 to know what -- if we consider a given baseline  
5 departure and look at whether or not that baseline  
6 density is appropriate and whether it's supported in  
7 terms of the traffic study, et cetera, that we make  
8 a decision on the baseline.

9 If we look at the total density, including  
10 the bonus, and then we say, "No, that's too high,  
11 let's lower it so that it meets our preferences,"  
12 then it's no longer a bonus; right? I mean,  
13 basically, we've -- so we've reset the baseline to  
14 be what we want in the end, and I think that flies  
15 in the face of the inclusive housing ordinance and  
16 the rationale of it.

17 So I think the Commission is going to need  
18 some guidance, given that we have this bifurcated  
19 Commission structure, on how we are to adjudicate  
20 that question.

21 The other question that you raised earlier  
22 tonight does concern this question of infrastructure  
23 and how we determine the adequacy and suitability of  
24 existing infrastructure when, for instance, the

1 corner of Seventh and Prairie is rated as  
2 approaching fail or a portion of the sanitary sewer  
3 system is 105 percent.

4 I am not comfortable with the prospect of  
5 saying, "We just can't develop" what we all know is  
6 a catalyst site and needs to be developed to promote  
7 the City's comprehensive plan, and yet I'm also not  
8 comfortable saying to the community, "We know that  
9 this is -- this infrastructure is approaching  
10 capacity or is at capacity; we're going to monitor  
11 things and see how bad it gets before we do  
12 something."

13 So there's all this sort of fuzzy area --  
14 right? -- where we have to make that determination.  
15 And, again, I will need some help from City staff  
16 and from the Applicant in determining how we  
17 adjudicate that question.

18 So -- those are my comments.

19 MEMBER PRETZ: I had one more thing.

20 Earlier I had mentioned that I have a  
21 question that I was going to -- to be answered at  
22 our next meeting. I just wanted to throw it out in  
23 the comment realm here so you're prepared.

24 And it deals with page 32, line 24, page 33,

1 line 1 and 2, of your response to the questions.

2 That was "So what phase were you intending in the  
3 next plan," et cetera, et cetera. I would like more  
4 detail of how the project is going to roll out.

5 MR. BAZOS: What page and line numbers were  
6 those again, Mr. Pretz?

7 MEMBER PRETZ: Well, it's in -- it's on your  
8 very first page of your response to Russ as it  
9 relates to the questions.

10 MR. BAZOS: I see it.

11 MEMBER PRETZ: And it was page 32, line 24,  
12 page 33, line 1 and 2.

13 MR. BAZOS: Got it.

14 MEMBER PRETZ: And that's the one -- I'm  
15 going to ask you that question or you can volunteer  
16 at the next meeting and just go into it and -- but  
17 I'd like more detail on how you plan on doing your  
18 project.

19 MR. BAZOS: Thank you. We'll do that.  
20 We'll prepare for that.

21 Would you like an answer now, or should we  
22 save it -- I mean, it's --

23 MEMBER PRETZ: Save it.

24 MR. BAZOS: Next meeting is fine? Okay.

1 MEMBER PRETZ: Save it. Save it and give  
2 you time to prepare.

3 MR. BAZOS: All right.

4 CHAIRMAN WALLACE: All right. Any other  
5 discussion?

6 (No response.)

7 CHAIRMAN WALLACE: All right. I'll  
8 entertain a motion to continue the public hearing to  
9 January 10th, 2017, at 7:00 p.m. in this room.

10 VICE CHAIRMAN KESSLER: So moved.

11 MEMBER PRETZ: Second.

12 CHAIRMAN WALLACE: Okay. It's been moved  
13 and seconded. Any discussion on the motion?

14 (No response.)

15 CHAIRMAN WALLACE: All in favor?

16 (Ayes heard.)

17 CHAIRMAN WALLACE: Opposed?

18 (No response.)

19 CHAIRMAN WALLACE: Motion passes unanimously  
20 and that concludes Item No. 4.

21 Item 5, additional business.

22 (No response.)

23 CHAIRMAN WALLACE: All right. Weekly  
24 development report.

1 (No response.)

2 CHAIRMAN WALLACE: Meeting announcements  
3 we've discussed.

4 Any public comment?

5 MR. COLBY: I do want to make a brief  
6 announcement about the meetings.

7 We are anticipating having a meeting on  
8 December the 20th, so we wanted to make sure that we  
9 would have a quorum for that meeting.

10 So is there anyone who will not be in  
11 attendance at that meeting?

12 MEMBER FRIO: (Indicating.)

13 CHAIRMAN WALLACE: Okay.

14 MR. COLBY: Okay.

15 CHAIRMAN WALLACE: Is there a motion to  
16 adjourn?

17 VICE CHAIRMAN KESSLER: So moved.

18 MEMBER DOYLE: Second.

19 CHAIRMAN WALLACE: Moved and seconded. All  
20 in favor?

21 (Ayes heard.)

22 CHAIRMAN WALLACE: Opposed?

23 (No response.)

24 CHAIRMAN WALLACE: This meeting of the

1 St. Charles Planning Commission is adjourned at

2 8:29 p.m.

3 (Off the record at 8:29 p.m.)

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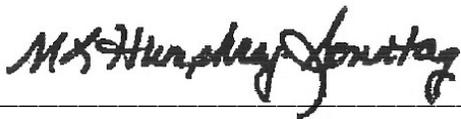
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of December, 2016.

My commission expires: May 31, 2017



Notary Public in and for the  
State of Illinois