

Plan Commission
Exhibit B
1/10/17

From: bryan <bryanw92@hotmail.com>
To: rcolby@stcharlesil.gov
Subject: Prairie Center feedback for Plan Commission
Date: 12/8/16

Hello Mr Colby,

I've recently attended two Plan Commission Public Meetings (October and December) pertaining to the Prairie Center PUD application by the Shodeen Group and have many concerns and comments for the Plan Commission members. Please share my email and thoughts with the Plan Commission members.

After attending those two meetings and having some time to digest all of the information provided at those meetings, including reading the material available on the St Charles website, I feel the members of the Plan Commission should seriously consider denying the current application to the Shodeen Group or request some significant modifications to the proposed development of the Prairie Center property by significantly scaling back the number of residential units to be built. I will explain my reasons for why I feel this way.

First, that property is currently zoned for commercial use, not mixed use for a reason. It seems fairly evident that the infrastructure in St Charles is deficient in supporting such a large scale development. According to the current sanitary sewer study, the sanitary sewers are currently at or over capacity and are deemed "deficient" in numerous areas. Common sense and logic presumes that adding 600 plus units (over 1000 people based on occupancy of 1 and 2 bedrooms) to an aging and deficient sewer system would not be prudent or appropriate at this time. Who would be held responsible if the sewer systems become overwhelmed during peak times and causes damage to residents homes? I also don't believe that the taxpayers should subsidized the developer by upgrading the deficient areas of the sewer system to accommodate the developer.

The traffic study also appears to be an issue for the area, especially on Randall Rd. Who would pay for any road upgrades needed to accommodate this development? I know this was going to be discussed at the next meeting. However, from what I understand, the Shodeen Group wants to add "bonus units" to the already 600 plus units which will most likely require an update to the traffic study so that it reflects this modification and is accurate.

Has anyone vetted the current financial condition of the Shodeen Group? Are they financially capable of taking on a project of this size from start to finish, if so what is the time frame? At the October meeting the attorney for the Shodeen Group kept stating the 'market conditions' will determine how long it will take to build the complex(built in phases over time according to the attorney), and how many commercial units will be built, etc. I think that this lends pause for concern when a developer is looking for an opening to potentially deviate from the design plans. Will the Shodeen Group use the excuse of "market conditions" in future phases of the development to deviate from less profitable commercial units and build even more residential units if this project gets approved? What guarantees would the city have that the developer doesn't deviate from whatever design plan is potentially taken under consideration? At the December meeting, the Shodeen Group was already changing their plans stating

I would like thank all of the Plan Commission members for volunteering their time to serve our community.

Respectfully,

Bryan Wirball

925 S 3rd St.

St Charles, IL 60174

Plan Commission
Exhibit C

1/10/17

Subject: Apartment Development at old St Charles Mall
Date: Mon, 9 Jan 2017 16:14:15 -0600
From: C Hooten <cwht4668@att.net>
To: rcolby@stcharlesil.gov

To the Planning Commission and Mayor Rogena:

As a resident living in the Davis School area for 40 years I have followed the plans of Schoden trying to develop the old St Charles Mall. I am appalled that now his firm wants to build 680 apartments with little retail. Why do you allow this greedy developer destroy the pleasant nature of our town. Those apartments will turn into low income units which means unstable residents. This will lead into disruptive behaviors causing police interventions. We have problems already in the apartments in our west side area with gang members and drug traffickers....and you know it!!

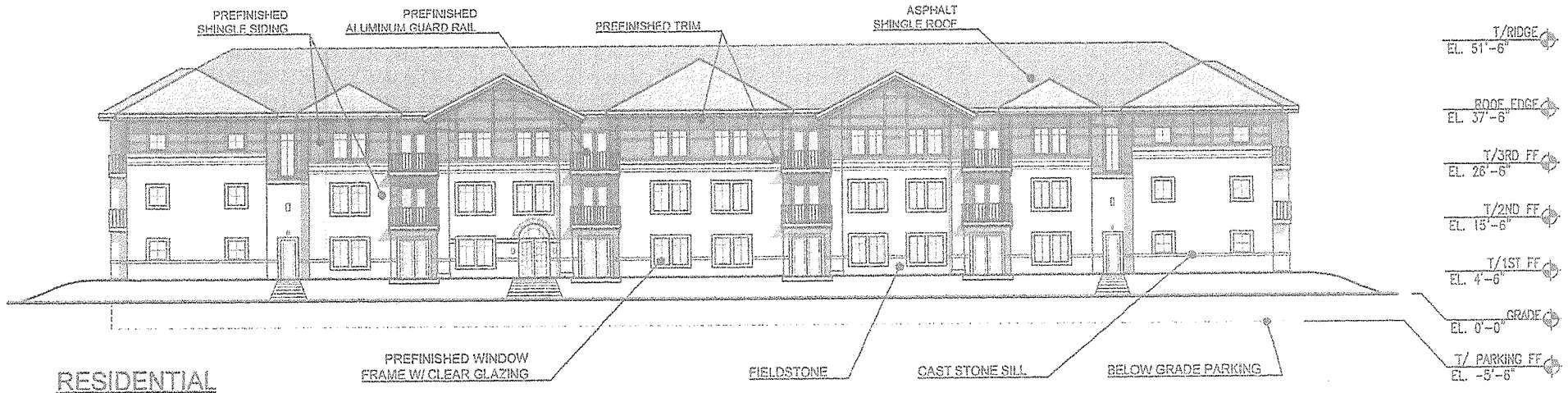
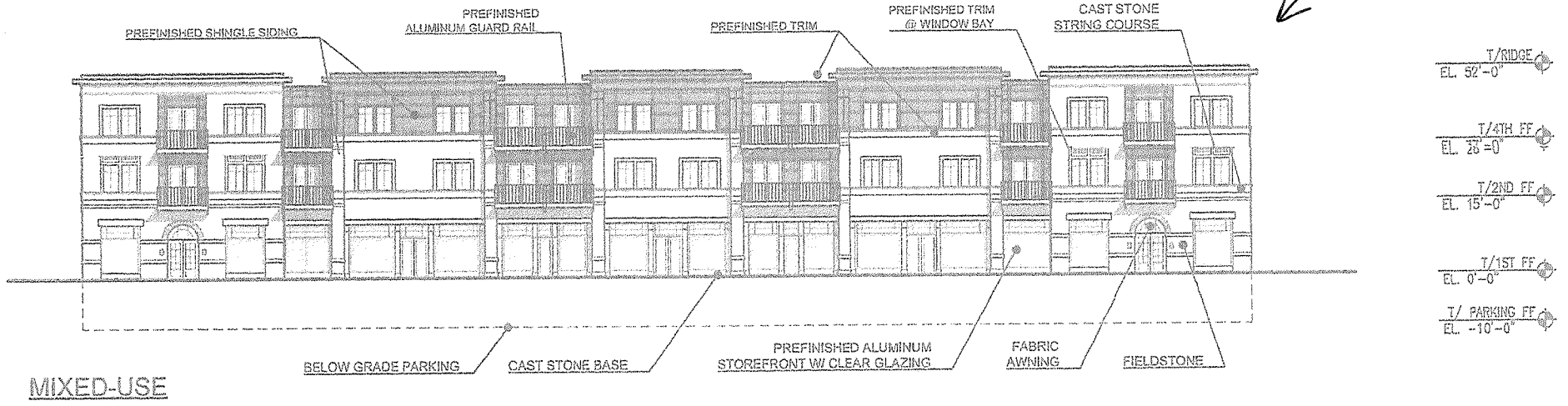
No one seems concerned about the volume of traffic these units will place on our residential streets. Prairie St. is a bee hive now with traffic and all of this in a residential area. Home values will decrease and that will give another black eye to St Charles as a whole. And where are studies on the impact to the sewer system in our region. We have water problems in various areas now and every one turns a blind eye to the problems.

WAKE UP AND DEMAND THIS COMPLEX BE REDUCED IN SIZE. Progress can be achieved without destruction to a stable neighborhood.

Sincerely, Carolyn Hooten 1113 South 11th St St Charles

Drawing submitted by Jim Holderfield

Mixed use Building
as 3-story



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60651

SHODEEN

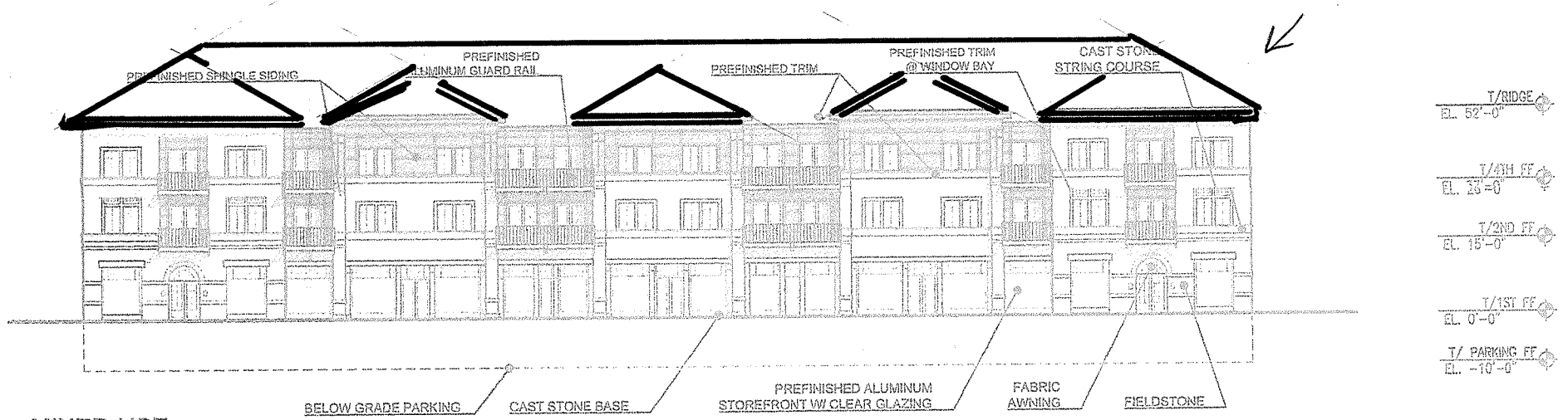
PRAIRIE CENTRE
St. Charles, Illinois

December 21, 2016 Project #: 16033

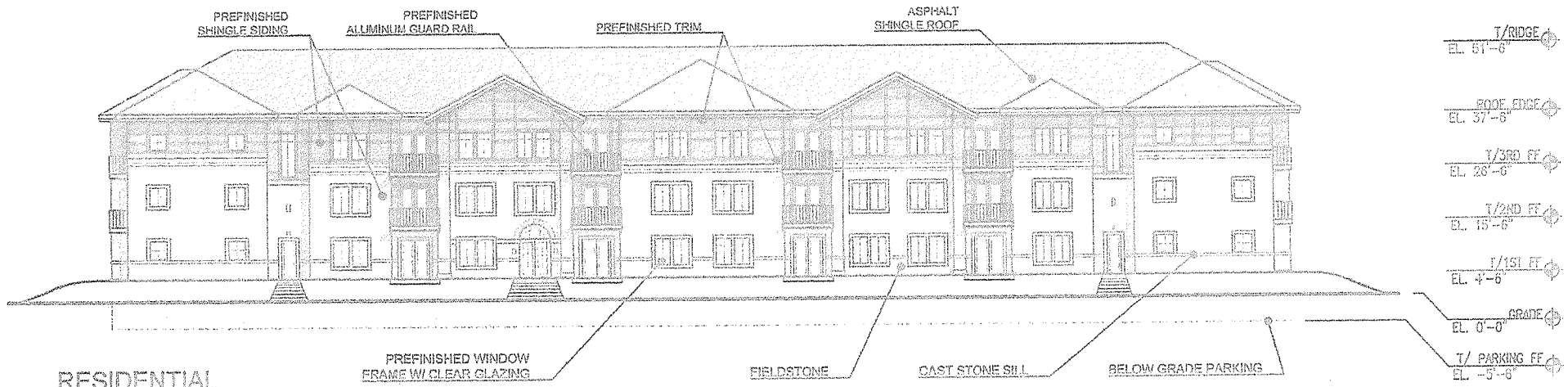
A-02

Plan Commission
Exhibit D - 1/10/17

Mixed Use Building -
3 Story with
Sloped roof



MIXED-USE



RESIDENTIAL

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800 W. Jackson, Suite 250
Chicago, IL 60661

SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois
December 21, 2016 Project #: 16033

A-02