

**AGENDA**  
**ST. CHARLES CITY COUNCIL MEETING**  
**RAYMOND P. ROGINA, MAYOR**

**TUESDAY, MARCH 6, 2017 – 7:00 P.M.**  
**CITY COUNCIL CHAMBERS**  
**2 E. MAIN STREET**

1. **Call to Order.**
2. **Roll Call.**
3. **Invocation.**
4. **Pledge of Allegiance.**
5. **Presentations**
  - Presentation by TCA Administrator, Stephanie Hanson and Chief Joe Schelstreet to Mayor Rogina of a Plaque to Memorialize the Accreditation of Tri City Ambulance.
6. **Omnibus Vote. Items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.**
- \*7. Motion to accept and place on file minutes of the regular City Council meeting held February 21, 2017.
- \*8. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 2/13/2017- 2/26/2017 the amount of \$5,119,423.03.

**I. New Business**

- A. Presentation of a recommendation by Mayor Rogina to appoint Mr. Jeffery Funke to the Plan Commission.
- B. Presentation of a recommendation by Mayor Rogina to appoint Mr. John Wagner to the Building Board of Review
- C. Motion to approve a **Resolution** Abating a Portion of the 2016 Property Tax Heretofore Levied or the City of St. Charles.
- D. Motion to approve a **Resolution** authorizing publication and sale of the 2017 City of St. Charles official Zoning Map.

**II. Committee Reports**

- A. **Government Operations**
- \*1. Motion to approve the use of City Plazas/property and amplification license for the STC Live.
- \*2. Motion to approve street and parking lot closures and amplification license for the Fine Arts Show May 27 & 28, 2017.
3. Motion to approve a proposal for a new Class E-4 temporary liquor license for a special event, “Unwind Wednesdays” to be held on the 1<sup>st</sup> Street Plaza.
4. Motion to approve a proposal for a new Class E-1 Temporary Liquor License for a special Event, “Hops for Hope 5K,” to be held at Mt. Saint Mary Park – May 20, 2017.
- \*5. Motion to accept and place on file minutes of the February 21, 2017 Government Operations Committee meeting.

**B. Government Services**

1. Motion to Select the Rt. 31 and Red Gate Road Site as the new location for the Police Facility.
2. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to approve a Professional Services Agreement for the Bidding and Construction Engineering Phase of the Phosphorus Removal and Digester Improvement Project to Trotter and Associates.
- \*3. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to award the Bid for a Three Reel Trailer to Sauber Manufacturing Company.
- \*4. Motion to approve a **Resolution** Authorizing Application for Kane County Development Funds and Execution of all Necessary Documents for the 7<sup>th</sup> Avenue Creek Project.
- \*5. Motion to approve a **Resolution** Authorizing Application for Kane County Development Funds and Execution of all Necessary Documents for the IL Route 31 Culvert/Sidewalk Project.

**C. Planning and Development**

- \*1. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute an Amendment to a Commercial Corridor and downtown Business Economic Incentive Award between the City of St. Charles and Tom Staroske (201 & 203 S. Third Street).
- \*2. Motion to accept and place on file Plan Commission Resolution No. 1-2017 A Resolution Recommending Approval of Applications for Special Use for PUD and PUD Preliminary Plan for Prairie Center (former St. Charles Mall site) (Shodeen Group, LLC).
- \*3. Motion to accept and place on file Housing Commission Resolution No. 1-2016 A Resolution Recommending Approval of a Variance Regarding the Location of Affordable Units for the Prairie Center Project.
4. Motion to approve an **Ordinance** Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)
- \*5. Motion to accept and place on file minutes of the February 13, 2017 Planning & Development Committee meeting.
- \*6. Motion to accept and place on file minutes of the February 21, 2017 \*Special Planning & Development Committee meeting.

**D. Executive Session**

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

**9. Additional Items from Mayor, Council, Staff, or Citizens**

**10. Adjournment**

***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON TUESDAY, FEBRUARY 21, 2017 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

**1. Call To Order By Mayor Raymond Rogina at 7:01 P.M.**

**2. Roll Call.**

**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

**Absent:** None

**3. Invocation by Alder. Paylietner**

**4. Pledge of Allegiance.**

**5. Presentations**

- Proclamation to Declare February 13, 2017 through February 17, 2017 Random Acts of Kindness and Random Acts Matter Week in the City of St. Charles.

**6. Motion by Krieger, seconded by Gaugel to approve the Omnibus Vote.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED

**\*7. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the regular City Council meeting held February 6, 2017.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**\*8. Motion by Krieger, seconded by Gaugel to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 1/30/2017 – 2/12/2017 the amount of \$2,118,240.22.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**\*9. Motion by Krieger, seconded by Gaugel to accept and place on file the Treasurer's Report for periods ending October 31, 2016, November 30, 2016, and December 31, 2016.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

## I. New Business

None

## II. Committee Reports

### A. Government Operations

- \*1. Motion by Krieger, seconded by Gaugel to approve **Funds Transfer Resolutions 2017-T-1** Authorizing Budgeted Transfers in the Aggregate Amount of \$5,811,380.64 for Debt Service Payments and Miscellaneous Transfers.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
2. Motion by Stellato, seconded by Silkiatis to approve a proposal for a Class E1 Liquor License for St. Charles Breakfast Rotary Club to be held at Lincoln Park, St. Charles on June 24 12:00 noon to 5:00 p.m.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger, Lewis ABSENT: 0  
MOTION CARRIED

#### **Alder. Lewis**

I would like some further clarification. It is my understanding that the tickets for this are all presold.

#### **Kurt Barret, 218 Illinois Avenue**

We try as hard as we can to sell in advance to ensure we have the sales. But they are available the day of at a higher price.

#### **Mayor Rogina**

Was that the practice last year?

#### **Mr. Barrett**

Yes.

#### **Alder. Lewis**

I am sorry, I misunderstood that. I thought you had all your tickets presold.

#### **Mr. Barrett**

The majority were. But we had day of event tickets.

- \*3. Motion by Krieger, seconded by Gaugel to approve chair placement on public property for the DSCP Chair-ity promotion.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*4. Motion by Krieger, seconded by Gaugel to approve a Microsoft Enterprise Agreement through CDW-G for a not-to-exceed cost of \$133,923.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Krieger, seconded by Gaugel to approve an **Ordinance 2017-M-3** Authorizing the Disposal of Surplus Personal Property Owned by the City of St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*6. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the February 6, 2017 Government Operations Committee meeting.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

**B. Government Services**  
None

**C. Planning and Development**

1. Motion by Bancroft, seconded by Turner to approve an Ordinance 2017-Z-1 Granting approval of a Minor Change to PUD Preliminary Plan for First St. Building #3-Sterling Bank (10 Illinois Street).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: Payleitner, Lewis ABSENT: 0  
MOTION CARRIED
2. Motion by Bancroft, seconded by Stellato to approve an **Ordinance 2017-M-4** Approving and Authorizing the Execution of the Second Amendment to the City of St. Charles Central Downtown Tax Increment Financing Redevelopment Agreement by and between First Street Development II, LLC and the City of St. Charles, Kane and DuPage Counties, Illinois (First Street Project).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: Payleitner, Lewis ABSENT: 0  
MOTION CARRIED

**Alder. Payleitner**

This specifies the parking issue, correct?

**Mayor Rogina**

Yes, as I understand it, the document says the Police will monitor that and First Street LLC is fine with that.

**Rita Tungare**

Correct. The priority will be on meeting the needs of short term parking during daytime hours.

3. Motion by Bancroft, seconded by Bessner approve a **Resolution 2017-7** Establishing the 2017 Inclusionary Housing Fee In-lieu Amount.  
ROLL CALL VOTE: AYE: Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
ABSTAIN: Stellato  
MOTION CARRIED

**Alder. Bancroft**

One comment. From the committee meeting until now, I had the opportunity to sit down with one of the housing commission members, John Hall. One thing I want to highlight is we both feel great urgency on what the administration of the housing fund is and how we are going to apply that money. How do we get the ball rolling with respect to the funds that are in place right now. One thing I would love Staff to do is think about how we do that. I know there has been some other things that were put in place in respect to participating with Kane County. We both are worried that it is not going to be fast enough to satisfy our urgency for putting that money to good use. So 1) some thoughts from Staff on what are some things we can do and what can we do quickly; 2) What can we do to publicize the current outlet for the funds. 3) whether is discussion to be had in Planning and Development or whether there is discussion in respect to communicating our urgency to use these funds.

**John Hall, 3980 Riverview Drive**

Mr. Bancroft is right. I think that it's imperative that we communicate more often and know more of what's going on before it happens. Things can happen I understand. And you have the final say of how the funds are spent from the Illinois Housing Trust and from our Housing commission. I understand that. I think that there has to be a better way of making these fees tolerable that will work for everyone without being crazy. We need to have open discussion with the planning and zoning commission and therefore be able to come together on things. I, as a member of the housing commission, would like to bring some radical ideas instead of having it sit idly by. There is a lot of ways that can be done whether through charity or work with people in the community. I support that. I hope that you as a Council work together to give us that opportunity to work together. Otherwise for the past 11 years I have spent doing this is a waste of time.

**Mayor Rogina**

I think a joint meeting between the City Council and the Housing Commission would be worthwhile. To your point that there is money in the housing trust fund that can be used for good purposes. I think you are going to find a receptive Council.

**Mr. Hall**

I hope so. I hope we can work together.

**Alder. Turner**

I would like to see some of this money to our homeless veterans.

**Mayor Rogina**

There are a lot of creative ways to put this to use.

**Alder. Bancroft**

The big thing is urgency. We have to get going and it has to start with us.

**Mr. Hall**

We have talked about marketing what we do and it is laborious to go online to find the Kane County assistance. We need to be using this money in a much smarter way.

**Alder. Payleitner**

I think the ordinance restricts us on how we spend it. I think a joint meeting would be very productive.

- \*4. Motion by Krieger, seconded by Gaugel to accept and place on file Historic Preservation Commission Resolution No. 1-2017 A Resolution Recommending Approval for Historic District Designation (Millington Historic District).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Krieger, seconded by Gaugel to approve an Ordinance 2017-Z-2 Designating the Millington Historic District.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*6. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-8** Authorizing the Execution of a Service Agreement between the City of St. Charles and Community Contacts, Inc. – City of St. Charles Home Rehabilitation and Accessibility Loan Program.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*7. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2017-9** Authorizing the Mayor and City Clerk of the City of St. Charles to execute an Amendment to a Commercial Corridor and Downtown Business Economic Incentive Award Between the City of St. Charles and Peter Zaikowski (104 E. Main Street-Crazy Fox).
8. Motion by Bancroft, seconded by Turner to approve an **Ordinance 2017-Z-3** Granting Approval of a Minor Change to PUD Preliminary Plan for 1601 S. 14<sup>th</sup> St. (CVS PUD – Lot 2).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED

**Alder. Payleitner**

Thanks to the applicant for accommodating our discussion.

**Alder. Lewis**

Happy to see that the sidewalk is back.

- \*9. Motion by Krieger, seconded by Gaugel to accept and place on file Plan Commission Resolution 2-2017 A Resolution Recommending Approval of a Final Plat of Subdivision for Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*10. Motion by Krieger, seconded by Gaugel to approve an **Ordinance 2017-Z-4** Granting Approval of a Final Plat of Subdivision and Minor Change to PUD Preliminary Plan for Doran Scales (Legacy Business Center of St. Charles PUD-Lots 8-9).
- \*11. Motion by Krieger, seconded by Gaugel to accept and place on file minutes of the February 6, 2017 \*Special Planning & Development Committee meeting.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

**10. Additional Items from Mayor, Council, Staff, or Citizens**

- Thanked Brian Doyle for his volunteer service on the Plan Commission. He is a key example of volunteering. Mr. Doyle responded that it has been a pleasure to serve the City.
- Mayor Rogina wished Larry Gunderson a happy birthday. He also reminded all about the St. Charles Restaurant week taking place next week.

**11. Adjournment**

Motion by Gaugel, seconded by Krieger, to adjourn meeting

VOICE VOTE                      UNANIMOUS                      MOTION CARRIED

Meeting adjourned at 7:30 P.M.

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Nancy Garrison, City Clerk



3/3/2017

**CITY OF ST CHARLES  
COMPANY 1000  
EXPENDITURE APPROVAL LIST**

2/13/2017 - 2/26/2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
114	DG HARDWARE					
		87588	15.25	02/23/2017	68438/F	MISC SUPPLIES
		87588	6.73	02/23/2017	68445/F	MISC SUPPLIES
		87588	10.31	02/23/2017	68516/F	MISC SUPPLIES
		87588	7.64	02/23/2017	68552/F	FLANGE TAILPIECE
			-30.00	02/23/2017	68628/F	CRED IN#68610/F
	<b>DG HARDWARE Total</b>		<b>9.93</b>			
124	ADAMS EVIDENCE GRADE					
		90274	1,565.00	02/23/2017	0041951-IN	MISC SUPPLIES - PD
	<b>ADAMS EVIDENCE GRADE Total</b>		<b>1,565.00</b>			
139	AFLAC					
			24.92	02/17/2017	ACAN170217140403IS	AFLAC Cancer Insurance
			90.86	02/17/2017	ACAN170217140403PI	AFLAC Cancer Insurance
			97.37	02/17/2017	ACAN170217140403PV	AFLAC Cancer Insurance
			25.20	02/17/2017	ADIS170217140403FD	AFLAC Disability and STD
			26.21	02/17/2017	ADIS170217140403FN	AFLAC Disability and STD
			150.40	02/17/2017	ADIS170217140403PD	AFLAC Disability and STD
			120.68	02/17/2017	AVOL170217140403PI	AFLAC Voluntary Indemnity
			21.46	02/17/2017	AVOL170217140403PV	AFLAC Voluntary Indemnity
			67.28	02/17/2017	APAC170217140403PI	AFLAC Personal Accident
			13.38	02/17/2017	APAC170217140403PV	AFLAC Personal Accident
			13.57	02/17/2017	ASPE170217140403FN	AFLAC Specified Event (PRP)
			7.38	02/17/2017	ASPE170217140403PI	AFLAC Specified Event (PRP)
			17.04	02/17/2017	ASPE170217140403PV	AFLAC Specified Event (PRP)
			42.48	02/17/2017	AVOL170217140403FN	AFLAC Voluntary Indemnity
			20.08	02/17/2017	ADIS170217140403PV	AFLAC Disability and STD
			8.10	02/17/2017	AHIC170217140403FD	AFLAC Hospital Intensive Care
			8.10	02/17/2017	AHIC170217140403PD	AFLAC Hospital Intensive Care
			33.84	02/17/2017	AHIC170217140403PV	AFLAC Hospital Intensive Care
			57.23	02/17/2017	APAC170217140403FI	AFLAC Personal Accident
			16.32	02/17/2017	APAC170217140403FN	AFLAC Personal Accident
	<b>AFLAC Total</b>		<b>861.90</b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
145	AIR ONE EQUIPMENT INC					
		90585	423.84	02/16/2017	119580	INVENTORY ITEMS
		90584	323.95	02/23/2017	119663	MISC HYDRANT TOOLS
		90585	775.00	02/23/2017	119735	MISC TOOLS
		90586	455.80	02/23/2017	119736	MISC SUPPLIES
	<b>AIR ONE EQUIPMENT INC Total</b>		<b><u>1,978.59</u></b>			
149	ALARM DETECTION SYSTEMS INC					
		87591	366.03	02/16/2017	144000-1035	QUARTERLY CHARGES FEB-AF
	<b>ALARM DETECTION SYSTEMS INC Total</b>		<b><u>366.03</u></b>			
156	A L EQUIPMENT COMPANY INC					
		90362	595.34	02/23/2017	177319	INVENTORY ITEMS
	<b>A L EQUIPMENT COMPANY INC Total</b>		<b><u>595.34</u></b>			
177	AL PIEMONTE CADILLAC INC					
		87558	114.76	02/16/2017	109907	RO 57305 VEH 1812
			88,284.14	02/23/2017	2222017	SALES TX INCENTIVE MAY-AUC
	<b>AL PIEMONTE CADILLAC INC Total</b>		<b><u>88,398.90</u></b>			
233	AMERICAN PLANNING ASSOCIATION					
			698.00	02/16/2017	083724-1711	MBRSHP = R TUNGARE/IL CHP/
	<b>AMERICAN PLANNING ASSOCIATION Total</b>		<b><u>698.00</u></b>			
242	APWA FOX VALLEY BRANCH					
			70.00	02/16/2017	2017-04	MTG= SUHR/YOUNG 2-14-17
	<b>APWA FOX VALLEY BRANCH Total</b>		<b><u>70.00</u></b>			
246	AQUA BACKFLOW INC					
		88109	1,540.00	02/23/2017	2016-311	FEBRUARY 2017 BILLING
	<b>AQUA BACKFLOW INC Total</b>		<b><u>1,540.00</u></b>			
254	ARISTA INFORMATION SYSTEMS INC					
		87777	5,237.87	02/23/2017	1330201702	POSTAGE
		87777	1,911.44	02/23/2017	22754	MONTHLY PRINTING SERVICES
	<b>ARISTA INFORMATION SYSTEMS INC Total</b>		<b><u>7,149.31</u></b>			
272	ASK ENTERPRISES & SON INC					
		90289	250.00	02/23/2017	23201	U GUARD LAGS
		90308	280.00	02/23/2017	23202	INVENTORY ITEMS
		90441	324.25	02/23/2017	23203	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		90598	390.00	02/23/2017	23204	INVENTORY ITEMS
		90442	49.25	02/23/2017	23214	INVENTORY ITEMS
	<b>ASK ENTERPRISES &amp; SON INC Total</b>		<b><u>1,293.50</u></b>			
<b>282</b>	<b>ASSOCIATED TECHNICAL SERV LTD</b>					
		87840	1,315.00	02/16/2017	28361-REV	SERVICES
		87841	763.00	02/16/2017	28421	EMERGENCY LEAK 5TH PLACE
		87840	2,874.96	02/16/2017	28431	LEAK DETECTION SURVEY
		87841	975.00	02/23/2017	28432	LEAK DETECTION SERVICES
	<b>ASSOCIATED TECHNICAL SERV LTD Total</b>		<b><u>5,927.96</u></b>			
<b>284</b>	<b>ILLINOIS BELL TELEPHONE CO</b>					
			55.00	02/16/2017	020517	MONTHLY BILLING
			64.00	02/16/2017	120516A	VENDOR POSTED PAYMT WRC
	<b>ILLINOIS BELL TELEPHONE CO Total</b>		<b><u>119.00</u></b>			
<b>304</b>	<b>BACKGROUNDS ONLINE</b>					
			35.00	02/16/2017	477308	HR SERVICES
	<b>BACKGROUNDS ONLINE Total</b>		<b><u>35.00</u></b>			
<b>338</b>	<b>AIRGAS NORTH CENTRAL</b>					
			502.61	02/16/2017	9942242902	MONTHLY BILLING
	<b>AIRGAS NORTH CENTRAL Total</b>		<b><u>502.61</u></b>			
<b>364</b>	<b>STATE STREET COLLISION</b>					
		90640	325.00	02/16/2017	013117	FIBERGLASS EQUIPMENT PANI
		90638	436.00	02/16/2017	4712	REPAIR
		90639	180.00	02/16/2017	4764	FRONT SUSPENSION
	<b>STATE STREET COLLISION Total</b>		<b><u>941.00</u></b>			
<b>369</b>	<b>BLUE GOOSE SUPER MARKET INC</b>					
		87579	23.07	02/16/2017	00480652	POLICE DEPT REFRESHMENT
		90683	25.45	02/23/2017	00312037	REFRESHMENTS FIRE DPT
		87579	16.16	02/23/2017	00481567	SEGEANT EXAM REFRESHEME
	<b>BLUE GOOSE SUPER MARKET INC Total</b>		<b><u>64.68</u></b>			
<b>376</b>	<b>INTERNATIONAL CODE COUNCIL INC</b>					
		90825	310.00	02/23/2017	1000759023	COMMENTARY COMBO NFPA S
	<b>INTERNATIONAL CODE COUNCIL INC Total</b>		<b><u>310.00</u></b>			
<b>382</b>	<b>BOUND TREE MEDICAL LLC</b>					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		90520	438.17	02/16/2017	82389515	MISC SUPPLIES
		90645	296.88	02/23/2017	82396995	MISC SUPPLIES FOR FIRE DEP
		90520	10.32	02/23/2017	82398154	SODIUM CHLORIDE IRRIGATIOI
	<b>BOUND TREE MEDICAL LLC Total</b>		<b><u>745.37</u></b>			
<b>393</b>	<b>BRICOR CONSULTING</b>					
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
			2,000.00	02/16/2017	FY 2017	AGREEMENT 12 MONTHLY PAY
	<b>BRICOR CONSULTING Total</b>		<b><u>22,000.00</u></b>			
<b>395</b>	<b>BRIDGEWELL RESOURCES LLC</b>					
		90576	8,880.00	02/23/2017	0228617101	INVENTORY ITEMS
	<b>BRIDGEWELL RESOURCES LLC Total</b>		<b><u>8,880.00</u></b>			
<b>396</b>	<b>BROWNELLS INC</b>					
		90221	80.94	02/16/2017	13424556.01	SLING SWIVEL
	<b>BROWNELLS INC Total</b>		<b><u>80.94</u></b>			
<b>398</b>	<b>TOM BRUHL</b>					
			1,577.20	02/16/2017	013017	REIMB = APPA TECH TRNG = A
	<b>TOM BRUHL Total</b>		<b><u>1,577.20</u></b>			
<b>462</b>	<b>CATCHING FLUIDPOWER INC</b>					
		90227	96.45	02/23/2017	6138458	68 PMT-6-M22 CONNECTOR
	<b>CATCHING FLUIDPOWER INC Total</b>		<b><u>96.45</u></b>			
<b>501</b>	<b>CHICAGO SUN TIMES INC</b>					
			374.40	02/23/2017	390048-17	YEARLY RENEWAL
	<b>CHICAGO SUN TIMES INC Total</b>		<b><u>374.40</u></b>			
<b>508</b>	<b>WEST PAYMENT CENTER</b>					
		87606	377.88	02/23/2017	835554059	SVCS JAN 2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	<b>WEST PAYMENT CENTER Total</b>		<b><u>377.88</u></b>			
<b>517</b>	<b>CINTAS CORPORATION</b>					
		87561	118.75	02/16/2017	344516197	FLEET DEPT UNIFORMS
		87561	118.75	02/23/2017	344519548	WEEKLY UNIFORMS FLEET
	<b>CINTAS CORPORATION Total</b>		<b><u>237.50</u></b>			
<b>563</b>	<b>CDW GOVERNMENT INC</b>					
		90425	1,000.00	02/16/2017	GPX5605	AUTOCAD RENEWAL
		90509	520.17	02/16/2017	GQR2833	GAMBER JOHNSON NOTEPAD
		90592	532.96	02/16/2017	GRJ8285	XEROX COLORED INK
		90649	810.00	02/23/2017	GTG0737	PARALLELS REM APP SVR
		90675	252.18	02/23/2017	GTH5862	EPSON INK
	<b>CDW GOVERNMENT INC Total</b>		<b><u>3,115.31</u></b>			
<b>564</b>	<b>COMCAST OF CHICAGO INC</b>					
			14.74	02/23/2017	021217PD	SVC 2-19 THRU 3-18-17
	<b>COMCAST OF CHICAGO INC Total</b>		<b><u>14.74</u></b>			
<b>579</b>	<b>COMMUNICATIONS DIRECT INC</b>					
		90628	547.20	02/16/2017	SR111547	LABOR
		90629	182.40	02/16/2017	SR111549	LABOR
	<b>COMMUNICATIONS DIRECT INC Total</b>		<b><u>729.60</u></b>			
<b>642</b>	<b>CUSTOM WELDING &amp; FAB INC</b>					
		90692	275.00	02/23/2017	170017	REPAIR BATTALION 100
		90692	275.00	02/23/2017	170017	REPAIR BATTALION 100
		90692	-275.00	02/23/2017	170017	REPAIR BATTALION 100
		90692	-275.00	02/23/2017	170017	REPAIR BATTALION 100
		90732	275.00	02/23/2017	170017A	V#1857 RO#57405
	<b>CUSTOM WELDING &amp; FAB INC Total</b>		<b><u>275.00</u></b>			
<b>646</b>	<b>PADDOCK PUBLICATIONS INC</b>					
			254.15	02/16/2017	T4463175-3305-3283	CERT OF PUBLICATIONS
			179.40	02/23/2017	T4463742-43-46-47-48	CERTS OF PUBLICATION
	<b>PADDOCK PUBLICATIONS INC Total</b>		<b><u>433.55</u></b>			
<b>683</b>	<b>DE MAR TREE &amp; LANDSCAPE SVC</b>					
		88131	3,080.80	02/16/2017	7761	ELECTRIC LINE CLEARING
	<b>DE MAR TREE &amp; LANDSCAPE SVC Total</b>		<b><u>3,080.80</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
710	DISCOUNT TIRE	90684	142.00	02/23/2017	131276	V#3099 RO#57407
	<b>DISCOUNT TIRE Total</b>		<b>142.00</b>			
722	DOJES INCORPORATED	90655	168.61	02/23/2017	20645	SHOE COVERS/TAPE
	<b>DOJES INCORPORATED Total</b>		<b>168.61</b>			
735	MICHAEL DRAKE		1,028.44	02/23/2017	021317	LASERFICHE 2017 REIMBURSE
	<b>MICHAEL DRAKE Total</b>		<b>1,028.44</b>			
749	DUKES SALES & SERVICE INC	90601	3,000.00	02/23/2017	14300	INVENTORY ITEMS
	<b>DUKES SALES &amp; SERVICE INC Total</b>		<b>3,000.00</b>			
750	DUKANE CONTRACT SERVICES	88138	1,733.00	02/23/2017	125637	MONTHLY BILLING FEBRUARY
		88138	4,437.00	02/23/2017	125638	MONTHLY BILLING FEBRUARY
		88138	5,051.00	02/23/2017	125639	MONTHLY BILLING FEBRUARY
		88138	6,512.00	02/23/2017	125640	MONTHLY BILLING FEBRUARY
		88138	1,600.00	02/23/2017	125651	MONTHLY BILLING FEBRUARY
		89452	978.00	02/23/2017	125687	MONTHLY BILLING FEBRUARY
	<b>DUKANE CONTRACT SERVICES Total</b>		<b>20,311.00</b>			
763	DUPAGE COUNTY SENIOR POLICE		35.00	02/16/2017	021517GH	MBRSHP = TC/AM HOFFRAGE
	<b>DUPAGE COUNTY SENIOR POLICE Total</b>		<b>35.00</b>			
776	HD SUPPLY WATERWORKS	90603	650.00	02/16/2017	G720152	INVENTORY ITEMS
	<b>HD SUPPLY WATERWORKS Total</b>		<b>650.00</b>			
789	ANIXTER INC	90344	247.50	02/16/2017	3447147-02	INVENTORY ITEMS
		89532	182.00	02/16/2017	3461456-00	INVENTORY ITEMS
		89532	159.00	02/16/2017	3461456-01	INVENTORY ITEMS
		89532	198.00	02/16/2017	3461456-02	INVENTORY ITEMS
		90014	295.50	02/16/2017	3461803-00	INVENTORY ITEMS
		89756	55.65	02/16/2017	3461808-00	INVENTORY ITEMS
		90749	495.00	02/23/2017	3482041-001	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			-143.55	02/23/2017	3492109-00	RETURN DAMAGED ITEMS
		89756	724.68	02/16/2017	3461812-01	INVENTORY ITEMS
		90111	670.80	02/23/2017	3430176-01	INVENTORY ITEMS
		89819	642.00	02/23/2017	3461401-00	INVENTORY ITEMS
	<b>ANIXTER INC Total</b>		<b><u>3,526.58</u></b>			
<b>799</b>	<b>EMBLEM ENTERPRISES INC</b>					
		90569	513.86	02/23/2017	673699	PATCHES POLICE DEPT
	<b>EMBLEM ENTERPRISES INC Total</b>		<b><u>513.86</u></b>			
<b>815</b>	<b>ENGINEERING ENTERPRISES INC</b>					
		89031	3,077.50	02/16/2017	61268	PROJECT BILLING THRU 12/20/
	<b>ENGINEERING ENTERPRISES INC Total</b>		<b><u>3,077.50</u></b>			
<b>826</b>	<b>BORDER STATES</b>					
		90605	98.45	02/16/2017	912519661	INVENTORY ITEMS
		90751	354.57	02/23/2017	912579219	INVENTORY ITEMS
		90751	306.45	02/23/2017	912598751	INVENTORY ITEMS
	<b>BORDER STATES Total</b>		<b><u>759.47</u></b>			
<b>857</b>	<b>FEDERAL PACIFIC</b>					
		90161	15,326.00	02/23/2017	599138-FPT	INVENTORY ITEMS
	<b>FEDERAL PACIFIC Total</b>		<b><u>15,326.00</u></b>			
<b>859</b>	<b>FEECE OIL CO</b>					
		90496	1,719.30	02/23/2017	1645102	INVENTORY ITEMS
		90679	99.15	02/23/2017	1648439	MEGAFLOW
	<b>FEECE OIL CO Total</b>		<b><u>1,818.45</u></b>			
<b>870</b>	<b>FIRE PENSION FUND</b>					
			364.55	02/17/2017	FP1%170217140403FI	Fire Pension 1% Fee
			2,114.10	02/17/2017	FRP2170217140403FC	Fire Pension Tier 2
			14,841.21	02/17/2017	FRPN170217140403FI	Fire Pension
	<b>FIRE PENSION FUND Total</b>		<b><u>17,319.86</u></b>			
<b>888</b>	<b>J C SCHULTZ ENTERPRISES</b>					
		90607	49.41	02/23/2017	0000381414	INVENTORY ITEMS
	<b>J C SCHULTZ ENTERPRISES Total</b>		<b><u>49.41</u></b>			
<b>891</b>	<b>FLEET SAFETY SUPPLY</b>					
		87563	662.19	02/16/2017	67210	AUTO CHR9 2000 PLC

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		90560	44.14	02/23/2017	67238	REPLACEMENT MAGNAFIRE
	<b>FLEET SAFETY SUPPLY Total</b>		<b>706.33</b>			
<b>903</b>	<b>MARGARET FORSTER</b>					
			680.64	02/23/2017	021617	IMRF REIMBURSEMENT
	<b>MARGARET FORSTER Total</b>		<b>680.64</b>			
<b>916</b>	<b>FOX VALLEY FIRE &amp; SAFETY INC</b>					
		87631	94.70	02/23/2017	IN00059794A	
		87593	114.00	02/23/2017	IN00064362	QUARTERLY BILLING FEB
	<b>FOX VALLEY FIRE &amp; SAFETY INC Total</b>		<b>208.70</b>			
<b>922</b>	<b>FOX RIVER STUDY GROUP</b>					
		90647	6,700.00	02/16/2017	012517	2016 FOX RVR STDY GRP WATI
	<b>FOX RIVER STUDY GROUP Total</b>		<b>6,700.00</b>			
<b>933</b>	<b>FRED PRYOR SEMINARS INC</b>					
		90735	99.00	02/16/2017	21488265	CLASS = T KIRCHNER
	<b>FRED PRYOR SEMINARS INC Total</b>		<b>99.00</b>			
<b>935</b>	<b>DOWNTOWN ST CHARLES</b>					
			17,844.08	02/16/2017	FY 2017	
			17,844.08	02/16/2017	FY 2017	
			17,844.08	02/16/2017	FY 2017	
			17,844.08	02/16/2017	FY 2017	
			17,844.08	02/16/2017	FY 2017	
	<b>DOWNTOWN ST CHARLES Total</b>		<b>89,220.40</b>			
<b>944</b>	<b>GALLS LLC</b>					
		87542	69.82	02/16/2017	006907511	UNIFORMS - PD
		87542	47.54	02/16/2017	006907513	UNIFORMS - PD
		87542	167.44	02/23/2017	006915583	UNIFORMS - PD
	<b>GALLS LLC Total</b>		<b>284.80</b>			
<b>989</b>	<b>GORDON FLESCH CO INC</b>					
			2,076.50	02/23/2017	IN11803299	MONTHLY BILLING
			288.85	02/23/2017	IN11805474	SVC 12-30 THRU 1-30-17
	<b>GORDON FLESCH CO INC Total</b>		<b>2,365.35</b>			
<b>991</b>	<b>ILLINOIS GFOA</b>					
			60.00	02/23/2017	021717	WEBINAR PURCHASING WORL



<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	ILLINOIS GFOA Total		<u>60.00</u>			
996	GOVCONNECTION INC	90653	41.95	02/23/2017	54508263	ISOBAR 4 ULTRA
	GOVCONNECTION INC Total		<u>41.95</u>			
1006	ST CHARLES CONVENTION	89253	43,875.00	02/16/2017	VCCRGRE1216	HTL TX DSBRSMT - DEC 2016
	ST CHARLES CONVENTION Total		<u>43,875.00</u>			
1036	HARRIS BANK NA		1,440.00	02/17/2017	UNF 170217140403FD	Union Dues - IAFF
	HARRIS BANK NA Total		<u>1,440.00</u>			
1044	TCH 101		89.13	02/23/2017	031017	MC COWAN - 3-10-17
	TCH 101 Total		<u>89.13</u>			
1065	HENRY SCHEIN INC	90644	494.90	02/23/2017	38492283	POWERHEART ADLT DEFIB PAI
	HENRY SCHEIN INC Total		<u>494.90</u>			
1080	HILTI INC	90394	26.92	02/23/2017	4608890867	INVENTORY ITEMS
	HILTI INC Total		<u>26.92</u>			
1106	CAPITAL ONE NATIONAL ASSOC	90753	290.80	02/16/2017	704500011713	INVENTORY ITEMS
		90814	112.70	02/16/2017	704600009608	WELLNESS FAIR
		87759	33.98	02/23/2017	702600009453B	COFFEE
		87525	34.50	02/23/2017	704800087075	MISC SUPPLIES - PD
		90844	73.24	02/23/2017	705100013867	WELLNESS FAIR FOOD
	CAPITAL ONE NATIONAL ASSOC Total		<u>545.22</u>			
1127	INTERNATIONAL ASSOCIATION OF	90725	209.00	02/16/2017	58323-17	DUES = K CHRISTENSEN
		90736	209.00	02/16/2017	73889-17	DUES - S SWANSON
		90727	259.00	02/16/2017	73890-17	DUES = J SCHELSTREET
	INTERNATIONAL ASSOCIATION OF Total		<u>677.00</u>			
1133	IBEW LOCAL 196					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			179.00	02/17/2017	UNE 170217140403PV	Union Due - IBEW
			705.57	02/17/2017	UNEW170217140403P	Union Due - IBEW - percent
	<b>IBEW LOCAL 196 Total</b>		<b>884.57</b>			
<b>1136</b>	<b>ICMA RETIREMENT CORP</b>					
			382.66	02/17/2017	021717	PLAN 109830 ICMA
			25.00	02/17/2017	RTHA170217140403IS	Roth 457 - Dollar Amount
			100.00	02/17/2017	RTHA170217140403PI	Roth 457 - Dollar Amount
			752.31	02/17/2017	RTHA170217140403PV	Roth 457 - Dollar Amount
			260.62	02/17/2017	RTHP170217140403FI	Roth 457 - Percent
			94.00	02/17/2017	RTHP170217140403PI	Roth 457 - Percent
			26.36	02/17/2017	RTHP170217140403PV	Roth 457 - Percent
			221.50	02/17/2017	ROTH170217140403IS	Roth IRA Deduction
			995.00	02/17/2017	ROTH170217140403PI	Roth IRA Deduction
			295.00	02/17/2017	ROTH170217140403PV	Roth IRA Deduction
			70.00	02/17/2017	RTHA170217140403CI	Roth 457 - Dollar Amount
			307.00	02/17/2017	RTHA170217140403FI	Roth 457 - Dollar Amount
			35.00	02/17/2017	RTHA170217140403HI	Roth 457 - Dollar Amount
			1,029.79	02/17/2017	ICMP170217140403IS	ICMA Deductions - Percent
			1,980.90	02/17/2017	ICMP170217140403PC	ICMA Deductions - Percent
			1,041.94	02/17/2017	ICMP170217140403PV	ICMA Deductions - Percent
			236.53	02/17/2017	ROTH170217140403FI	Roth IRA Deduction
			85.00	02/17/2017	ROTH170217140403FI	Roth IRA Deduction
			292.30	02/17/2017	ROTH170217140403HI	Roth IRA Deduction
			5,025.07	02/17/2017	ICMA170217140403PV	ICMA Deductions - Dollar Amt
			238.30	02/17/2017	ICMP170217140403CA	ICMA Deductions - Percent
			952.97	02/17/2017	ICMP170217140403CC	ICMA Deductions - Percent
			2,072.39	02/17/2017	ICMP170217140403FD	ICMA Deductions - Percent
			798.17	02/17/2017	ICMP170217140403FN	ICMA Deductions - Percent
			366.66	02/17/2017	ICMP170217140403HF	ICMA Deductions - Percent
			1,798.00	02/17/2017	ICMA170217140403CC	ICMA Deductions - Dollar Amt
			1,575.00	02/17/2017	ICMA170217140403FD	ICMA Deductions - Dollar Amt
			817.31	02/17/2017	ICMA170217140403FN	ICMA Deductions - Dollar Amt
			480.00	02/17/2017	ICMA170217140403HF	ICMA Deductions - Dollar Amt
			875.00	02/17/2017	ICMA170217140403IS	ICMA Deductions - Dollar Amt
			7,668.07	02/17/2017	ICMA170217140403PC	ICMA Deductions - Dollar Amt
			543.05	02/17/2017	E401170217140403FN	401A Savings Plan Employee
			219.80	02/17/2017	E401170217140403HR	401A Savings Plan Employee
			313.43	02/17/2017	E401170217140403IS	401A Savings Plan Employee

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			632.50	02/17/2017	E401170217140403PD	401A Savings Plan Employee
			1,194.39	02/17/2017	E401170217140403PV	401A Savings Plan Employee
			923.07	02/17/2017	ICMA170217140403CA	ICMA Deductions - Dollar Amt
			313.43	02/17/2017	C401170217140403IS	401A Savings Plan Company
			632.50	02/17/2017	C401170217140403PD	401A Savings Plan Company
			1,194.39	02/17/2017	C401170217140403PV	401A Savings Plan Company
			200.91	02/17/2017	E401170217140403CA	401A Savings Plan Employee
			526.22	02/17/2017	E401170217140403CD	401A Savings Plan Employee
			424.64	02/17/2017	E401170217140403FD	401A Savings Plan Employee
			200.91	02/17/2017	C401170217140403CA	401A Savings Plan Company
			526.22	02/17/2017	C401170217140403CD	401A Savings Plan Company
			424.64	02/17/2017	C401170217140403FD	401A Savings Plan Company
			543.05	02/17/2017	C401170217140403FN	401A Savings Plan Company
			219.80	02/17/2017	C401170217140403HR	401A Savings Plan Company
	<b>ICMA RETIREMENT CORP Total</b>		<b><u>39,930.80</u></b>			
<b>1154</b>	<b>ILLINOIS LAW ENFORCEMENT</b>					
			180.00	02/16/2017	020817	TUITION MCCOWAN/RUNKLE
	<b>ILLINOIS LAW ENFORCEMENT Total</b>		<b><u>180.00</u></b>			
<b>1155</b>	<b>ILLINOIS FIRE CHIEFS ASSOC</b>					
		90810	550.00	02/16/2017	17-1614	SCHLSRT/CHRSTNSN/SWNSN/I
		90737	3,550.00	02/16/2017	FO-170104	CHIEF OFFICER PROG = S SWA
	<b>ILLINOIS FIRE CHIEFS ASSOC Total</b>		<b><u>4,100.00</u></b>			
<b>1160</b>	<b>ILLINOIS WORKERS COMPENSATION</b>					
			303.90	02/16/2017	123116	IL WC RATE AJD - 6-30~12-3-16
	<b>ILLINOIS WORKERS COMPENSATION Total</b>		<b><u>303.90</u></b>			
<b>1193</b>	<b>ILLINOIS DEPT OF</b>					
			25.00	02/23/2017	021017	OCT 1 2016 ~ DEC 31 2016
	<b>ILLINOIS DEPT OF Total</b>		<b><u>25.00</u></b>			
<b>1195</b>	<b>ILLINOIS DEVELOPMENT COUNCIL</b>					
			250.00	02/16/2017	011717MO	MBRSHP = M O'ROURKE
	<b>ILLINOIS DEVELOPMENT COUNCIL Total</b>		<b><u>250.00</u></b>			
<b>1215</b>	<b>ILLINOIS MUNICIPAL UTILITIES</b>					
			3,083,925.57	02/13/2017	021317	IMEA ELEC BILL JAN 2017
	<b>ILLINOIS MUNICIPAL UTILITIES Total</b>		<b><u>3,083,925.57</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1216	INDUSTRIAL SYSTEMS LTD	90571	6,798.00	02/16/2017	20652	INFERNALMELT
	INDUSTRIAL SYSTEMS LTD Total		<u>6,798.00</u>			
1223	INITIAL IMPRESSIONS EMBROIDERY	90347	384.70	02/16/2017	5703	INVENTORY ITEMS
			26.00	02/16/2017	5703A	SMALL ORDER CHARGE SHIPP
		88842	19.80	02/23/2017	5989	MISC EMBORIDERY
	INITIAL IMPRESSIONS EMBROIDERY Total		<u>430.50</u>			
1313	KANE COUNTY RECORDERS OFFICE		141.00	02/16/2017	237025	2017K008296,97,98
	KANE COUNTY RECORDERS OFFICE Total		<u>141.00</u>			
1316	KANE COUNTY CHIEF OF POLICE		500.00	02/16/2017	2017-20	MAJOR CRIMES TASK FORCE F
	KANE COUNTY CHIEF OF POLICE Total		<u>500.00</u>			
1324	KANE MCKENNA & ASSOCIATES	88852	2,925.00	02/16/2017	14502	SVCS JAN 2017
	KANE MCKENNA & ASSOCIATES Total		<u>2,925.00</u>			
1327	KANE COUNTY FAIR		382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
			382.13	02/16/2017	FY 2017	DEBT PAYMENT MANNION PRC
	KANE COUNTY FAIR Total		<u>4,203.43</u>			
1402	DANIEL KUTTNER		649.69	02/23/2017	02167	UNIFORMS - PD
	DANIEL KUTTNER Total		<u>649.69</u>			
1403	WEST VALLEY GRAPHICS & PRINT					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		87537	76.50	02/23/2017	14792	BSNS CARDS - M SHEETS
	<b>WEST VALLEY GRAPHICS &amp; PRINT Total</b>		<b>76.50</b>			
<b>1450</b>	<b>LEE JENSEN SALES CO INC</b>					
		87612	373.00	02/16/2017	164170	LABOR REPAIR GMIPS200
	<b>LEE JENSEN SALES CO INC Total</b>		<b>373.00</b>			
<b>1463</b>	<b>LINA</b>					
		87694	9,577.49	02/23/2017	022817	SVCS FEB 2017
	<b>LINA Total</b>		<b>9,577.49</b>			
<b>1464</b>	<b>ELECTRICAL RESOURCE MGMT INC</b>					
		90052	9,540.00	02/16/2017	38406	HELIX FOUNDATION ANCHOR
	<b>ELECTRICAL RESOURCE MGMT INC Total</b>		<b>9,540.00</b>			
<b>1489</b>	<b>LOWES</b>					
		87754	38.57	02/16/2017	02088/01-30-17	MISC SUPPLIES
		87587	19.78	02/16/2017	02139/01-30-17	MISC SUPPLIES
		87587	9.29	02/16/2017	02227/01-31-17	MISC SUPPLIES
		87636	51.26	02/16/2017	02864/01-28-17	MISC SUPPLIES FIRE DEPT
		87527	37.92	02/23/2017	01920	MISC PD SUPPLIES
		87754	22.00	02/23/2017	01956	MISC HARDWARE/SUPPLIES
			-37.00	02/23/2017	916143	CREDIT PO#87636
		87636	23.74	02/23/2017	916802	MISC HARDWARE/SUPPLIES
		90659	42.74	02/23/2017	93439	INVENTORY ITEMS
		90688	367.12	02/23/2017	94301	INVENTORY ITEMS
		90700	40.98	02/23/2017	94450	INVENTORY ITEMS
		87587	84.97	02/23/2017	02993/02-17	MISC HARDWARE/SUPPLIES
		87587	10.70	02/23/2017	03276	MISC HARDWARE/SUPPLIES
		87636	51.22	02/23/2017	11549/02-01-17	MISC TOOLS
		87636	51.22	02/23/2017	11549/02-1-17	MISC SUPPLIES - FD
		87850	89.23	02/23/2017	902887	MISC HARDWARE/SUPPLIES
		87587	298.36	02/23/2017	902999	MISC HARDWARE/SUPPLIES
			-31.49	02/23/2017	02227/02-17-17	CRED INV#02822
		87754	90.89	02/23/2017	02543/02-03-17	MISC SUPPLIES WW DEPT
		87636	14.67	02/23/2017	02733/02-04-17	MISC SUPPLIES
		90686	7.00	02/23/2017	02734/02-04-17	4 FT TUBE GUARD
			31.49	02/23/2017	02822/02-14-17	ITEM RETURNED
		87636	77.82	02/23/2017	02883/02-06-17	MISC SUPPLIES

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	LOWES Total		<u>1,392.48</u>			
1532	MARSHALLS TOWING & RECOVERY	87541	140.00	02/16/2017	21327	MISC TOWING SERVICES
	MARSHALLS TOWING & RECOVERY Total		<u>140.00</u>			
1547	TED MASINICK		54.99	02/23/2017	021817	UNIFORMS - DULUTH 2-18-17
	TED MASINICK Total		<u>54.99</u>			
1564	MICHAEL MCCOWAN		74.00	02/23/2017	031017	PER DIEM 3-10-17
	MICHAEL MCCOWAN Total		<u>74.00</u>			
1582	MCMASTER CARR SUPPLY CO	90670	452.18	02/23/2017	11737049	HEAVY DUTY ALUMINUM
		90559	55.48	02/16/2017	10262919	ELECTRONIC POWER CORD
		90552	178.74	02/16/2017	10263663	CORROSION VALVE
		90632	310.88	02/16/2017	11181937	INVENTORY ITEMS
	MCMASTER CARR SUPPLY CO Total		<u>997.28</u>			
1585	MEADE ELECTRIC COMPANY INC	88053	1,512.00	02/16/2017	678273	MONTHLY BILLING
	MEADE ELECTRIC COMPANY INC Total		<u>1,512.00</u>			
1598	MENARDS INC	87723	54.98	02/23/2017	49780	MISC SUPPLIES
	MENARDS INC Total		<u>54.98</u>			
1600	MENDEL PLUMBING & HEATING INC	89083	12,426.00	02/23/2017	W43015	NEW PARTITIONS INSTALL
	MENDEL PLUMBING & HEATING INC Total		<u>12,426.00</u>			
1604	METRO TANK AND PUMP COMPANY	90642	230.00	02/16/2017	13975	PUMP REPAIR 1/24/17
	METRO TANK AND PUMP COMPANY Total		<u>230.00</u>			
1613	METROPOLITAN ALLIANCE OF POL		922.50	02/17/2017	UNP 170217140403PD	Union Dues - IMAP
			102.00	02/17/2017	UNPS170217140403PI	Union Dues-Police Sergeants

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	<b>METROPOLITAN ALLIANCE OF POL Total</b>		<b><u>1,024.50</u></b>			
<b>1629</b>	<b>MIDWEST DRIVESHAFT INC</b>					
		90550	538.95	02/16/2017	82386	RO 57255 VEH 1962
	<b>MIDWEST DRIVESHAFT INC Total</b>		<b><u>538.95</u></b>			
<b>1637</b>	<b>FLEETPRIDE INC</b>					
			-190.98	02/16/2017	82200930	CREDITS INV 82061492
		87564	25.98	02/16/2017	82336440	MISC FLEET DEPT SUPPLIES
		87564	244.23	02/16/2017	82622434	AIR DRYER
			-240.23	02/16/2017	82648592	CREDITS INVOICE 82622434
		87564	450.40	02/16/2017	82648620	V#1891 RO#57293
	<b>FLEETPRIDE INC Total</b>		<b><u>289.40</u></b>			
<b>1643</b>	<b>MILSOFT UTILITY SOLUTIONS INC</b>					
		87513	152.90	02/23/2017	20170537	HOSTED CALLS
	<b>MILSOFT UTILITY SOLUTIONS INC Total</b>		<b><u>152.90</u></b>			
<b>1651</b>	<b>MNJ TECHNOLOGIES DIRECT INC</b>					
		90533	1,390.93	02/16/2017	0003512127	HP WORKSTATION
		90621	46.41	02/16/2017	0003513063	OTTERBOX IPAD AIR 2
		90619	151.98	02/16/2017	003513062	SEAGATE-IMSOURCING
		90652	57.15	02/23/2017	0003513673	BATTERY PACK
		90650	246.70	02/23/2017	0003513955	COMPUTER SUPPLIES
		90429	952.15	02/23/2017	0003514692	PCI EXPRESS- PLUG IN CARD
	<b>MNJ TECHNOLOGIES DIRECT INC Total</b>		<b><u>2,845.32</u></b>			
<b>1655</b>	<b>MONROE TRUCK EQUIPMENT</b>					
		87567	60.73	02/16/2017	5340833	FLEET DEPT PARTS
	<b>MONROE TRUCK EQUIPMENT Total</b>		<b><u>60.73</u></b>			
<b>1668</b>	<b>FERGUSON ENTERPRISES INC</b>					
		90609	7.00	02/16/2017	3759705	INVENTORY ITEMS
		90755	20.24	02/16/2017	3779789	INVENTORY ITEMS
	<b>FERGUSON ENTERPRISES INC Total</b>		<b><u>27.24</u></b>			
<b>1686</b>	<b>NAPA AUTO PARTS</b>					
		87577	6.36	02/16/2017	527471	V#1969 RO#57426
	<b>NAPA AUTO PARTS Total</b>		<b><u>6.36</u></b>			
<b>1704</b>	<b>NCPERS IL IMRF</b>					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			8.00	02/17/2017	NCP2170217140403PI	NCPERS 2
			16.00	02/17/2017	NCP2170217140403PV	NCPERS 2
	<b>NCPERS IL IMRF Total</b>		<b>24.00</b>			
<b>1709</b>	<b>NEOPOST INC</b>					
		90273	43.00	02/23/2017	15052539	IS/IM SEALER REPLACEMENT
	<b>NEOPOST INC Total</b>		<b>43.00</b>			
<b>1747</b>	<b>COMPASS MINERALS AMERICA INC</b>					
		52	15,669.63	02/16/2017	71600135	SALT DELVIERY
		52	14,861.72	02/16/2017	71600134	SALT DELIVERY
	<b>COMPASS MINERALS AMERICA INC Total</b>		<b>30,531.35</b>			
<b>1756</b>	<b>NORTH CENTRAL LABORATORIES</b>					
		87530	602.16	02/16/2017	384862	LAB SUPPLIES
		87530	593.50	02/16/2017	384863	AUTOCLAVE DATALOGGER
	<b>NORTH CENTRAL LABORATORIES Total</b>		<b>1,195.66</b>			
<b>1769</b>	<b>OEI PRODUCTS INC</b>					
		90588	1,490.00	02/23/2017	5180	INVENTORY ITEMS
	<b>OEI PRODUCTS INC Total</b>		<b>1,490.00</b>			
<b>1775</b>	<b>RAY O'HERRON CO</b>					
		87545	165.97	02/16/2017	1705026-IN	POLICE DEPT UNIFORMS
		87545	154.91	02/16/2017	1705904-IN	POLICE DEPT UNIFORMS
		87545	68.49	02/23/2017	1706432-IN	POLICE DEPT UNIFORMS
		87545	26.00	02/23/2017	1706572-IN	POLICE DEPT UNIFORMS
	<b>RAY O'HERRON CO Total</b>		<b>415.37</b>			
<b>1783</b>	<b>ON TIME EMBROIDERY INC</b>					
		87627	52.00	02/16/2017	37288	UNIFORMS - FD
		87627	306.00	02/16/2017	38489	UNIFORMS - FD
		87627	226.00	02/16/2017	38495	UNIFORMS - FD
		87627	469.00	02/16/2017	38647	UNIFORMS - FD
		87627	32.00	02/16/2017	38773	UNIFORMS - FD
		87627	49.00	02/23/2017	37019	UNIFORMS - FD
		87627	60.00	02/23/2017	38895	UNIFORMS - FD
		87627	49.00	02/23/2017	39008	UNIFORMS - FD
		87627	1,113.00	02/23/2017	39524	UNIFORMS - FD
		87627	60.00	02/16/2017	38899	UNIFORMS - FD



<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		87627	141.00	02/16/2017	38905	UNIFORMS - FD
		87627	53.00	02/16/2017	38981	UNIFORMS - FD
		87627	98.00	02/16/2017	39091	UNIFORMS - FD
	<b>ON TIME EMBROIDERY INC Total</b>		<b><u>2,708.00</u></b>			
<b>1814</b>	<b>PATTEN INDUSTRIES INC</b>	90704	117.30	02/16/2017	P60C0230234	INVENTORY ITEMS
	<b>PATTEN INDUSTRIES INC Total</b>		<b><u>117.30</u></b>			
<b>1822</b>	<b>PDC LABORATORIES INC</b>	88608	35.00	02/16/2017	854969	SAMPLES
	<b>PDC LABORATORIES INC Total</b>		<b><u>35.00</u></b>			
<b>1861</b>	<b>POLICE PENSION FUND</b>		3,869.86	02/17/2017	PLP2170217140403PD	Police Pension Tier 2
			15,490.51	02/17/2017	PLPN170217140403PC	Police Pension
			460.42	02/17/2017	POLP170217140403PC	Police Pension - non deferred
	<b>POLICE PENSION FUND Total</b>		<b><u>19,820.79</u></b>			
<b>1890</b>	<b>LEGAL SHIELD</b>		14.26	02/17/2017	PPLS170217140403FC	Pre-Paid Legal Services
			8.75	02/17/2017	PPLS170217140403FN	Pre-Paid Legal Services
			142.99	02/17/2017	PPLS170217140403PC	Pre-Paid Legal Services
			8.75	02/17/2017	PPLS170217140403PV	Pre-Paid Legal Services
	<b>LEGAL SHIELD Total</b>		<b><u>174.75</u></b>			
<b>1898</b>	<b>PRIORITY PRODUCTS INC</b>	87568	59.83	02/23/2017	904384	FLEET DEPT PARTS
		87568	144.84	02/23/2017	904476	FLEET DEPT PARTS
	<b>PRIORITY PRODUCTS INC Total</b>		<b><u>204.67</u></b>			
<b>1900</b>	<b>PROVIDENT LIFE &amp; ACCIDENT</b>		26.76	02/17/2017	POPT170217140403FC	Provident Optional Life
	<b>PROVIDENT LIFE &amp; ACCIDENT Total</b>		<b><u>26.76</u></b>			
<b>1922</b>	<b>MICHAEL PYZYNA</b>		16.50	02/16/2017	112116	UNIFORM - CLEANERS
	<b>MICHAEL PYZYNA Total</b>		<b><u>16.50</u></b>			
<b>1925</b>	<b>QUALITY FASTENERS INC</b>	90411	924.85	02/16/2017	18671	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	QUALITY FASTENERS INC Total		<u>924.85</u>			
1932	ENERGICITY CORP	90617	35.41	02/16/2017	42998	SPRING MOHAWK
	ENERGICITY CORP Total		<u>35.41</u>			
1940	RADCO COMMUNICATIONS INC	88822	362.00	02/23/2017	82023	PER QUOTE 13921
	RADCO COMMUNICATIONS INC Total		<u>362.00</u>			
1946	RANDALL PRESSURE SYSTEMS INC	87569	10.40	02/16/2017	I-08961-0	FLEET DEPT PARTS
		87569	35.00	02/23/2017	I-08984-0	HOSE STOPS
	RANDALL PRESSURE SYSTEMS INC Total		<u>45.40</u>			
1953	RBS PACKAGING INC	90623	703.68	02/16/2017	2031402	INVENTORY ITEMS
	RBS PACKAGING INC Total		<u>703.68</u>			
2010	RIGGS BROS INC	90616	380.00	02/16/2017	131843	RO 57298 VEH 1713
		90657	195.00	02/16/2017	131891	RO 57337 VEH 1891
	RIGGS BROS INC Total		<u>575.00</u>			
2021	ROADWAY TOWING	87583	104.00	02/16/2017	1015080	V#1864,2172,1720
		87583	105.00	02/16/2017	1015132	V#1927,1724,1926
	ROADWAY TOWING Total		<u>209.00</u>			
2029	RODON CORPORATION	90554	399.00	02/23/2017	021720250	5' HYDRAFINDER BRACKET
	RODON CORPORATION Total		<u>399.00</u>			
2032	POMPS TIRE SERVICE INC	88906	6.00	02/16/2017	640048742	SCRAP DISPOSAL FEE
	POMPS TIRE SERVICE INC Total		<u>6.00</u>			
2034	RONDO ENTERPRISES TRUCK &	90693	4,099.18	02/23/2017	91365-91366	EAGLE TRAILER
	RONDO ENTERPRISES TRUCK & Total		<u>4,099.18</u>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
2046	RUSSO POWER EQUIPMENT INC	90564	340.08	02/16/2017	3728119	200 HOUR SERVICE KIT
	<b>RUSSO POWER EQUIPMENT INC Total</b>		<b><u>340.08</u></b>			
2051	JOHN SAKASH	90662	59.74	02/23/2017	368000	PULLING EYE
	<b>JOHN SAKASH Total</b>		<b><u>59.74</u></b>			
2059	SCOTT R SANDERS		408.60	02/23/2017	022217	PETTY CASH
	<b>SCOTT R SANDERS Total</b>		<b><u>408.60</u></b>			
2076	ST CHARLES HISTORY MUSEUM	88759	2,625.00	02/16/2017	VCCHSM1216	HTL TX DSBRSMT - DEC 2016
	<b>ST CHARLES HISTORY MUSEUM Total</b>		<b><u>2,625.00</u></b>			
2095	SCHROEDER ASPHALT SERVICES INC	88206	60,587.62	02/16/2017	2016-271	FINAL PAYOUT NON MFT PORT
		88206	29,240.67	02/16/2017	2016-271-MFT	FINAL PAYOUT MFT PORTION
	<b>SCHROEDER ASPHALT SERVICES INC Total</b>		<b><u>89,828.29</u></b>			
2150	SIKICH	89071	7,410.00	02/16/2017	280052	2ND BILLING - COMP PHIL STD'
	<b>SIKICH Total</b>		<b><u>7,410.00</u></b>			
2156	SIRCHIE FINGERPRINT LABS	90646	161.23	02/23/2017	0287442-IN	TEST KITS - PD
	<b>SIRCHIE FINGERPRINT LABS Total</b>		<b><u>161.23</u></b>			
2157	SISLERS ICE & DAIRY LTD	87650	23.00	02/23/2017	313770	ICE DELIVERY
	<b>SISLERS ICE &amp; DAIRY LTD Total</b>		<b><u>23.00</u></b>			
2163	SKYLINE TREE SERVICE &	87833	8,640.00	02/23/2017	3533	GENERAL PRUNING
	<b>SKYLINE TREE SERVICE &amp; Total</b>		<b><u>8,640.00</u></b>			
2166	SMITTY'S ON THE CORNER		250.00	02/16/2017	FEB16	WELLNESS FOOD
	<b>SMITTY'S ON THE CORNER Total</b>		<b><u>250.00</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
2168	SMITH ECOLOGICAL SYSTEMS INC	90546	2,231.04	02/16/2017	20372	REGULATOR KIT
	<b>SMITH ECOLOGICAL SYSTEMS INC Total</b>		<b><u>2,231.04</u></b>			
2169	CLARK BAIRD SMITH LLP		2,612.50	02/16/2017	8146	SVCS JAN 2017
	<b>CLARK BAIRD SMITH LLP Total</b>		<b><u>2,612.50</u></b>			
2172	JACOB SNOPKO		450.92	02/23/2017	021917	JNS=GNDR MTN/BTS=RD WNG
	<b>JACOB SNOPKO Total</b>		<b><u>450.92</u></b>			
2184	SOUTHERN KANE COUNTY TRAINING	90786	950.00	02/16/2017	030617	CLASS = CAVELLO/REHAK
	<b>SOUTHERN KANE COUNTY TRAINING Total</b>		<b><u>950.00</u></b>			
2198	STATE AUTOMATIC HEATING	90489	1,488.00	02/23/2017	38789	LABOR AND REPAIR
	<b>STATE AUTOMATIC HEATING Total</b>		<b><u>1,488.00</u></b>			
2201	STANDARD EQUIPMENT CO	90491	24.90	02/16/2017	C19219	INVENTORY ITEMS
		90502	14.96	02/16/2017	C19338	SPRAY JET
		90570	72.92	02/16/2017	C19467	WATER PUMP/HANDWHEEL/SE
		90502	0.55	02/23/2017	C19665	DOOR SPACER
	<b>STANDARD EQUIPMENT CO Total</b>		<b><u>113.33</u></b>			
2235	STEINER ELECTRIC COMPANY	90084	7,694.40	02/16/2017	S005572004.001	INVENTORY ITEMS
		90352	1,807.50	02/16/2017	S005589298.002	INVENTORY ITEMS
		87622	128.20	02/16/2017	S005613659.001	ELECTRIC DEPT SUPPLIES
		87622	377.96	02/16/2017	S005614099.001	MISC SUPPLIES ELECTRIC
		90611	1,636.05	02/16/2017	S005617353.004	INVENTORY ITEMS
			-1,536.00	02/16/2017	S005617353.006	CRED IN#S005617353.004
		90622	136.96	02/16/2017	S005618995.001	WATER DEPT SUPPLIES
		90611	20.70	02/23/2017	S005617353.001	INVENTORY ITEMS
		90611	498.36	02/23/2017	S005617353.002	INVENTORY ITEMS
		90611	79.20	02/23/2017	S005617353.003	INVENTORY ITEMS
		90758	189.50	02/23/2017	S005633534.001	INVENTORY ITEMS
	<b>STEINER ELECTRIC COMPANY Total</b>		<b><u>11,032.83</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
2240	STEWART SPREADING					
		90401	4,898.40	02/23/2017	11573	DEWATERING BIOSOLIDS WES
	<b>STEWART SPREADING Total</b>		<b><u>4,898.40</u></b>			
2300	TEMCO MACHINERY INC					
		87574	141.85	02/16/2017	AG54291	MISC SUPPLIES FLEET DEPT
		87574	24.86	02/16/2017	AG54340	MISC FLEET DEPT
		87574	214.12	02/23/2017	AG54470	MISC SUPPLIES - FLEET
		87574	34.35	02/23/2017	AG54589	GASKET EXHAUST
	<b>TEMCO MACHINERY INC Total</b>		<b><u>415.18</u></b>			
2301	GENERAL CHAUFFERS SALES DRIVER					
			154.50	02/17/2017	UNT 170217140403CD	Union Dues - Teamsters
			121.00	02/17/2017	UNT 170217140403FN	Union Dues - Teamsters
			2,255.00	02/17/2017	UNT 170217140403PM	Union Dues - Teamsters
	<b>GENERAL CHAUFFERS SALES DRIVER Total</b>		<b><u>2,530.50</u></b>			
2314	3M VHS0733					
		90663	1,593.00	02/23/2017	SS48303	INVENTORY ITEMS
		90663	371.25	02/23/2017	SS48304	INVENTORY ITEMS
	<b>3M VHS0733 Total</b>		<b><u>1,964.25</u></b>			
2316	APC STORE					
		90538	146.40	02/16/2017	478-427383	INVENTORY ITEMS
		90536	164.05	02/16/2017	478-427386	INVENTORY ITEMS
		90537	948.40	02/16/2017	478-427395	INVENTORY ITEMS
		90668	19.23	02/16/2017	478-428106	INVENTORY ITEMS
		90720	75.03	02/16/2017	478-428552	INVENTORY ITEMS
		90802	21.16	02/23/2017	478-429066	INVENTORY ITEMS
		90801	244.86	02/23/2017	478-429069	INVENTORY ITEMS
		90803	122.63	02/23/2017	478-429070	INVENTORY ITEMS
		90773	2,264.39	02/23/2017	478-429239	INVENTORY ITEMS
	<b>APC STORE Total</b>		<b><u>4,006.15</u></b>			
2319	THOMPSON ELEVATOR INSPECTION					
		90741	60.00	02/16/2017	17-0407	INSPECTION @ 10 STATE BLDC
		90741	60.00	02/16/2017	17-0408	INSPECTION @ 100 ILLINOIS S
	<b>THOMPSON ELEVATOR INSPECTION Total</b>		<b><u>120.00</u></b>			
2345	TRAFFIC CONTROL & PROTECTION					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		90613	763.00	02/23/2017	88873	INVENTORY ITEMS
	<b>TRAFFIC CONTROL &amp; PROTECTION Total</b>		<b>763.00</b>			
<b>2357</b>	<b>TRI CITY FAMILY SERVICES</b>					
		87682	1,875.00	02/23/2017	021417	SVC 3RD INSTALLMENT
	<b>TRI CITY FAMILY SERVICES Total</b>		<b>1,875.00</b>			
<b>2363</b>	<b>TROTTER &amp; ASSOCIATES INC</b>					
		87696	79,031.57	02/16/2017	13054	SVCS THRU 1-31-17
		88928	43,365.50	02/23/2017	13055	SVCS THRU 1-31-17
	<b>TROTTER &amp; ASSOCIATES INC Total</b>		<b>122,397.07</b>			
<b>2373</b>	<b>TYLER MEDICAL SERVICES</b>					
		87683	285.00	02/23/2017	383924	MONTHLY RANDOMS
	<b>TYLER MEDICAL SERVICES Total</b>		<b>285.00</b>			
<b>2381</b>	<b>UNEEDASIGN</b>					
		90681	60.00	02/23/2017	8412100	SIGN = DEVELOPMENT ENGINE
	<b>UNEEDASIGN Total</b>		<b>60.00</b>			
<b>2389</b>	<b>UNIVERSITY OF ILLINOIS-GAR</b>					
		90760	600.00	02/16/2017	UFINW529	CLASS = LO/CHMELAR
	<b>UNIVERSITY OF ILLINOIS-GAR Total</b>		<b>600.00</b>			
<b>2403</b>	<b>UNITED PARCEL SERVICE</b>					
			22.50	02/23/2017	0000650961067	SHIPPING
	<b>UNITED PARCEL SERVICE Total</b>		<b>22.50</b>			
<b>2404</b>	<b>HD SUPPLY FACILITIES MAINT LTD</b>					
		90519	507.64	02/16/2017	166756	SOLENOID VALVE
	<b>HD SUPPLY FACILITIES MAINT LTD Total</b>		<b>507.64</b>			
<b>2410</b>	<b>VALLEY LOCK CO</b>					
		87720	133.90	02/16/2017	60910	WATER DEPT KEYCAM ASSEMI
		87720	172.00	02/16/2017	60911	KEYS FOR PUBLIC SERVICES
		87720	186.00	02/23/2017	60936	TRIP CHARGE AND KEYS
	<b>VALLEY LOCK CO Total</b>		<b>491.90</b>			
<b>2413</b>	<b>VALLEY FIRE PROTECTION SERVICE</b>					
		90722	588.00	02/16/2017	134088	SVC 100 ILLINOIS ST

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	VALLEY FIRE PROTECTION SERVICE Total		<u>588.00</u>			
2425	VEHICLE MAINTENANCE PROGRAM					
		90553	315.50	02/16/2017	INV-264711	INVENTORY ITEMS
	VEHICLE MAINTENANCE PROGRAM Total		<u>315.50</u>			
2428	VERMEER MIDWEST					
		90542	565.86	02/16/2017	PA5737	BELT TENSIONER PARTS
		90625	219.45	02/23/2017	PA5951	RO 57339 VEH 2188
	VERMEER MIDWEST Total		<u>785.31</u>			
2429	VERIZON WIRELESS					
			7,793.31	02/16/2017	9779746697	MONTHLY BILLING
	VERIZON WIRELESS Total		<u>7,793.31</u>			
2446	WALTER VOELSCH					
			8.00	02/16/2017	011617	UNIFORM ZIPPER REPAIR
	WALTER VOELSCH Total		<u>8.00</u>			
2464	THE WALL STREET JOURNAL					
			197.94	02/16/2017	021017MO	SUBSCRIPTION - M O'ROURKE
	THE WALL STREET JOURNAL Total		<u>197.94</u>			
2470	WAREHOUSE DIRECT					
		87649	120.38	02/16/2017	3350012-0	OFFICE SUPPLIES PW DEPT
		87649	85.34	02/16/2017	3353327-0	OFFICE SUPPLIES - PW
		87649	141.93	02/16/2017	3353555-0	OFFICE SUPPLIES - PW
		87772	87.32	02/16/2017	3353713-0	CHAIRMAT
		87534	16.03	02/16/2017	3353859-0	OFFICE SUPPLIES - PD
		87600	116.55	02/16/2017	3356095-0	MISC OFFICE SUPPLIES HR DE
		87668	24.00	02/23/2017	3360225-0	MAGNETIC POCKET FIANCE DE
		87653	100.10	02/23/2017	3360711-0	PUBLIC WORKS OFFICE SUPPL
		88059	35.39	02/23/2017	3362143-0	OFFICE SUPPLIES CITY ADMIN
		88488	43.16	02/23/2017	3365805-0	OFFICE SUPPLIES - BCE
		87600	10.49	02/23/2017	3366781-0	OFFICE SUPPLIES - HR
			-33.33	02/23/2017	C3359521-0	CREDIT FOR OVERCHARGE
		87771	73.65	02/23/2017	3313671-0	UTILITY BILLING OFFICE SUPPI
		90634	132.70	02/23/2017	3358352-0	OFFICE SUPPLIES - FD
		90634	63.59	02/23/2017	3358352-1	EASEL DISPLAY
		88609	133.44	02/23/2017	3359521-0	OFFICE SUPPLIES - BCE

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		87534	10.85	02/23/2017	3360185-0	POLICE DEPT OFFICE SUPPLIE
		87771	6.79	02/16/2017	3356995-0	UTILITY BILLING OFFICE SUPPI
	<b>WAREHOUSE DIRECT Total</b>		<b>1,168.38</b>			
<b>2478</b>	<b>WATER PRODUCTS AURORA</b>					
		90002	670.00	02/23/2017	0271205	INVENTORY ITEMS
			-131.10	02/23/2017	0271587	CRED IN#0271205
	<b>WATER PRODUCTS AURORA Total</b>		<b>538.90</b>			
<b>2485</b>	<b>WBK ENGINEERING LLC</b>					
		89354	7,236.00	02/16/2017	17376	PROJECT BILLING THRU 12-31-
		90409	1,327.50	02/23/2017	17440	PROJECT BILLING THRU 1-28-1
		88798	247.50	02/23/2017	17441	PROJECT BLLING THRU 1-28-17
		89354	6,498.00	02/23/2017	17442	PROJECT BILLING THRU 1-28-1
		88713	2,967.00	02/23/2017	17469	PROJECT BILLING THRU 1-28-1
		88034	1,086.35	02/23/2017	17472	PROJECT BILLING THRU 1-28-1
	<b>WBK ENGINEERING LLC Total</b>		<b>19,362.35</b>			
<b>2495</b>	<b>WEST SIDE TRACTOR SALES CO</b>					
		87576	443.16	02/16/2017	N48153	V#1867 RO#57401
		87576	383.16	02/16/2017	N48154	V#1867 RO#57401
			-142.50	02/16/2017	N48217	CRED IN#S N48153 & N48154
	<b>WEST SIDE TRACTOR SALES CO Total</b>		<b>683.82</b>			
<b>2506</b>	<b>EESCO</b>					
		90418	437.00	02/16/2017	776767	UNICOM III PROBE
		90614	185.00	02/23/2017	799995	INVENTORY ITEMS
	<b>EESCO Total</b>		<b>622.00</b>			
<b>2512</b>	<b>WHOLESALE DIRECT INC</b>					
		90566	339.97	02/16/2017	000225803	LIGHT BAR MOUNT
	<b>WHOLESALE DIRECT INC Total</b>		<b>339.97</b>			
<b>2527</b>	<b>WILLIAM FRICK &amp; CO</b>					
		90615	145.39	02/16/2017	512285	INVENTORY ITEMS
	<b>WILLIAM FRICK &amp; CO Total</b>		<b>145.39</b>			
<b>2544</b>	<b>WRONA BROS INC</b>					
		90643	79.45	02/16/2017	0125416-001	TIME CLOCK REPAIR
		90643	395.00	02/23/2017	0125488-001	RECORDER TIME CLOCK



<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	<b>WRONA BROS INC Total</b>		<b><u>474.45</u></b>			
<b>2545</b>	<b>GRAINGER INC</b>					
		90549	99.52	02/16/2017	9341444249	LED MICRO STROBE AMBER
		90548	61.13	02/16/2017	9342527976	KEY RING
		90575	134.86	02/16/2017	9343517190	WORK BOOTS THOMAS TOBIN
		90595	730.00	02/16/2017	9343517208	SPRING LOCK SEAL PLASTIC
		90626	209.31	02/16/2017	9345727771	LAMP RECYCLING KIT
		90408	60.72	02/23/2017	9327025640	INVENTORY ITEMS
		90577	19.36	02/23/2017	9342527984	INVENTORY ITEMS
		90658	168.00	02/23/2017	9350272887	WORK BOOTS
		90673	59.12	02/23/2017	9350478435	WORK PANTS
		90524	17.66	02/23/2017	9350984804	CAP MOUNTED
		90669	490.17	02/23/2017	9351426474	DOOR CLOSER HYDRAULIC
	<b>GRAINGER INC Total</b>		<b><u>2,049.85</u></b>			
<b>2631</b>	<b>ZIMMERMAN FORD INC</b>					
		90730	931.62	02/16/2017	41976	V#1984 RO#57474
		90820	157.31	02/23/2017	42080	V#1955 RO#57501
	<b>ZIMMERMAN FORD INC Total</b>		<b><u>1,088.93</u></b>			
<b>2637</b>	<b>ILLINOIS DEPT OF REVENUE</b>					
			136,652.29	02/13/2017	021317	ELEC EXCISE TAX - JAN 2017
			602.64	02/17/2017	ILST170217140403CA	Illinois State Tax
			1,449.39	02/17/2017	ILST170217140403CD	Illinois State Tax
			6,081.95	02/17/2017	ILST170217140403FD	Illinois State Tax
			1,709.48	02/17/2017	ILST170217140403FN	Illinois State Tax
			566.68	02/17/2017	ILST170217140403HR	Illinois State Tax
			1,251.63	02/17/2017	ILST170217140403IS	Illinois State Tax
			7,461.92	02/17/2017	ILST170217140403PD	Illinois State Tax
			9,710.26	02/17/2017	ILST170217140403PW	Illinois State Tax
	<b>ILLINOIS DEPT OF REVENUE Total</b>		<b><u>165,486.24</u></b>			
<b>2638</b>	<b>INTERNAL REVENUE SERVICE</b>					
			1,233.73	02/17/2017	FICA170217140403CA	FICA Employee
			2,763.04	02/17/2017	FICA170217140403CD	FICA Employee
			426.30	02/17/2017	FICA170217140403FD	FICA Employee
			3,157.95	02/17/2017	FICA170217140403FN	FICA Employee
			2,741.53	02/17/2017	MEDR170217140403FI	Medicare Employer
			738.55	02/17/2017	MEDR170217140403FI	Medicare Employer

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			254.76	02/17/2017	MEDR170217140403H	Medicare Employer
			570.70	02/17/2017	MEDR170217140403IS	Medicare Employer
			3,432.92	02/17/2017	MEDR170217140403P	Medicare Employer
			4,162.43	02/17/2017	MEDR170217140403P'	Medicare Employer
			254.76	02/17/2017	MEDE170217140403H	Medicare Employee
			570.70	02/17/2017	MEDE170217140403IS	Medicare Employee
			3,426.25	02/17/2017	MEDE170217140403PI	Medicare Employee
			4,161.51	02/17/2017	MEDE170217140403P'	Medicare Employee
			288.49	02/17/2017	MEDR170217140403C	Medicare Employer
			646.20	02/17/2017	MEDR170217140403C	Medicare Employer
			27,521.01	02/17/2017	FIT 170217140403PD	Federal Withholding Tax
			35,710.07	02/17/2017	FIT 170217140403PW	Federal Withholding Tax
			288.49	02/17/2017	MEDE170217140403C.	Medicare Employee
			646.20	02/17/2017	MEDE170217140403C	Medicare Employee
			2,749.12	02/17/2017	MEDE170217140403FI	Medicare Employee
			738.55	02/17/2017	MEDE170217140403FI	Medicare Employee
			2,291.30	02/17/2017	FIT 170217140403CA	Federal Withholding Tax
			5,377.00	02/17/2017	FIT 170217140403CD	Federal Withholding Tax
			25,212.36	02/17/2017	FIT 170217140403FD	Federal Withholding Tax
			6,505.75	02/17/2017	FIT 170217140403FN	Federal Withholding Tax
			2,209.02	02/17/2017	FIT 170217140403HR	Federal Withholding Tax
			4,029.83	02/17/2017	FIT 170217140403IS	Federal Withholding Tax
			393.84	02/17/2017	FICE170217140403FD	FICA Employer
			3,157.95	02/17/2017	FICE170217140403FN	FICA Employer
			1,089.25	02/17/2017	FICE170217140403HR	FICA Employer
			2,440.25	02/17/2017	FICE170217140403IS	FICA Employer
			2,216.83	02/17/2017	FICE170217140403PD	FICA Employer
			17,797.94	02/17/2017	FICE170217140403PV	FICA Employer
			1,089.25	02/17/2017	FICA170217140403HR	FICA Employee
			2,440.25	02/17/2017	FICA170217140403IS	FICA Employee
			2,188.31	02/17/2017	FICA170217140403PD	FICA Employee
			17,794.00	02/17/2017	FICA170217140403PV	FICA Employee
			1,233.73	02/17/2017	FICE170217140403CA	FICA Employer
			2,763.04	02/17/2017	FICE170217140403CD	FICA Employer
			<b>196,713.16</b>			
	<b>INTERNAL REVENUE SERVICE Total</b>					
<b>2639</b>	<b>STATE DISBURSEMENT UNIT</b>					
			440.93	02/17/2017	0000000371702171404	IL Child Support Amount 1
			465.36	02/17/2017	0000000641702171404	IL Child Support Amount 2

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			795.70	02/17/2017	0000001351702171404	IL Child Support Amount 1
			600.00	02/17/2017	0000001911702171404	IL Child Support Amount 1
			471.13	02/17/2017	0000001911702171404	IL Child Support Amount 1
			700.15	02/17/2017	0000012251702171404	IL Child Support Amount 1
			180.00	02/17/2017	0000012671702171404	IL Child Support Amount 1
			817.98	02/17/2017	0000001971702171404	IL CS Maintenance 1
			1,661.54	02/17/2017	0000002021702171404	IL CS Maintenance 1
			545.00	02/17/2017	0000002061702171404	IL Child Support Amount 1
			580.00	02/17/2017	0000002921702171404	IL Child Support Amount 1
			369.23	02/17/2017	0000004861702171404	IL Child Support Amount 1
			334.16	02/17/2017	0000011631702171404	IL Child Support Amount 1
	<b>STATE DISBURSEMENT UNIT Total</b>		<b>7,961.18</b>			
<b>2643</b>	<b>DELTA DENTAL</b>					
			2,736.00	02/13/2017	021317	DELTA DENTAL CLAIMS
			5,542.10	02/21/2017	022117	DELTA DENTAL CLAIMS/FEES
	<b>DELTA DENTAL Total</b>		<b>8,278.10</b>			
<b>2648</b>	<b>HEALTH CARE SERVICE CORP</b>					
			155,320.94	02/21/2017	022117	MEDICAL CLAIMS
	<b>HEALTH CARE SERVICE CORP Total</b>		<b>155,320.94</b>			
<b>2656</b>	<b>DISH DBS CORP</b>					
		87782	92.02	02/16/2017	020517	MONTHLY SVC
	<b>DISH DBS CORP Total</b>		<b>92.02</b>			
<b>2658</b>	<b>RICE LAKE WEIGHING SYSTEMS</b>					
		90511	135.86	02/16/2017	4375035	WEIGHT RECERTIFICATION
	<b>RICE LAKE WEIGHING SYSTEMS Total</b>		<b>135.86</b>			
<b>2669</b>	<b>KANE COUNTY CHRONICLE</b>					
			65.00	02/23/2017	317833-2017	CITY ADMIN YEARLY INVOICE
	<b>KANE COUNTY CHRONICLE Total</b>		<b>65.00</b>			
<b>2683</b>	<b>CONTINENTAL AMERICAN INSURANCE</b>					
			59.89	02/17/2017	ACCG170217140403FI	AFLAC Accident Plan
			17.47	02/17/2017	ACCG170217140403FI	AFLAC Accident Plan
			17.48	02/17/2017	ACCG170217140403IS	AFLAC Accident Plan
			123.69	02/17/2017	ACCG170217140403PI	AFLAC Accident Plan
			68.07	02/17/2017	ACCG170217140403P'	AFLAC Accident Plan

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	CONTINENTAL AMERICAN INSURANCE Total		<u>286.60</u>			
2740	C H HAGER EXCAVATING INC	42	5,818.89	02/16/2017	170	CRUSHED LIMESTONE
	C H HAGER EXCAVATING INC Total		<u>5,818.89</u>			
2756	RXBENEFITS INC.		26,617.37	02/13/2017	54760	PRESCRIPTION CLAIMS/FEEES
			2,730.00	02/15/2017	55066	PRESCRIPTION CLAIMS
			36,282.21	02/24/2017	55466	PRESCRIPTION CLAIMS/FEEES
	RXBENEFITS INC. Total		<u>65,629.58</u>			
2764	STANARD & ASSOCIATES INC	89703	3,281.08	02/16/2017	SA000033442	SERGEANT EXAM
	STANARD & ASSOCIATES INC Total		<u>3,281.08</u>			
2783	THE W-T GROUP LLC	90142	2,160.00	02/23/2017	M16433-1	ARCADA THEATER REPORT
	THE W-T GROUP LLC Total		<u>2,160.00</u>			
2881	SERVER SUPPLY.COM INC	90710	1,250.00	02/23/2017	3015739	CISCO AIRONET
	SERVER SUPPLY.COM INC Total		<u>1,250.00</u>			
2891	SCHIROTT LUETKEHANS GARNER		785.25	02/23/2017	4300-3744M-88	RE: MCILVAINE - JAN 2017
	SCHIROTT LUETKEHANS GARNER Total		<u>785.25</u>			
2894	HAVLICEK ACE HARDWARE LLC	87565	8.53	02/16/2017	51208/1	RO 57291 VHE 5099
		87565	5.85	02/23/2017	51369/1	MISC SUPPLIES FLEET
	HAVLICEK ACE HARDWARE LLC Total		<u>14.38</u>			
2924	SAFARILAND LLC	89678	202.87	02/23/2017	I010-043676	HAND LIFT/LIFTER/ROD KIT
		89678	37.45	02/23/2017	I101-043886	48 YELLOW TRAJ ROD KIT
	SAFARILAND LLC Total		<u>240.32</u>			
2932	ROBERT DEROSA		160.00	02/23/2017	021517	SAFETY BOOT GANDER 2/14/17

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	ROBERT DEROSA Total		<u>160.00</u>			
2950	MARY PORTER					
		90540	263.13	02/16/2017	1902621002	INVENTORY ITEMS
		90540	291.45	02/16/2017	1902621258	INVENTORY ITEMS
		90540	453.95	02/23/2017	1902621070	INVENTORY ITEMS
	MARY PORTER Total		<u>1,008.53</u>			
2974	HOSCHEIT MCGUIRK MCCRACKEN &					
			1,000.00	02/23/2017	A25059-1-0117	LEGAL JANUARY 2017
			200.00	02/23/2017	A25059-10-0117	LEGAL JANUARY 2017
			4,160.00	02/23/2017	A25059-2-0117	LEGAL JANUARY 2017
			5,980.00	02/23/2017	A25059-3-0117	LEGAL JANUARY 2017
			140.00	02/23/2017	A25059-5-0117	LEGAL JANUARY 2017
			60.00	02/23/2017	A25059-6-0117	LEGAL JANUARY 2017
			1,380.00	02/23/2017	A25059-7-0117	LEGAL JANUARY 2017
			2,920.00	02/23/2017	A25059-8-0117	LEGAL JANUARY 2017
	HOSCHEIT MCGUIRK MCCRACKEN & Total		<u>15,840.00</u>			
2985	S SCHROEDER TRUCKING INC					
		43	2,109.13	02/23/2017	32604	HAULING SPOILS
	S SCHROEDER TRUCKING INC Total		<u>2,109.13</u>			
3002	JET SERVICES INC					
		87547	130.00	02/23/2017	990019466	MONTHLY BILLING
	JET SERVICES INC Total		<u>130.00</u>			
3035	UNITED LABORATORIES INC					
		90530	410.66	02/16/2017	INV179436	FRESH AIR HANDLER
	UNITED LABORATORIES INC Total		<u>410.66</u>			
3038	COVERTTRACK GROUP INC					
		90416	1,610.00	02/16/2017	20425	STEALTH UPGRADE
	COVERTTRACK GROUP INC Total		<u>1,610.00</u>			
3085	SEI INC					
		90590	2,184.00	02/16/2017	223066	AGREEMENT 12218
		90590	720.00	02/16/2017	223067	AGREEMENT 12218
		90590	816.00	02/16/2017	223068	AGREEMENT 12218
		90590	624.00	02/16/2017	223069	AGREEMENT 12218
		90590	720.00	02/16/2017	223070	AGREEMENT 12218

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		90590	936.00	02/16/2017	223071	AGREEMENT 12218
		90590	1,800.00	02/16/2017	223072	AGREEMENT 12218
	<b>SEI INC Total</b>		<b><u>7,800.00</u></b>			
<b>3102</b>	<b>RUSH PARTS CENTERS OF ILLINOIS</b>					
		87571	134.70	02/16/2017	3005230760	VEH 1880 RO 57307
			-64.13	02/16/2017	3005245746	CREDIT INV 3005216091
		87571	1.87	02/16/2017	3005245770	V#1814 RO#57292
		90763	419.56	02/16/2017	3005415982	V#1961 RO#47225
		90697	472.52	02/23/2017	3005379342	INVENTORY ITEMS
		90624	838.80	02/23/2017	3005314241	RO 57356 VEH 5299
			-8.91	02/23/2017	3005333809	
		87571	9.05	02/23/2017	3005343532	RO 57377 VEH 1728
	<b>RUSH PARTS CENTERS OF ILLINOIS Total</b>		<b><u>1,803.46</u></b>			
<b>3107</b>	<b>DR SUDS LLC</b>					
		87521	75.00	02/16/2017	10088	CAR WASHES NOV 2016 = PD
		87521	75.00	02/23/2017	10097	CAR WASHES JAN 2017 - PD
	<b>DR SUDS LLC Total</b>		<b><u>150.00</u></b>			
<b>3127</b>	<b>SHI INTERNATIONAL CORP</b>					
		90529	245.00	02/16/2017	B06031872	ACROBAT LICENSE
	<b>SHI INTERNATIONAL CORP Total</b>		<b><u>245.00</u></b>			
<b>3153</b>	<b>CALL ONE</b>					
			3,544.52	02/16/2017	1214530-1139933-0217	MONTHLY BILLING
	<b>CALL ONE Total</b>		<b><u>3,544.52</u></b>			
<b>3165</b>	<b>INFOR GLOBAL SOLUTIONS INC</b>					
		90512	1,095.00	02/16/2017	35937	INFORUM CONFERENCE 2017 I
	<b>INFOR GLOBAL SOLUTIONS INC Total</b>		<b><u>1,095.00</u></b>			
<b>3182</b>	<b>OZINGA READY MIX CONCRETE INC</b>					
		44	430.50	02/16/2017	845067	ASPHALT
		90636	594.00	02/16/2017	845068	BRICK RED POLYMER
		44	778.75	02/16/2017	845291	ASPHALT
	<b>OZINGA READY MIX CONCRETE INC Total</b>		<b><u>1,803.25</u></b>			
<b>3236</b>	<b>HR GREEN INC</b>					
		88715	22,089.17	02/23/2017	109291	PROJECT BILLING THRU 12-16-

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	HR GREEN INC Total		<u>22,089.17</u>			
3246	KEVIN BOOTZ		150.49	02/16/2017	021217	BOOTS - GANDER MTN 2-12-17
	KEVIN BOOTZ Total		<u>150.49</u>			
3263	MCCI LLC					
		90493	26,548.10	02/16/2017	00010328	LF SERVICES RENEWAL
		90493	26,548.10	02/16/2017	00010328	LF SERVICES RENEWAL
		90493	-26,548.10	02/16/2017	00010328	LF SERVICES RENEWAL
		90493	-26,548.10	02/16/2017	00010328	LF SERVICES RENEWAL
		90493	26,201.60	02/16/2017	00010328-REV	LF MANAGED RENEWAL SUPP
	MCCI LLC Total		<u>26,201.60</u>			
3280	PLANET DEPOS LLC					
		87553	1,569.20	02/16/2017	158396	PRAIRIE CENTER TRANSCRIPT
		90721	647.00	02/23/2017	159835	SVCS 1-18-17
	PLANET DEPOS LLC Total		<u>2,216.20</u>			
3289	VISION SERVICE PLAN OF IL NFP					
			5.68	02/17/2017	VSP 170217140403CA	Vision Plan Pre-tax
			56.76	02/17/2017	VSP 170217140403CD	Vision Plan Pre-tax
			192.19	02/17/2017	VSP 170217140403FD	Vision Plan Pre-tax
			41.81	02/17/2017	VSP 170217140403FN	Vision Plan Pre-tax
			12.11	02/17/2017	VSP 170217140403HR	Vision Plan Pre-tax
			51.27	02/17/2017	VSP 170217140403IS	Vision Plan Pre-tax
			202.06	02/17/2017	VSP 170217140403PD	Vision Plan Pre-tax
			322.44	02/17/2017	VSP 170217140403PV	Vision Plan Pre-tax
			76.20	02/23/2017	021717	COBRA = JAN/FEB RETIREE = I
	VISION SERVICE PLAN OF IL NFP Total		<u>960.52</u>			
3295	SIOS TECHNOLOGY CORP					
		90417	6,000.00	02/16/2017	IN26705	MAINTENANCE END 2-27-18
	SIOS TECHNOLOGY CORP Total		<u>6,000.00</u>			
3309	WAGeworks					
		87684	438.00	02/23/2017	20170021683	WAGeworks MONTHLY JAN 1
	WAGeworks Total		<u>438.00</u>			
3315	IRON MOUNTAIN INC					
		88189	578.55	02/23/2017	201214325	ADMIN FEE

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	IRON MOUNTAIN INC Total		<u>578.55</u>			
3323	Nicholas Montalbano		30.00	02/23/2017	010317	EVT CERT TEST PROGRAM
	Nicholas Montalbano Total		<u>30.00</u>			
3336	NETWORKFLEET INC					
		88319	85.00	02/23/2017	OSV000000609597	MONTHLY SVC JAN - CDE
		88319	643.40	02/23/2017	OSV000000602023	MONTHLY SVC JAN - PW
		88319	102.00	02/23/2017	OSV000000605774	MONTHLY SVC JAN - ELEC
	NETWORKFLEET INC Total		<u>830.40</u>			
3346	STHEALTH BENEFIT SOLUTIONS					
		87695	28,439.04	02/23/2017	022017	SVCS MARCH 2017
	STHEALTH BENEFIT SOLUTIONS Total		<u>28,439.04</u>			
3347	WAGWORKS-ACH					
			1,473.04	02/14/2017	INV35955	FLEX SPENDING CLAIMS
			3,144.08	02/22/2017	INV45277	FLEX SPENDING CLAIMS
	WAGWORKS-ACH Total		<u>4,617.12</u>			
3380	VOIANCE LANGUAGE SERVICES LLC					
		88464	15.00	02/16/2017	570961	SVCS JAN 2017
	VOIANCE LANGUAGE SERVICES LLC Total		<u>15.00</u>			
3436	MICHAEL RICE					
		90630	78.97	02/16/2017	14604	IMPACT SOCKET TOOL
	MICHAEL RICE Total		<u>78.97</u>			
3450	IAFCI - INTERNATIONAL ASSOC					
			80.00	02/23/2017	33443	MBRSHP = KETELSEN
	IAFCI - INTERNATIONAL ASSOC Total		<u>80.00</u>			
3464	CHRIS THIELSEN					
		90685	270.00	02/23/2017	12317	V#5299 RO#57406
	CHRIS THIELSEN Total		<u>270.00</u>			
3497	Christopher Adamczyk					
			18.39	02/16/2017	020517	JEANS - FARM & FLEET 2-5-17
	Christopher Adamczyk Total		<u>18.39</u>			



<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
3515	SCOTT SULAK		232.98	02/16/2017	012517	BOOTS - RED WING 1-25-17
	<b>SCOTT SULAK Total</b>		<b><u>232.98</u></b>			
3517	MCHENRY ANALYTICAL WATER	87835	72.00	02/23/2017	593353	SAMPLE FLUORIDE
	<b>MCHENRY ANALYTICAL WATER Total</b>		<b><u>72.00</u></b>			
3519	DAY ROBERT & MORRISON PC		100.00	02/16/2017	013117	SVCS JAN 2017
	<b>DAY ROBERT &amp; MORRISON PC Total</b>		<b><u>100.00</u></b>			
3539	PREVENTATIVE MAINTENANCE SYSTM	87551	53.00	02/16/2017	202997	TRUCK TESTING SERVICES
		87551	21.50	02/16/2017	203059	ELECTRIC DEPT TRUCK TESTII
		87551	22.00	02/23/2017	203078	TEST V#2008
	<b>PREVENTATIVE MAINTENANCE SYSTM Total</b>		<b><u>96.50</u></b>			
3561	ADVANCED ELEVATOR COMPANY	87817	500.00	02/23/2017	40518	ELEVATOR MAINTENANCE
	<b>ADVANCED ELEVATOR COMPANY Total</b>		<b><u>500.00</u></b>			
3592	CAMBRIDGE ELECTRIC INC	90690	1,223.00	02/23/2017	7334	INSTALL 3 CORD DROPS IN GA
	<b>CAMBRIDGE ELECTRIC INC Total</b>		<b><u>1,223.00</u></b>			
3597	GEOSTAR MECHANICAL INC	90682	554.70	02/23/2017	12419	SVC @ PD
		90682	505.00	02/23/2017	12420	SVC @ FS#2
		90682	410.00	02/23/2017	12421	SVC @ FS#3
		90501	1,960.00	02/23/2017	12422	SVC @ PW
		90490	95.00	02/23/2017	12317	SVC @ PW
		90490	550.00	02/23/2017	12318	SVC @ FS#2
		90482	2,089.34	02/23/2017	12321	SVC PARKING RAMP
		90526	537.80	02/23/2017	12337	SVC @ CITY HALL
		90365	7,100.00	02/23/2017	12385	SVC @ PW
		90103	6,843.11	02/23/2017	12386	SVC @ WEST SIDE LIFT STN
	<b>GEOSTAR MECHANICAL INC Total</b>		<b><u>20,644.95</u></b>			
3623	SARAH ELBERT	88341	335.00	02/16/2017	113	FEBRUARY ICON DESIGN

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	SARAH ELBERT Total		<u>335.00</u>			
3635	LITE CONSTRUCTION INC	88479	17,621.50	02/16/2017	4	SVCS THRU 12-31-16
	LITE CONSTRUCTION INC Total		<u>17,621.50</u>			
3636	TEMPURE SCIENTIFIC	90661	140.00	02/23/2017	P385	THERMO METER
	TEMPURE SCIENTIFIC Total		<u>140.00</u>			
3658	LUTZCO INC		-75.56	02/23/2017	29693CM-CM	CREDIT INVOICE 60333147
		90729	129.40	02/23/2017	0032502-IN	JACKET/BIB OVERALL
	LUTZCO INC Total		<u>53.84</u>			
3659	SAK CONSTRUCTION CO LLC	88983	384,003.00	02/16/2017	16369-REV	PROGRESS BILLING
	SAK CONSTRUCTION CO LLC Total		<u>384,003.00</u>			
3684	RESPECT TECHNOLOGY INC	89453	7,680.00	02/16/2017	9801	SUPPORT SERVICES
		89453	2,960.00	02/23/2017	9830	MONTHLY SUPPORTS
	RESPECT TECHNOLOGY INC Total		<u>10,640.00</u>			
3697	Jeffrey Woods		215.99	02/16/2017	020917	BOOTS - RED WING 2-9-17
	Jeffrey Woods Total		<u>215.99</u>			
3741	OTTO ENGINEERING INC	90568	278.39	02/23/2017	941260	MISC SUPPLIES
	OTTO ENGINEERING INC Total		<u>278.39</u>			
3745	SUMMITT ILLINOIS INC	90648	12,671.91	02/23/2017	C2017-19	CONTAINERS/LED KWIK LIGHTS
	SUMMITT ILLINOIS INC Total		<u>12,671.91</u>			
9990006	DALE VANDENBERG		25.00	02/16/2017	021017	REIMBURSEMENT OVER PAYME
	DALE VANDENBERG Total		<u>25.00</u>			
9990006	DAVE EVANS					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			112.86	02/23/2017	020717	BOOTS
	<b>DAVE EVANS Total</b>		<u><u>112.86</u></u>			
		<u><u>Grand Total:</u></u>	<u><u>5,119,423.03</u></u>			

The above expenditures have been approved for payment:

_____	_____
Chairman, Government Operations Committee	Date
_____	_____
Vice Chairman, Government Operations Committee	Date
_____	_____
Finance Director	Date

**AGENDA ITEM EXECUTIVE SUMMARY**Agenda Item number: **IA**

Title:

Presentation of a Recommendation by Mayor Rogina to Appoint Mr. Jeffrey Funke to the Plan Commission.

Presenter:

Mayor Rogina

Meeting: City Council

Date: March 6, 2017

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted: **Executive Summary** (*if not budgeted please explain*):

By virtue of this memorandum I request your favorable consideration to appoint the following recommendation to the St. Charles Plan Commission:

Mr. Jeffrey Funke, 536 Wing Lane, St. Charles. Mr. Funke brings over 25 years of design and construction experience working on high-rise residential, commercial, retail and multi-use buildings.

He has created over \$100 Million of new construction and rehabilitation projects in the Chicagoland area. His architecture has transformed the way people live and experience buildings and their surroundings. The design process is a collaborative enterprise providing full services in architecture, master planning and interior design. The intention is to offer a gamut of capabilities ensuring the continuity of the design process from concept to construction and enabling the comprehensive control of the quality of our built product.

During the month of June Mr. Funke teaches The History of Renaissance Architecture and Urban Design at the Florence Institute of Design in Florence Italy. Studies concentrate on the revolution of art, architecture and culture that we associate with the Renaissance first occurred in the Italian city of Florence. During the Fifteenth century, Florence produced more influential creative genius than any other city of a parallel era. Masters such as Masaccio, Brunelleschi, Michelangelo, Dante and Da Vinci eternally all left their marks on the city and Western culture. Since that time, knowledge of Florence's history and works has become essential to students of architecture and design throughout the world. the years.

Prior to Funke Architects, Mr. Funke worked at SCB Architects designing Award Winning 340 East Randolph, a 72 story High-end Condominium tower redefining the urban life-style. His experiences at SCB propelled him to be a leader in the design community.

Mr. Funke will fill the vacancy on the Plan Commission with a term expiration of April 30, 2018.

**Attachments** (*please list*):

Bio/Resume

**Recommendation/Suggested Action** (*briefly explain*):

Presentation of a Recommendation by Mayor Rogina to Appoint Mr. Jeffrey Funke to the Plan Commission.

# Jeffrey Funke A.I.A.

160 East Grand Suite 300

Illinois 60611

Jeffrey brings over 25 years of design and construction experience working on high-rise residential, commercial, retail and multi-use buildings.

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The practice is propelled by an approach to design that is (predicated on responsiveness) responsive to the specifics of context and function and thus precludes any preconceived style. He operates under the notion that design draws strength from an integration of disciplines and knowledge bases that inform the process at different levels. The result is an architectural body of work that is diverse both formally and conceptually.

During the month of June Jeffrey teaches The History of Renaissance Architecture and Urban Design at the Florence Institute of Design in Florence Italy. Studies concentrate on the revolution of art, architecture and culture that we associate with the Renaissance first occurred in the Italian city of Florence. During the Fifteenth century, Florence produced more influential creative genius than any other city of a parallel era. Masters such as Masaccio, Brunelleschi, Michelangelo, Dante and Da Vinci eternally all left their marks on the city and Western culture. Since that time, knowledge of Florence's history and works has become essential to students of architecture and design throughout the world.

Prior to Funke Architects, Jeffrey worked at SCB Architects designing Award Winning 340 East Randolph, a 72 story High-end Condominium tower redefining the urban life-style. His experiences at SCB propelled him to be a leader in the design community.

Prior to SCB Jeffrey worked at Wright Architects designing Award-Winning office and retail facilities for Hines, Pizzuti, Van Vlissingen and The John Buck Company.

## **Areas of Expertise**

Conceptual Design  
Construction Detailing  
Planning

Construction Documents  
Cost/Budget Analysis  
Project management

Construction Administration  
Contract Negotiations  
Code Review

## **Professional Experience**

**Funke Architects**   [funkearchitects.com](http://funkearchitects.com)   **Chicago, Illinois**   **2004-PRESENT**

President of a 10 person architecture firm creating designs, construction documents and construction administration for commercial and multi-family residential projects.

- Contract and negotiations using AIA contract documents.
- Management including accounting, invoicing, scheduling and estimating.
- Design development including concept through construction documents and permitting.
- Construction administration, reviewing shop drawings and monitoring quality control at the job sites.
- Coordinating mechanical, electrical, plumbing, civil, structural and landscape drawings with the architectural construction and permit sets.
- Marketing presentations including potential clients, community groups, zoning and planning groups with local authorities.

**316construct      316construct.com      Chicago, Illinois      2004-Present**

316construct's team of seasoned project managers are available to provide counsel every step of the way. With an average of 25 years of experience in the industry, our project manager know that every construction project has many moving parts and that anticipating the unexpected is critical. Each 316construct team member is dedicated to managing those parts on your behalf and providing you with regular updates to ensure that the project is completed successfully, on time and within budget.

- Full management including estimating, contract negotiations, scheduling, cost controls, safety and quality control, city inspections and occupancy certification.
- Accounting including bank draws, lien waivers and contract closings.
- Managed project managers, sub contractors and laborers on job sites.
- Construction administration, reviewing shop drawings and monitoring quality control at the job sites.

**Florence institute of Design      florence-institute.com      Florence, Italy      20016-Present**

Professor- The History of Renaissance Architecture and Urban Design

The short course teaches both traditional and modern analytical skills together with a general overview of architectural history. The architecture, public spaces, and overall structure of the city are examined both in terms of the "design intent" of the architects and urbanists of the day as well as how the geographic, spatial, cultural, economic, political, and religious context influenced the design of the architecture and city as a whole.

### Previous Experience

**SCB Architects      Chicago, Illinois      2000-2004**

Associate Senior Project Designer

- Senior Project Designer Coordinating Design Through Construction Administration on High-Rise Residential, Public Buildings, Retail, Commercial office and Industrial Buildings.
- Management Included Client Proposals, Scheduling, Management of Construction Documents, Shop Drawings and Contractor pay submittals.

**Wright Architects      Chicago, Illinois      1997-1999**

Senior Project Designer

- Senior Project Designer Coordinating Design through Construction Administration on Fitness Facilities, Commercial office and Industrial Buildings.
- Management Included Design, Production of Construction Documents, Shop Drawings and Contractor pay submittals.

**RTKL Architects** **Dallas, Texas** **1995-1997**

Project Designer

- Project Architect; Coordinating Design through Construction Administration on Retail Facilities, Commercial office, Hospitality and Medical Buildings.
- Production Included Design, Production of Construction Documents, Shop Drawings and Construction Administration.

**Loebl Schlossman and Hackl Architects** **Chicago, Illinois** **1992-1995**

Project Designer

- Project Architect; Coordinating Design through Construction Administration on Retail Facilities, Commercial office, and Medical Buildings.
- Production Included Design, Production of Construction Documents, Shop Drawings and Construction Administration.

**Schaffer Associates** **Oakbrook, Illinois** **1991**

Intern

- Created Hand drawn Marker Renderings for Interior and Exterior Retail spaces.
- Construction documents.

**Murphy/Jahn** **Chicago, Illinois** **1990**

Intern

- Created Hand Drawn Ink on Mylar/ Airbrush Renderings- High-rise, Convention Center and Airport projects.
- Construction documents.

### **Education and Training**

**Syracuse University** **Florence Italy** **Masters of Architecture** **1999-2000**

- Maintained 3.9/4.0 GPA, Honor Roll and scholarship recognition.
- Teacher's Assistant to undergrad studies.

**Iowa State University** **Ames, Iowa** **Bachelor of Architecture** **1987-1992**

- Maintained 3.8/4.0 GPA, Honor Roll and scholarship recognition.
- Minor German Studies.

### **Industry Certifications**

- State of Illinois, Wisconsin, Texas and Florida Architecture License
- City of Chicago General Contractor's License.
- OSHA (Occupational Safety and health Administration) Certification.
- Energy Professional – City of Chicago.
- Self Certification – City of Chicago.
- Licensed in Illinois, Wisconsin, Texas and Florida.

### **Memberships and Organizations**

- American Institute of Architects

### **Software**

- Auto Cad 2013, 3d Studio Max, Sketchup, AIA Contract Documents, Quick Books, REVIT, Archicad BIM Technology, COMM Check (Energy Modeling), Microsoft Excel, Outlook, Power-point, Scheduler, Publisher and Word, Adobe Photoshop, Illustrator, In-Design, Image Ready and Acrobat.



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: **IB**

Title:

Presentation of a Recommendation by Mayor Rogina to Appoint Mr. John Wagner to the Building Board of Review.

Presenter:

Mayor Rogina

Meeting: City Council

Date: March 6, 2017

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

By virtue of this memorandum I request your favorable consideration to appoint the following recommendation to the Building Board of Review:

Mr. John Wagner, PO Box 3117, St. Charles. Mr. Wagner has been in the plumbing & piping industry for almost 50 years in St. Charles. He is the past President of the St. Charles Chamber of Commerce and Illinois plumbing, heating, and cooling association, and has served on several committees throughout the years.

Mr. Wagner will fill the vacancy on the Building Board of Review with a term expiration of April 30, 2018.

**Attachments** *(please list):*

Bio

**Recommendation/Suggested Action** *(briefly explain):*

Presentation of a Recommendation by Mayor Rogina to Appoint Mr. John Wagner to the Building Board of Review.





# WAGNER

PLUMBING & PIPING, INC.

- PLUMBING
- SERVICE
- PROCESS PIPING
- ADA UPGRADING
- BACK FLOW PREVENTION



February 13, 2017


Mayor Ray Rogina  
2 E. Main Street  
St. Charles, IL 60174-1984

Ref: Building Board of Review

Dear Mayor,

I want to thank you for considering me to become a member of the Building Board of Review. I have been in the plumbing & piping industry for almost 50 years in St. Charles. I am past President of the St. Charles Chamber of Commerce and Illinois plumbing, heating, and cooling association and served on several committees throughout the years. I feel that I can contribute to this board and know several of existing board members. I am also very proud to say that Wagner Plumbing will be celebrating 100 years in business in St. Charles this year. Thank you for your consideration and I will look forward to hearing from you.

Sincerely,



John L. Wagner  
President



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IC

Title:

Resolution Abating a portion of the 2016 property tax heretofore levied for the City of St. Charles

Presenter:

Chris Minick, Finance Director

Meeting: City Council

Date: March 6, 2017

Proposed Cost: \$NA

Budgeted Amount: \$

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

**At a prior meeting of the City Council, the property tax abatement for the City's outstanding General Obligation Bonds was approved. However, General Obligation Bond Series 2016B (The TIF refunding portion) was inadvertently omitted from the abatement. Therefore, we need to adopt the attached resolution abating the levy year 2016 property tax levy for General Obligation Bond Series 2016B (TIF Portion).**

**Attachments** *(please list):*

**Abatement Resolution**

**Recommendation/Suggested Action** *(briefly explain):*

**Motion to Approve the Resolution Abating a Portion of the 2016 property tax heretofore levied for the City of St. Charles**

**City of St. Charles, Illinois**  
**Resolution No. 2017 - \_\_\_\_\_**

**A Resolution Abating a Portion of the Tax Heretofore Levied for the  
City of St. Charles, Kane and DuPage Counties, Illinois.**

**Presented and Passed by the  
City Council on \_\_\_\_\_**

**WHEREAS**, the City Council of the city of St. Charles, Kane and DuPage Counties, Illinois, did on the 5th day of December, 2016, adopt an Ordinance entitled:

**"ANNUAL TAX LEVY ORDINANCE" of the City of St.  
Charles, Kane and DuPage Counties, Illinois";**

and

**WHEREAS**, a duly certified copy of said Ordinance was filed with the County Clerks of Kane and DuPage Counties, Illinois, in 2016; and

**WHEREAS**, revenue the city of St. Charles has received from other sources will be sufficient to pay expenditures without any funds for debt service purposes being levied as set forth in said Annual Tax Levy Ordinance;

**NOW, THEREFORE**, Be It Resolved by the City Council of the city of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. That the tax heretofore levied in said Annual Tax Levy Ordinance, such tax being levied to pay the city's annual debt service expenditures for general obligation bonds, be abated by that amount representing revenue the city has received from other sources which will be sufficient to pay expenditures for said general obligation bonds. The purposes for which such

tax was so levied in said ordinance and the amount so levied for each purpose, the amount of such tax so levied which is to be abated for each purpose, and the remainder of such tax so levied which is to be extended for each purpose are as follows:

<b>PURPOSE OF LEVY</b>	<b>TAX LEVIED IN SAID ORDINANCE</b>	<b>AMOUNT TO BE ABATED</b>	<b>REMAINDER OF LEVY TO BE EXTENDED</b>
GO Bond Series 2016 B (TIF)	<u>\$77,647</u>	<u>\$77,647</u>	<u>\$0</u>

Section 2. That forthwith upon the passage of this Resolution the City Clerk shall file a certified copy of this Resolution with the County Clerks to ascertain the rate necessary to produce the remainder of the tax heretofore levied and as shown herein above and to extend the same for collection on the tax books against all of the taxable property situated within the city in connection with other taxes levied in 2016 for general corporate purposes and other purposes shown above, and for 2016 such annual tax shall be computed, extended and collected in the same manner as now or hereinafter provided by law for the computation, extension and collection of taxes for general corporate purposes and other purposes shown above, and when collected such taxes shall be used solely for the purpose of paying each of aforementioned specific purposes.

Section 3. That this Resolution shall be in full force and effect forthwith upon its passage.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois.

PRESENTED to the City Council of the City of St. Charles, Illinois this

\_\_\_\_ day of March, 2017.

PASSED by the City Council of the City of St. Charles, Illinois, the

\_\_\_\_ day of March, 2017.

APPROVED by the Mayor of the City of St. Charles, Illinois this

\_\_\_\_ day of March, 2017.

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Raymond P. Rogina, Mayor

ATTEST:

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CITY CLERK

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: ID

Title:

Motion to approve a Resolution Authorizing Publication and Sale of the 2017 City of St. Charles Official Zoning Map

Presenter:

Rita Tungare

Meeting: City Council

Date: March 6, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

This is the annual publication of the zoning map, as required by State statute.

**Attachments** *(please list):*

Resolution; Updated Zoning Map

**Recommendation/Suggested Action** *(briefly explain):*

Motion to approve a Resolution Authorizing Publication and Sale of the 2017 City of St. Charles Official Zoning Map

**City of St. Charles,  
Illinois Resolution No.  
2017 -**

**A Resolution Authorizing Publication and Sale of the  
City of St. Charles Official Zoning Map**

**Presented & Passed by the  
City Council on**

**BE IT RESOLVED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

1. Pursuant to 65 ILCS Section 5/11-13-19 entitled “Official Zoning Map Publication”, the City Council hereby authorizes the publication of the official zoning map entitled “Official Zoning Map” dated March 1, 2017; and

2. That public notice of the publication of said Official Zoning Map shall be published in the Daily Herald newspaper no later than March 31, 2017; and

3. That copies of said Official Zoning Map be made available for public inspection and sale.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of March, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of March, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of March, 2017.

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Raymond P. Rogina, Mayor

Attest:

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City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:





**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT OPERATIONS COMMITTEE  
TUESDAY, FEBRUARY 21, 2017**

**1. Opening of Meeting**

The meeting was convened by Chairman Stellato at 7:31 p.m.

**2. Roll Call**

**Members Present:** Chairman Stellato, Ald. Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis

**Absent:**

**3. Omnibus Vote – None**

**4. Police Department**

**a. Recommendation for approval of the use of City Plazas/property and amplification license for the STC Live.**

**Chief Keegan:** This is the fifth annual event for STC Live that will be taking place Memorial weekend through September 16, 2017 on Wednesday and Friday evenings. There are no substantial changes from previous years. Any questions?

Motion by Ald. Turner, second by Bancroft to recommend approval of the use of City Plazas/property and amplification license for the STC Live.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chair. **Motion Carried.**

**b. Recommendation for approval of street and parking lot closures and amplification license for the Fine Arts Show May 27 & 28, 2017.**

**Chief Keegan:** Similar to the previous item, this item is an annual event and identified in your packet for date, time, and street closures. Any questions?

Motion by Ald. Bancroft, second by Bessner to recommend approval of street and parking lot closures and amplification license for the Fine Arts Show May 27 & 28, 2017.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chair. **Motion Carried.**

**c. Recommendation to approve a proposal for a new Class E-4 temporary liquor license for a special event, “Unwind Wednesdays” to be held on the 1<sup>st</sup> Street Plaza.**

**Chief Keegan:** This is a recommendation to approve at proposal for a new Class E-4 temporary liquor license for a special event, “Unwind Wednesdays” to be held on the 1<sup>st</sup> Street Plaza. This is the second annual event and was advanced from the Liquor Commission earlier this evening with a unanimous vote. Shay Clark is here from McNally’s. This is going to take place on Wednesdays. Last year there were four approved dates that the Council approved. One was canceled due to weather and the other three events coincided with STC Live and was very successful. This year Puebla, Pizzeria Neo, and McNally’s are going to join forces. Last year ZaZa’s contributed but didn’t really participate and they would like to do the same thing this year with the expanded dates.

**Ald. Krieger:** I’ve had calls from a couple of local establishments and they’re concern that this activity is taking business away from them and they would rather see it only once or twice a month as last year. They feel these businesses are using the city property and they’re trying to maintain their businesses and they’re paying for their buildings; and feel this is rather slanted in favor of one or two businesses and the rest of the businesses could be hurting downtown.

**Ald. Silkaitis:** We approved four last year and now we’re going to 16 – that’s a big increase. I would like to lower the amount of days. For three months it’s every week and I think that’s too much.

Motion by Ald. Krieger, second by Silkaitis to approve two per month, the first and third Wednesdays of the month.

**Ald. Turner:** I think it’s a good compromise so we can see how this works out and maybe next year we keep increasing it. Every week is a little too much.

**Shay Clark, live in West Dundee and run McNally’s Irish Pub and am here with my colleague Kim. Kim Lawson, I live in St. Charles and operate Puebla and oversee Pizzeria Neo.**

**Shay:** I speak to all of my neighbors very regularly about what we do and I’ve yet to come across anybody that has said that what we did last year affected their business.

**Ald. Krieger:** These businesses are located beyond the plaza.

**Shay:** In that case I don’t see how it would of affected them negatively. Last year was a trial and it worked very well. Weather will always eliminate some of the Wednesdays and we’re basically following the STC Live with the Downtown St. Charles Partnership. What we did experience is that when it was over, many people would say I didn’t know it was last week.

**Kim:** I agree because I’m at those two places all the time, I’m just trying to give my customers

what they are asking for. When we did have bands outside, we were constantly dragging them back in and they were getting upset with us. They want to sit outside and listen to the music for a couple of hours.

**Ald. Payleitner:** Mr. Clark, could you please specify for us as you did at the Liquor Commission your plan for the menus on the tables. You're really not competing with dinners per se?

**Shay:** Last year we were out there for perhaps a total of 10 hours and we learned from that experience. This year we're thinking about providing a trifold tent on the public tables letting people know what they could order from, small plate items. We want to make it more like a European Piazza; about food, family, pets etc. The photos are all on the DSCP website showing what those events were like.

**Ald. Payleitner:** Yes like enhancing the community and enhancing the music experience. Without the STC Live's partnership it probably wouldn't have worked at all.

**Kim:** And what our customers were asking us for, it was hard to tell them they couldn't go outside and they stand by the glass and watch or finish their meal and then go outside.

**Shay:** Also we did not ask for an extension of hours or extend it to Friday night because of the live music. We just wanted to keep it on the Wednesdays.

**Ald. Lemke:** Just for continuity if you decide on a period of time, do it every week for continuity sake but I would defer to the Mayor.

**Mayor Rogina:** I like your comment about continuity because if you do it every other week, some people will come downtown and ask why is it not here? With all due respect to the other comments, I would speak against the motion simply on the following facts: 1) 1<sup>st</sup> Street is developing and it continues to develop and we are looking to bring more people downtown and 2) we have a beautiful plaza. Many people have told me to close down 1<sup>st</sup> Street from traffic and make it a Piazza like in Italy. Well we're not going to do that and we have a parking deck there. To me the experience from last summer, I got emails asking why isn't this every week? These are customers like Kim referred to earlier. I'm speaking against the motion but I certainly accept compromise obviously. With the police recommendations and with the fact there has been control in this situation; we built a plaza for a reason as a gathering place; so think about that.

**Ald. Lewis:** We did define dusk at the Liquor Commission and it will be like last year that dusk will be 8:30 p.m. and then they have to go inside to get their liquor beverages. They can't be served outside and then by 9:00 p.m. the tables are all cleared. Will you still serve food after 9:00 p.m.?

**Kim:** Everything will go back to normal and will be cleaned up. You won't even know we were there.

**Ald. Lewis:** You may have misunderstood why Ald. Krieger was saying that it wasn't other businesses but other liked businesses, those with liquor licenses who were feeling their businesses was suffering.

**Shay:** That's not much of a surprise. Our businesses happen to be on this lovely plaza and we got music.

**Ald. Lewis:** I voted for this and I'm still in favor for it but it maybe it's something we can keep in the back of our minds, if it does become something of an issue that we might have to rethink what we do for those other established restaurants.

**Shay:** I do think that adverse weather is going to knock some dates off like last year.

**Jenna Sawicki, Director, Downtown St. Charles Partnership, 2 East Main Street, St. Charles:** I just wanted to add that the continuity will make this successful. After doing many events downtown, keeping the base the same is vital for an event to be successful and to give it an opportunity to succeed.

**Ald. Gaugel:** I would agree with that and I understand the spirit of the motion and if it's the total number of days that we're taking a large leap from last year up to 16, maybe there is something else we could work out. Maybe shorten the dates of the total timeframe, but I think the continuity is pretty essential to making this a success. I wouldn't be in favor of the motion but would be in favor of another compromise somewhere down the road and would engage our applicants in what would work best for them is 16 is a number that doesn't work for us.

**Ald. Bancroft:** I agree with Steve. Rather than us arbitrarily cutting or doing something, I would put it back to you and say is there any room in the 16 that can be done?

**Kim:** What if we cut out September, even though the weather will still be beautiful and the music is there; what if we just did June, July, and August when the kids are out of school so they can bring their families? That would be cutting it back by four.

**Chrmn. Stellato:** For a matter of record we do have a motion on the floor to vote on first and then we can come back and make an amendment.

**Ald. Krieger:** May I withdraw the motion?

**Chrmn. Stellato:** Absolutely if the second agrees.

**Ald. Silkaitis:** Yes.

**Ald. Payleitner:** I do want to commend Mr. Clark and party that they wanted to do this last year but they listen to us and said okay, we'll try it small and see how it works and so they did do that abiding from our recommendation last.

Motion by Ald. Silkaitis, second by Lemke to approve a recommendation for a Class E-4 temporary liquor license for a special event, “Unwind Wednesdays” to be held on the 1<sup>st</sup> Street Plaza to 12 dates excluding the month of September from 5:00 p.m. to 8:30 p.m.

**Roll Call:** Ayes: Payleitner, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis, Silkaitis; Nays: Krieger. Chrmn. Stellato did not vote as Chair. **Motion Carried.**

**d. Recommendation to approve a proposal for a new Class E-1 Temporary Liquor License for a Special Event, “Hops for Hope 5K,” to be held at Mt. Saint Mary Park – May 20, 2017.**

**Chief Keegan:** This item is to recommend approval of a proposal for a new Class E-1 Temporary Liquor License for a Special Event, “Hops for Hope 5K,” to be held at Mt. St. Mary Park – May 20, 2017 and it advanced from the Liquor Control Commission earlier today with a negative 2-1 vote and there was one member absent. Mayor Rogina, Chairman of the Liquor Control Commission did support this but doesn’t vote and opines as he sees fit.

Kathryn Simmons is here. This particular special event is a non-for-profit that benefits Project Mobility. We’ve worked with in the past and Hal’s been in business for 42 years in St. Charles, The Bike Rack. They raise funds for bikes for folks who have mobility issues. This particular event stems around a 5K with a twist. They would like to use the pedestrian parkways of Mt. St. Mary Park, it proceeds through the park and crosses over Geneva Street (Rt. 31) into Geneva and the runners will come back. On the 5K itself there will be five stops where 3 ounces of draft beer will be served to participants that go through the 5K process. It’s a time sanctioned race so there will be some runners that will come out and attend but folks don’t have to partake in the craft beer consumption. So if you participate in the event you pay one entrance fee and just run or a differential entrance fee to go through the 5K process and have a couple of samplings of craft beer, and afterwards there will be a small event where the participants would be served two more craft beer servings along with an award event and a band. They are not only asking for permission of the alcohol license but also use of amplification. Ms. Simmons is here to answer any question this committee may have.

**Kathryn Simmons, 6N183 Old Homestead Road:** I am an experienced event planner and been doing events for over 5 years and have over 15 events under my belt that have been very successful. In 2015 I planned a 5K for over 500 people for an animal shelter in Huntley.

**Ald. Krieger:** I don’t see any BASSET training listed?

**Kathryn:** The House Pub in St. Charles is donating five of their employees that are BASSET trained for our event and we also have three employees who are BASSET trained.

**Ald. Lewis:** This was discussed quite a bit at the Liquor Commission and it was moved forward with a motion to deny and move up here to this committee. The issue I have was not that it’s a wonderful charity they are trying to raise money for, but the park is going to be used from 9:00 a.m. until 3:00 p.m. with setup at 9:00, registration at 10:00, then the race starts at noon and will

run an hour. At that point they are going to have five different stops of these 3-ounce beer samplings one of which will be on Rt. 31. To me this is a gateway of our community and we're going to have a beer stop there with a hundred runners. It doesn't seem like a safe place to have people congregate and consume beverages; and the other issue I have is that anyone can who walks along the bike path and are 21 years of age and can pay at that time for two drink tickets – they are not running. Is there a price on that?

**Kathryn:** Drink tickets are not purchased, it comes with their registration.

**Ald. Lewis:** But you said spouses and spectators can go into the tent and have some beer; so what would that price be?

**Kathryn:** Spectators would be \$20 and get their two tickets and enjoy the music.

**Ald. Lewis:** Two pints for \$20 – correct. And anybody walking along in the park that day can go in and do that. This isn't the place for it, my opinion, there was quite a bit of conversation, but that is where I'm at.

**Kathryn:** For the people that are coming the day of, we can say that it's not open to just anyone for the awards ceremony. It's only people who are registered at the beginning – this could be a compromise possibly.

**Ald. Lewis:** Maybe for some others, but not for me.

**Ald. Payleitner:** I wanted to add what else our conversation included at the Liquor Commission; it wasn't speaking to your lack of experience as an event planner, it was the fact that you've never participated in this kind of an event or supervised one. Whenever there's a liquor component that could be asking for trouble and it was brought up about the Rotary event at Lincoln Park, but they brought in an experienced event planner. That gentleman has done that specific kind of event a few times before. Great charity, great cause; I would just like to see a more family friendly event as your fundraiser. You say you're running front of the Brownstones; have you talked to them at all, have they weighed in?

**Kathryn:** Not yet because of the whole process of not knowing if we are approved or not.

**Ald. Payleitner:** Sometimes events come and they already talked to the neighbors so they haven't weighed in. I also understand that Geneva and the St. Charles Park District is waiting to see how we weigh in; and I sometimes would like to step back and see how do they weigh in before we take the plunge? We sometimes like to give them a chance first.

**Ald. Lewis:** I think Geneva is just a water stop in Wheeler Park and the beer is going to be in our park and it's Penrose Brewery from Geneva that's doing this?

**Kathryn:** We have a few different breweries for this event.

**Chief Keegan:** We work with the site and event planners and would not allow consumption on the pathway. The runners would consume at each stop in a fenced in area and be credential. The awards banquet itself would be in a secure area as well. We would not allow folks to walk around on any of the pathways within the park along the river consuming alcohol.

**Ald. Lewis:** Is there food involved?

**Kathryn:** Yes. The whole goal of this is to bring the community into the downtown and have them bring awareness to our non-profit and just have a fun day.

**Ald. Payleitner:** Without families, that's the concern I have that during the Spring its just an adults only event in the park.

**Kathryn:** Project Mobility does other events in the parks, this would be the only event.

**Ald. Payleitner:** With incorporating our park, I would like to see it be more family friendly.

**Mayor Rogina:** On the family friendly issue, a good majority voted on a non-family friendly event for the Rotary's Craft Beer Festival. To me in using the park, and I agree that the Park District has to weigh in and are waiting to see whether the liquor license will be issued as oppose to they're going to give them the park and then have the liquor license go down. Ald. Payleitner is right that the Rotary does have professional supervision. But with respect to the family issue, to me you got two very similar events. There's a recommendation at the bottom of this item because it was vetted by our staff. I believe they will drive a successful event that will not involve public safety being compromised. As a marathon runner that is involved in these things, runners are very orderly people for the most part although there is no beer involved. I understand you being a little leery but wanted to opine my thoughts.

**Ald. Lewis:** I'm not opposed to having a race using the bike path and the park; my opposition is with the liquor license and more of the perception that it involves. Because you like to do something doesn't necessarily mean that's what we should be doing. How is this good for St. Charles? That's what we have to focus on.

**Kathryn:** There are so many 5Ks in the area and the reason why we wanted to add the craft beer aspect is that craft beers are so popular right now and we wanted to put a twist on this to draw more people into St. Charles. There are other areas like Arlington Heights, Indianapolis, there are quite a few that are so successful and brings in so many demographics.

**Ald. Silkaitis:** I don't see this being any different; we just approved 12 days for 1<sup>st</sup> Street and that's one of our gateways also coming into town and they are families down there and again it's going to be an adult supervise area. You may want to stipulate that kids can't come in after the fact and if doesn't work out and there are issues, then it won't happen next year.

Motion by Ald. Bessner, second by Silkaitis to recommend approval of a proposal for a new Class E-1 Temporary Liquor License for a Special Event, “Hops for Hope 5K,” to be held at Mt. Saint Mary Park – May 20, 2017.

**Roll Call:** Ayes: Lemke, Turner, Bancroft, Gaugel, Bessner, Silkaitis; Nays: Payleitner, Krieger, Lewis. Chrmn. Stellato did not vote as Chair. **Motion Carried.**

**6. Executive Session – None.**

- Personnel 5 ILCS 120/2(c)(2), 5 ILCS 120/2(c)(5)
- Pending Litigation 5 ILCS 120/2(c)(4)
- Probable or Imminent Litigation 5 ILCS 120/2(c)(4)
- Property Acquisition 5 ILCS 120/2(c)(3)
- Collective Bargaining 5 ILCS 120/2(c)(1)
- Review of Minutes of Executive Sessions 5 ILCS 120/2(c)(14)

**7. Additional Items from Mayor, Council, Staff or Citizens.**

**8. Adjournment**

Motion by Ald. Gaugel, second by Ald. Silkaitis to adjourn meeting at 8:00 p.m.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chair Stellato did not vote as Chair. **Motion Carried.**

:tn





**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC2

Title: Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

Presenter: Rita Tungare

Meeting: City Council

Date: February 21, 2017

Proposed Cost: \$130,000- FY 17/18

Budgeted Amount: N/A

Not Budgeted:

**Executive Summary** *(if not budgeted please explain):*

At the Feb. 21, 2017 meeting, the Planning & Development Committee recommended approval of the Prairie Center PUD, subject to 1) Resolution of outstanding staff review comments and 2) Changes to the Inclusionary Housing requirements. The attached PUD Ordinance includes the following changes since the P&D Committee review:

Outstanding Review Comments

At the P&D meeting, staff identified that the City and developer were working to resolve outstanding comments regarding the watermain layout. Recently, staff obtained information regarding the condition of existing watermains on the site that were proposed to remain in the development. Based on the deteriorated condition of the mains, the City is requesting that the developer replace these existing mains as a part of the development project. Staff and the Developer are proposing that the City would reimburse the developer for 50% of the cost of replacing the existing deteriorated mains. Based on current costs, staff has estimated the City’s cost for the watermain replacement to be approximately \$130,000. Given that the main replacements may need to be made with the first phase of the development, the funds for this project will need to be budgeted as a capital improvement in the upcoming fiscal year, FY 17-18.

All other preliminary level staff review comments have been addressed.

Inclusionary Housing

The PUD ordinance will grant the developer 3 years to reserve building sites for the proposed senior affordable development. During this 3 year period, no affordable units will be required to be provided within any buildings within the project. After the 3 year period, the developer may request that the City Council consider amending the Affordable Housing Agreement attached to the PUD ordinance. The City Council will have the discretion to decide whether or not to amend the agreement.

After the 3 year period, if the agreement is not amended, the required affordable units will need to be provided, either grouped together in a senior project, or dispersed among the remaining buildings to be constructed, and constructed at an accelerated rate based upon the number of units remaining in the project. The total affordable unit requirement will remain 10% of the total units.

**Attachments** *(please list):*

Ordinance

**Recommendation/Suggested Action** *(briefly explain):*

Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

**City of St. Charles, IL**  
**Ordinance No. 2017-Z- 5**

**An Ordinance Granting Approval of a Special Use for Planned Unit  
Development and PUD Preliminary Plan  
(Prairie Centre PUD – former St. Charles Mall site)**

WHEREAS, on or about August 8, 2016, Shodeen Group, L.L.C. (the “**Applicant**”), with authorization from Towne Centre Equities, L.L.C. (the “**Owner**”), filed petitions for 1) Special Use for Planned Unit Development (“**PUD Petition**”) for the purpose of establishing a new Planned Unit Development for the “**Prairie Centre PUD**” and the governing standards for same, and 2) PUD Preliminary Plan, as to the real estate described in Exhibit “A”; said Exhibit being attached hereto and made a part hereof, (the “**Subject Property**”); and,

WHEREAS, the required Notice of Public Hearing on said PUD Petition was published on or about October 1, 2016, in a newspaper having general circulation within the CITY, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing, which was held in multiple sessions on October 18, 2016, December 6, 2016 and January 10, 2017 (collectively, the “**Public Hearing**”) in accordance with the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, at said Public Hearing, the Applicant and its agents and witnesses presented testimony in support of said PUD Petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, on November 17, 2016, the City’s Housing Commission met and reviewed the Applicant’s Inclusionary Housing Worksheet submitted by the Applicant pursuant to the City’s Inclusionary Housing Ordinance, Chapter 19.02, and recommended approval of a variance to Section 19.02.100 “Location, Phasing and Design” to allow the Developer, at its discretion, to place the affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.; and,

WHEREAS, on January 17, 2017, the Plan Commission recommended approval of said PUD Petition and PUD Preliminary Plan; and,

WHEREAS, the Planning & Development Committee of the City Council also recommended approval of said PUD Petition on or about February 21, 2017; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission, of the Housing Commission, and of the Planning & Development Committee, and has considered the same:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's PUD Petition and the supplemental materials, supplemental requests, and evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development for the Prairie Centre PUD is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on **Exhibit "B"**, said Exhibit being attached hereto and made a part hereof, which findings are attached hereto and incorporated herein.

2. The passage of this Ordinance shall also constitute approval of (i) the Prairie Centre PUD Preliminary Plan, attached hereto and incorporated herein as **Exhibit "C"** (the "**PUD Site Plan**") said Exhibit being attached hereto and made a part hereof, as well as (ii) the following documents and illustrations reduced copies of which are attached hereto as **Exhibit "D"** (said Exhibit being attached hereto and made a part hereof), subject to compliance with such conditions, corrections, and modifications as may be reasonably required by the Director of Community & Economic Development and the Director of Public Works in order to comply with those requirements of the St. Charles Municipal Code that are not otherwise modified by the departures approved in the succeeding Section 3 (collectively, the "**Supplemental PUD Plans**"), to wit:

- Preliminary Engineering Plans prepared by ESM Civil Solutions, titled "Preliminary Engineering Plans for Prairie Centre" , with last revision date of March 3, 2017;
- Preliminary Plat of Subdivision prepared by prepared by Compass Surveying, with last revision date of September 16, 2016;
- Landscape Plan prepared by OKW Architects, with last revision date of February 1, 2017;
- Architectural Elevations prepared by OKW Architects, with last revision date of February 1, 2017;

The PUD Site Plan and the Supplemental PUD Plans listed in this Section 2 are herein collectively called the "**Approved Preliminary PUD Plans**".

3. The passage of this Ordinance shall also constitute approval of those departures and deviations from the St. Charles Municipal Code and those additional approvals as are set forth on **Exhibit "E"** (the "**Departures and Deviations**"), said Exhibit being attached hereto and made a part hereof.

4. The Prairie Centre PUD is initially being approved as a single-lot subdivision (with the single lot being called the "**Original Lot**") on which multiple buildings (as shown on the PUD Plan) may be constructed. The Original Lot within the Prairie Centre PUD may be hereafter be

re-subdivided into one or more additional lots (each a “**Resubdivided Lot**”) as hereafter provided without requiring further amendment to this Ordinance.

5. Future changes to any one or more of the Approved Preliminary PUD Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, “Changes in Planned Unit Developments”, but with the following modifications to said Section 17.04.430 for purposes of Prairie Centre PUD only, to wit:

(a) “**Major Changes**” shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential “mixed use” nature of the Prairie Centre Project is proposed to be changed). Without limiting the foregoing, “Major Changes” expressly include the following types of changes:

- (i) A reduction in the acreage of open space or common open space by 10% or more.
- (ii) An increase in the total number of dwelling units within the PUD above 670 units (comprised of 609 units plus a “density bonus” of 61 designated affordable units).
- (iii) A change in the types of dwelling units from attached multi-family to detached single family.
- (iv) A reduction by 30% or more in number of parking spaces below the number of parking spaces otherwise required by the methodology in **Exhibit “F”**, said Exhibit being attached hereto and made a part hereof.
- (v) An increase to 30% or more in the percentage credit for shared parking as otherwise allowed in **Exhibit “F”** attached hereto.
- (vi) An expansion by 10% or more of any building footprint (other than by reason of the combination of 2 buildings into 1).
- (vii) Any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.

(b) “**Minor Changes**” shall mean changes that are not defined above as “Major Changes” or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

- (i) any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two

buildings, which connective expansions shall be treated as Authorized Administrative Changes);

(ii) any change to a drive aisle location greater than twenty-five feet.

(c) “**Authorized Administrative Changes**” for the Prairie Centre PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

- (i) A reduction by 5% or less in the acreage of open space or common open space
- (ii) A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by the methodology in Exhibit F attached hereto
- (iii) An increase from 15% to less than 30% in the percentage credit for shared parking as otherwise allowed in **Exhibit “F”** attached hereto.
- (iv) An expansion of any building footprint (other than by reason of the combination of 2 buildings into 1) by 5% or less.
- (v) Any changes to the exterior architecture that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the building architecture as originally approved herein
- (vi) Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.
- (vii) Any changes to building footprint location that is within the dashed black lines on the Approved Preliminary PUD Plans and made so as to achieve building connectivity;
- (viii) Any changes to building footprint location that reduces the area of the building footprint and has no material adverse impact on any building setback requirement;
- (ix) Any changes to building footprint location that (A) lengthens any exterior wall by less than ten feet on any side, and (B) has no material impact on any building setback requirement.
- (x) Any change to a drive aisle location that is less than twenty-five feet.
- (xi) Any change to a drive aisle location that adds parking stalls.
- (xii) The installation of all signs within the development, within the requirements established herein.

6. The Subject Property shall be developed only in substantial accordance with Approved Preliminary PUD Plans (as same may be modified pursuant to Section 5 above), and with all other ordinances of the City as now in effect that are not otherwise herein amended (or as to which departures and / deviations are herein approved on **Exhibit “E”**), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. Zoning: The Subject Property shall remain subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements

of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the Departures and Deviations attached hereto and incorporated herein as **Exhibit “E”**.

- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be further subdivided to create separate Resubdivided Lots for any one or more freestanding buildings constructed on the Subject Property so long as such freestanding building(s) are in compliance with the Approved Preliminary PUD Plans. Such resubdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City, subject to the deviations and departures herein approved. At the time of resubdivision application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access by way of on-site cross-access easements, parking and utilities) have been provided to adequately serve the proposed lot.
- c. Owners’ Association: If the Subject Property is later resubdivided into multiple lots having two or more separate owners, then the Applicant shall create a property owners’ association (“**Owners’ Association**”) and create a Declaration of Covenants, Conditions & Restrictions (“**CCRs**”) that clearly identify all responsibilities of the Owners Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Subject Property, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such CCRs shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Subject Property.
- d. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. The Record Owner shall not sell or transfer ownership of any individual lots within the Subject Property until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- e. School and Park Contributions: The School contributions shall be provided by the Applicant as cash in lieu of land in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time. The Park contribution shall be provided by the Applicant as a combined contribution of land and cash (or as otherwise agreed between the Applicant and the Park District) in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

f. **Inclusionary Housing:** For purposes of complying with the City’s Inclusionary Housing Ordinance (Title 19.02 of the Municipal Code, the “**Inclusionary Housing Ordinance**”):

1. For a period of three (3) years from and after the date of passage of this Ordinance (the “**3-Year Period**”), the Developer shall reserve buildings C3 and B2 on the PUD Site Plan for a building or buildings containing residential units where the occupancy is restricted to residents age 55 or older, and the units meet the definition of an affordable unit in the Inclusionary Housing Ordinance (“**Senior Affordable Project**”). The Senior Affordable Project shall contain not less than the lesser of (i) minimum number of Affordable Units required to comply with the requirements of the City’s Inclusionary Housing Ordinance as in effect as of the expiration of the 3-Year Period or (ii) ten percent (10%) of the non-“affordable” residential units constructed by the Developer. For the absence of doubt, recognizing that a Senior Affordable Project requires special financing often involving publicly awarded tax credits, and that the Developer does not normally engage in such projects, the Developer shall not be expected to itself develop and construct such a Senior Affordable Project, but may instead use good faith efforts to find a third-party developer for same.
2. A deviation to Section 19.02.100 “Location, Phasing and Design” is hereby granted to allow the Developer, at its discretion, to place the senior affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.
3. The Affordable Housing Agreement to be entered into between the City and the Applicant pursuant to Section 19.02.140 of the Municipal Code is set forth on **Exhibit “G”**, said Exhibit being attached hereto and made a part hereof, and is hereby approved. The Affordable Housing Agreement may be amended in accordance with the terms of the Agreement, without needing to amend this Ordinance.

g. **Site Plan Approval.** Provided that a building permit application is submitted for the construction of any one or more building and associated site improvements that substantially conforms to the Approved PUD Preliminary Plan (with departures, if any, limited only to matters that qualify as a Minor Change or Authorized Administrative Changes), then there shall be no requirement for any so-called site plan approval before the City’s Plan Commission as a condition of the issuance of any such building permit.

7. This Ordinance shall not be modified, amended or revoked by the City prior to the twentieth (20<sup>th</sup>) anniversary hereof without the consent of the Owner or the Owner’s successors in interest to the Subject Property.

8. After the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of March, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of March, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of March, 2017.

\_\_\_\_\_  
Raymond P. Rogina, Mayor

Attest:

\_\_\_\_\_  
City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_, 2017



**Exhibit "A"**

**Legal Description (Subject Property)**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, A DISTANCE OF 222.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 178.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 172.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 9.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 163.92 FEET TO A LINE DRAWN PARALLEL WITH AND 560.0 FEET EASTERLY OF THE EAST LINE OF SAID SUBDIVISION (MEASURED ALONG THE CENTER LINE OF PRAIRIE STREET); THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 447.67 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 574.54 FEET TO A LINE DRAWN PARALLEL WITH AND 1134.54 FEET EASTERLY OF SAID EAST LINE (MEASURED ALONG SAID CENTER LINE); THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 321.03 FEET TO A LINE DRAWN PARALLEL WITH AND 935.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 677.64 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE FROM A POINT ON SAID NORTHEASTERLY LINE THAT IS 1218.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG SAID NORTHEASTERLY LINE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 935.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 1218.0 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**Exhibit “B”**

**Findings of Fact**

**CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)**

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
- 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
  - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
  - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
  - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
  - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
  - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
  - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed Special Use for PUD meets the above criteria in that it will establish a creative, mixed-use residential and commercial site which is for both pedestrian and vehicular movement, promotes physical activity and social interaction, encourages a mixed land use, establishes a high-quality of residential units, and encourages the redevelopment of this long-vacant and obsolete site.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals,**

**or**

- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public areas, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed Special Use for PUD provides community amenities beyond those required by the ordinance, such as high-quality residential rental; provides superior landscaping and buffering; provides high-quality architectural design; provides an efficient building and site design; provides accessible dwelling units, and will conform with the affordable housing standards of the City of St. Charles.

**iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The proposed Special Use for PUD will provide much-needed high-quality, mixed use residential and commercial development in St. Charles, and the additional residents will serve to support the City's business districts.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

A traffic study conducted by Hampton, Lenzini and Renwick, Inc., dated January 3, 2017, revealed existing concerns within the study area, particularly along Randall Road and along the east end of Prairie Street. While the Prairie Center development-related traffic is expected to contribute to these concerns, the analyses show that these problems will not be avoided by preventing the development.

Modelling of the proposed sanitary sewer routing showed that at pre-development, three of the pipe segments are currently over capacity during a 10-year storm design event. The proposed Prairie Center sewer flows will cause an additional two pipe segments to be over capacity during that same event. These pipes are not drastically over capacity but will require upsizing at some point in the future.

The Plan Commission concludes that there are infrastructure deficiencies pertaining to roads and sanitary sewers. However, the proposed development does not have a greater impact on said infrastructure than alternative development concepts that assume full development of the site with land uses that conform to existing zoning. Furthermore, the proposed development does not alter or intensify the mitigation requirements for said infrastructure deficiencies.

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The proposed Special Use for PUD will not be injurious to the use or enjoyment of other properties in the immediate vicinity and will, instead, augment and help to increase the property values of the same.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed Special Use for PUD will not impede the normal and orderly development and improvement of surrounding properties.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed Special Use for PUD will not be detrimental to or endanger the public health, safety, comfort or general welfare of the community.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed Special Use for PUD will conform to all existing Federal, State and local legislation and regulation except to the extent expressly modified by the PUD.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

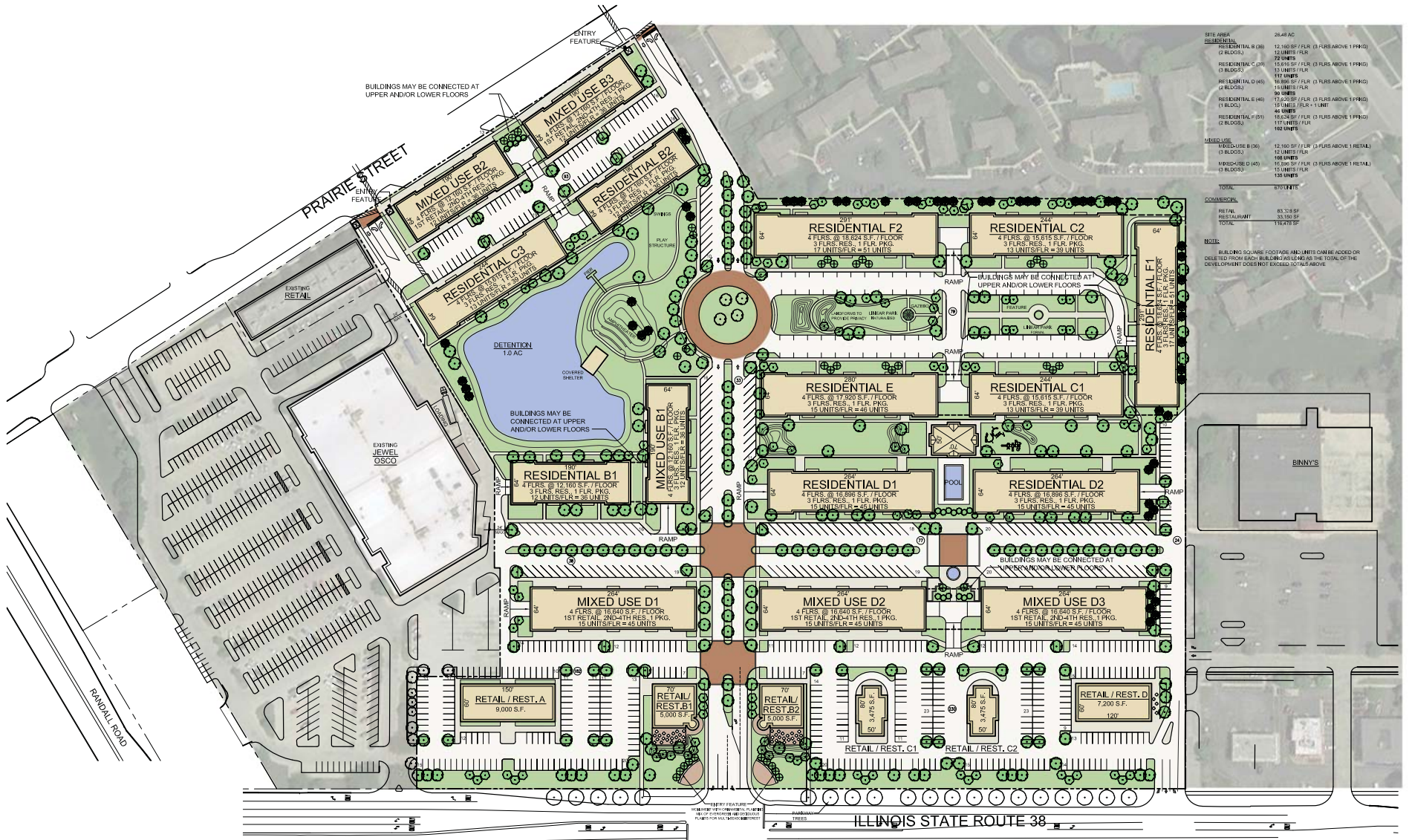
The Subject property has been vacant and underutilized for many years, and does not contribute sufficiently to the City's tax base. The proposed Special Use for PUD will allowed this property to be placed into economically beneficially use for the City and its residents.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed Special Use for PUD conforms to the purposes and intents of the Comprehensive Plan.

**Exhibit "C"**

**Prairie Centre PUD Site Plan**



**SITE AREA** 28.48 AC

RESIDENTIAL	RESIDENTIAL B (38) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PKG.)	12 UNITS / FLR	72 UNITS
	RESIDENTIAL C (31) (3 BLDGS.)	12,616 SF / FLR (3 FLRS ABOVE 1 PKG.)	13 UNITS / FLR	117 UNITS
	RESIDENTIAL D (45) (4 BLDGS.)	16,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	14 UNITS / FLR	90 UNITS
	RESIDENTIAL E (40) (1 BLDG.)	17,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	19 UNITS / FLR + 1 UNIT	44 UNITS
	RESIDENTIAL F (51) (2 BLDGS.)	18,236 SF / FLR (3 FLRS ABOVE 1 PKG.)	17 UNITS / FLR	102 UNITS

**MIXED USE**

MIXED USE B (38)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR	108 UNITS
MIXED USE D (45)	16,800 SF / FLR (3 FLRS ABOVE 1 RETAIL)	15 UNITS / FLR	133 UNITS

**TOTAL** 670 UNITS

RETAIL	83,724 SF
RESTAURANT	33,300 SF
TOTAL	117,024 SF

**NOTE:**

BUILDING SQUARE FOOTAGE AND UNITS CAN BE ADDED OR DELETED FROM EACH BUILDING AND AS THE TOTAL OF THE DEVELOPMENT COULD NOT EXCEED 10% ABOVE

**OKW** ARCHITECTS  
600 W. JACKSON, SUITE 250  
CHICAGO, IL 60661

**SITE PLAN**  
SCALE: 1"=150'

SHODEEN

PRairie CENTRE  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

A-01

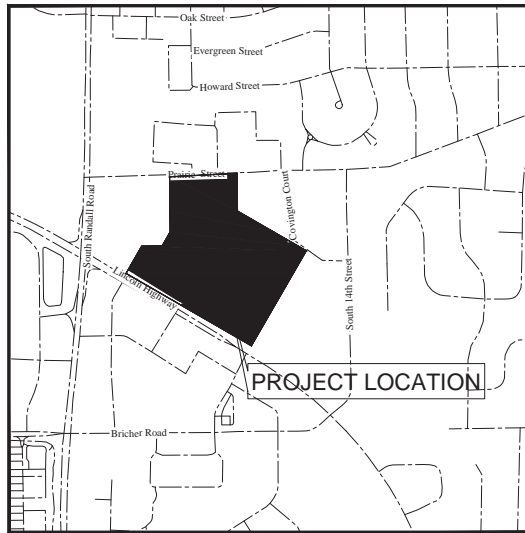
**Exhibit "D"**

**Additional Approved Preliminary PUD Plans**



# PRELIMINARY ENGINEERING PLANS FOR PRAIRIE CENTRE IL ROUTE 38 & EAST OF RANDALL ROAD ST CHARLES, ILLINOIS

Sheet Number	Sheet Title
1	Cover Sheet
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS 1
4	EXISTING CONDITIONS 2
5	EXISTING CONDITIONS 3
6	EXISTING CONDITIONS 4
7	GEOMETRIC DESIGN 1
8	GEOMETRIC DESIGN 2
9	GEOMETRIC DESIGN 3
10	GEOMETRIC DESIGN 4
11	GEOMETRIC DESIGN 5
12	UTILITY DESIGN 1
13	UTILITY DESIGN 2
14	UTILITY DESIGN 3
15	UTILITY DESIGN 4
16	UTILITY DESIGN 5
17	GRADING 1
18	GRADING 2
19	GRADING 3
20	GRADING 4
21	GRADING 5
22	DETAIL 1



**VICINITY MAP**  
NO SCALE

**NOTES:**

- THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY CONDUCTED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ESM CIVIL SOLUTIONS AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- ESM CIVIL SOLUTIONS MAKES NO CLAIMS AS TO THE ACCURACY OF THE EXISTING CONDITIONS REPRESENTED BY THE TOPOGRAPHIC DATA PREPARED BY OTHERS.

ESM CIVIL SOLUTIONS LLC. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

**LEGEND**

<ul style="list-style-type: none"> <li>● FOUND TOP G.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT)</li> <li>■ CONCRETE MONUMENT</li> <li>▲ CROSS IN CONCRETE</li> <li>□ MONUMENT</li> <li>○ SANITARY MANHOLE</li> <li>○ FIRE HYDRANT</li> <li>○ FLARED END SECTION</li> <li>○ UTILITY POLE</li> <li>○ GUY POLE</li> <li>○ OVERHEAD TRAFFIC SIGNAL</li> <li>○ TRAFFIC SIGNAL MANHOLE</li> <li>○ OVERHEAD WIRES</li> <li>○ ELECTRIC METER</li> <li>○ TRANSFORMER PAD</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ ELECTRIC PEDESTAL</li> <li>○ TELEPHONE MANHOLE</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ ELECTRIC MANHOLE</li> <li>○ MANHOLE BOX</li> <li>○ SIGN</li> <li>○ BOLLARD POLE</li> <li>○ LIGHT POLE</li> <li>○ HAND POLE</li> <li>○ MAILBOX</li> <li>○ GAS MANHOLE</li> <li>○ ELECTRIC MARKER</li> </ul>	<ul style="list-style-type: none"> <li>⊙ TELEPHONE MARKER</li> <li>⊙ WATER MARKER</li> <li>⊙ SANITARY SEWER</li> <li>⊙ STORM SEWER</li> <li>⊙ WATER MAIN</li> <li>⊙ GAS MAIN</li> <li>⊙ ELECTRIC LINE</li> <li>⊙ TELEPHONE LINE</li> <li>⊙ CONIFEROUS TREE</li> <li>⊙ DECIDUOUS TREE</li> <li>⊙ APPROX. DIAMETER</li> <li>⊙ SIGNAL SYSTEM (ORIP LINE SHOWS IS APPROXIMATE)</li> <li>⊙ ELEVATION</li> <li>⊙ RETAINMENT SURFACE</li> <li>⊙ CONCRETE SURFACE</li> <li>⊙ EASEMENT</li> <li>⊙ LANDSCAPE AREA</li> <li>⊙ STONE SURFACE</li> <li>⊙ DETECTABLE TACTILE SURFACING SURFACE</li> <li>⊙ WOOD FENCE</li> <li>⊙ CHAIN LINK FENCE</li> <li>⊙ METAL GUARDRAIL</li> <li>⊙ OVERHEAD TRAFFIC SIGNAL</li> </ul>	<p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>O.D.I.P. = OUTSIDE DIAMETER IRON PIPE</li> <li>T.P. = TOP OF FOUNDATION</li> <li>FF = FINISHED FLOOR</li> <li>FES = FLARED END SECTION</li> <li>VOP = VITRIFIED CLAY PIPE</li> <li>DOP = DUCTILE IRON PIPE</li> <li>P.C. = POLYETHYLENE GLASS REINFORCED CONCRETE PIPE</li> <li>CRP = CORRUGATED METAL PIPE</li> <li>RI = RECORD BEARING OR DISTANCE</li> <li>RI = MEASURED BEARING OR DISTANCE</li> <li>CI = CALCULATED BEARING OR DISTANCE</li> <li>CI = CALCULATED BEARING OR DISTANCE</li> <li>CI = CALCULATED BEARING OR DISTANCE</li> <li>CI = CHORD</li> <li>CS = CHORD BEARING</li> <li>B.S. = BEARING SETBACK LINE</li> <li>U.L. = UTILITY EASEMENT</li> <li>D.E. = DRAINAGE EASEMENT</li> <li>P.U.E. = PUBLIC UTILITY EASEMENT</li> <li>P.O.C. = POINT OF COMMENCEMENT</li> <li>P.O.B. = POINT OF BEGINNING</li> <li>P.U. &amp; D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT</li> <li>BC = BACK OF CURB</li> <li>BC = BACK OF DEPRESSION</li> <li>F.L. = FLOOR LINE</li> <li>C = CONCRETE</li> <li>P = PAVEMENT</li> <li>G = GRAVEL</li> <li>TR = TOP OF ROAD</li> <li>TR = TOP OF WALL</li> <li>TR = TOP OF PIPE</li> <li>U = INVERT ELEVATION</li> <li>SL = PROPOSED LINE</li> <li>SP = SQUARE FEET</li> </ul>	<p><b>LINE LEGEND</b></p> <ul style="list-style-type: none"> <li>— LIMITS OF LAND PER LEGAL DESCRIPTION</li> <li>— ADJACENT LAND PARCEL LINE</li> <li>— EASEMENT LINE</li> <li>— CENTERLINE</li> <li>— BUILDING SETBACK LINE</li> <li>— SECTION LINE</li> <li>— 400' RADIUS FROM HYDRANT</li> </ul>
--	---	--	---



**BENCHMARKS:**

- CUT SQUARE ON TRANSFORMER PAD, NORTH SIDE OF BRICHER ROAD, CORNER OF BRICHER AND AMACO STATION (WEST SIDE)  
ELEV = 786.38 (DATUM = NAVD 88)
- PIN IN CONCRETE MONUMENT AT MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER UNIT NO.9  
ELEV = 786.56

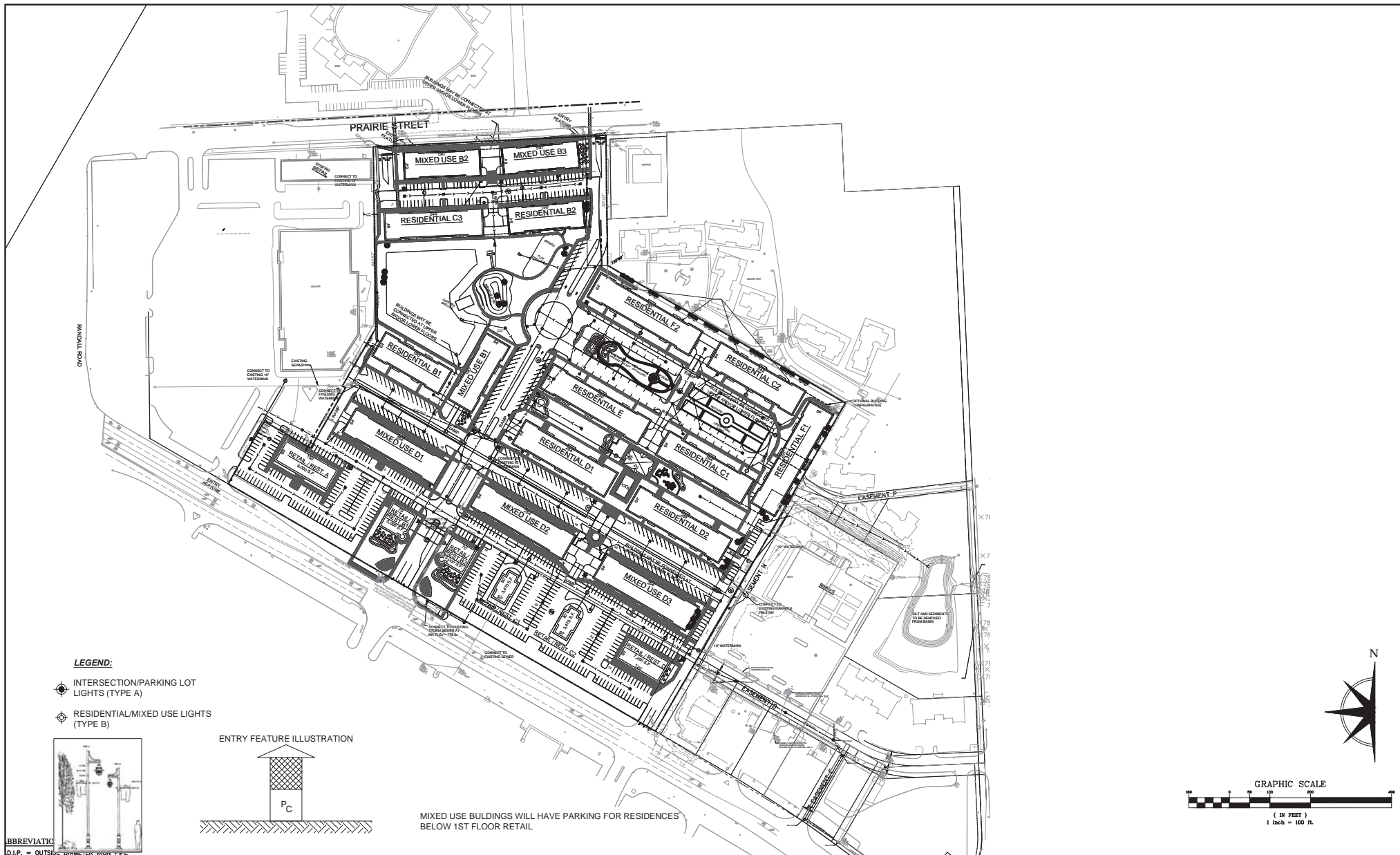


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**SHODEEN, INC.**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1515 Mason Drive - Suite 205 Naperville Illinois 60564  
c: 630-300-0533 f: 630-424-0520

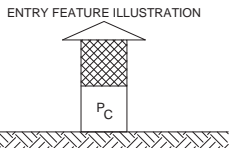
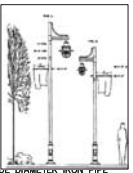
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			NO.	DATE	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	8	03-02-17	REVISED PER CITY DEVELOPMENT ENGINEERING REVIEW
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	LETTER DATED 02-27-17
5	12-20-16	REVISED SITE PLAN PER CITY COMMENTS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
7	02-16-17	REVISED PER WBK REVIEW LETTER DATED 02-14-2017	---	---	---

COVER SHEET					
PRAIRIE CENTRE					
FILE NAME:	DSGN BY:	JOB NO.:	F.L.D. BK.:	SHEET NO.	
---	ESM	16033	---	1 of 22	
DISC NUM.:	DRN BY:	DATE:	SCALE:	---	
---	MCA	5-13-16	NA	---	



**LEGEND:**

- ◉ INTERSECTION/PARKING LOT LIGHTS (TYPE A)
- ◉ RESIDENTIAL/MIXED USE LIGHTS (TYPE B)



MIXED USE BUILDINGS WILL HAVE PARKING FOR RESIDENCES BELOW 1ST FLOOR RETAIL

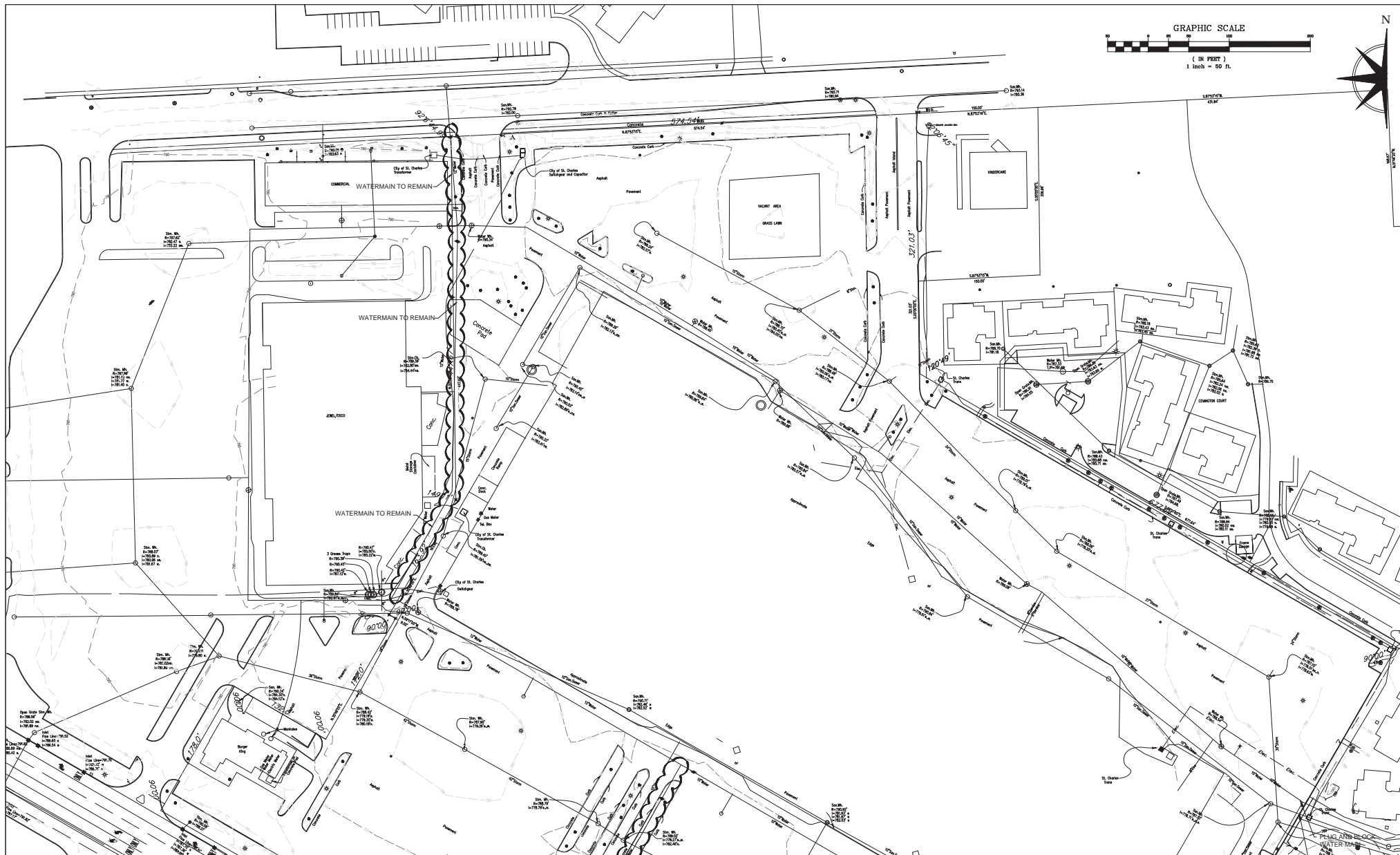
ABBREVIATIC  
D.I.P. = OUTSIDE DOWNCAST DRAIN

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o: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
1	6-29-16		ADDED HYDRANTS & RELOCATED VALVE VAULT PER CITY	6	01-32-17			REVISED PER CITY PLANNING & ENGINEERING REVIEW
2	07-05-16		REVISED SIDEWALK AND ADDED STREET LIGHTS					
3	7-22-16		REVISED PER CITY PLANNING & ENG REVIEW					
4	10-17-16		REVISED PER CITY PLANNING & ENG REVIEW					

OVERALL SITE PLAN				
PRAIRIE CENTRE				
FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO. 2 of 22
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=100'	



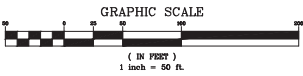
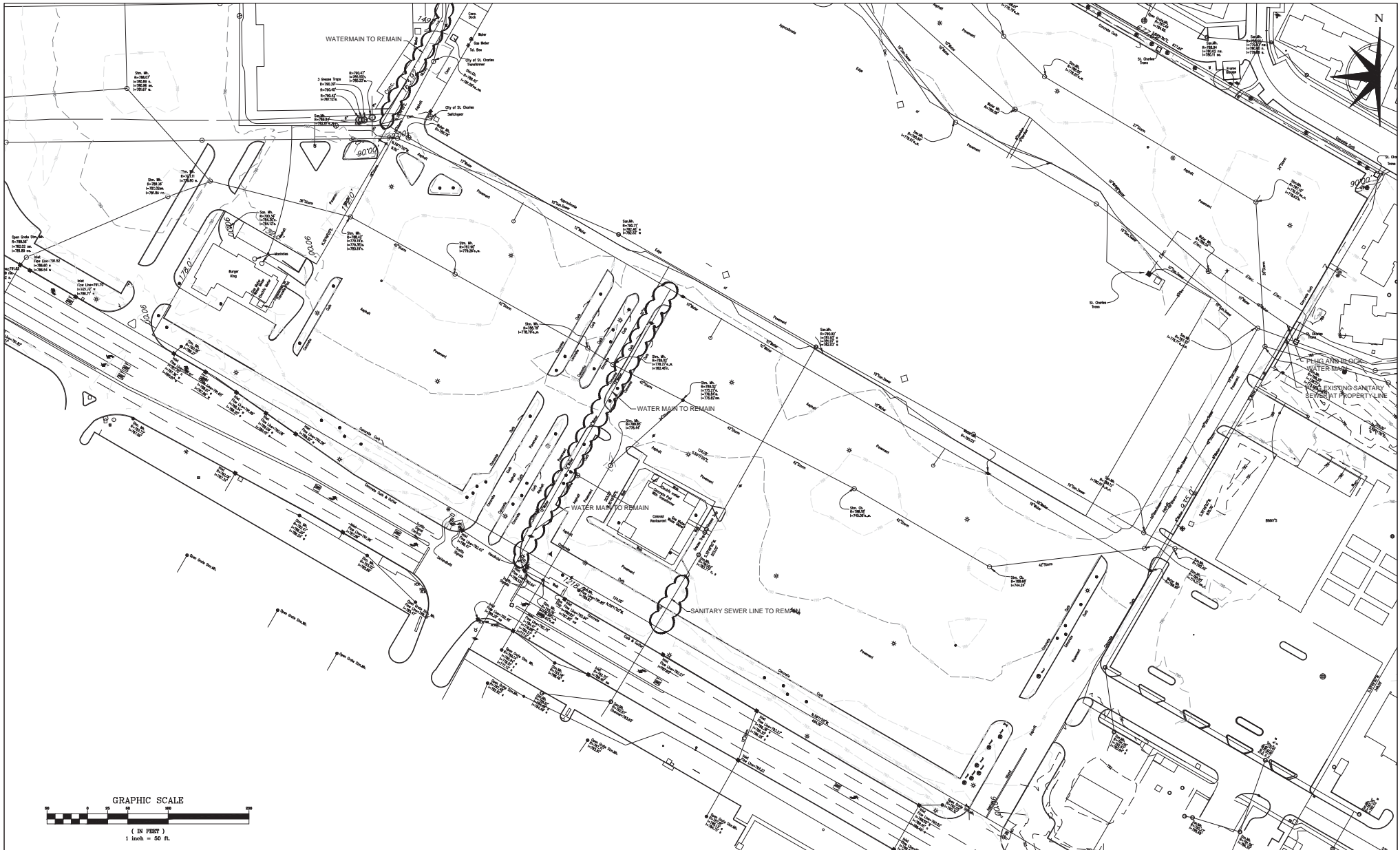
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 77 NORTH FIRST STREET  
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		REVISIONS	
NO.	DATE	NO.	DATE
3	7-08-16	---	---
4	10-17-16	---	---
6	01-31-17	---	---
8	03-02-17	---	---

EXISTING CONDITIONS 1			
PRAIRIE CENTRE			
FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'
			SHEET NO. <b>3 of 22</b>



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 GENEVA, IL 60134

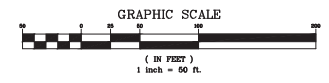


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 o: 630-300-0933 c: 630-624-0520

			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

**EXISTING CONDITIONS 2**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	4 of 22



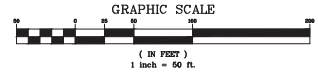
PREPARED FOR:  
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 77 NORTH FIRST STREET  
 GENEVA, IL 60134

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REVISIONS		
NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW

**EXISTING CONDITIONS 3**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO. 22
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	5 of 22



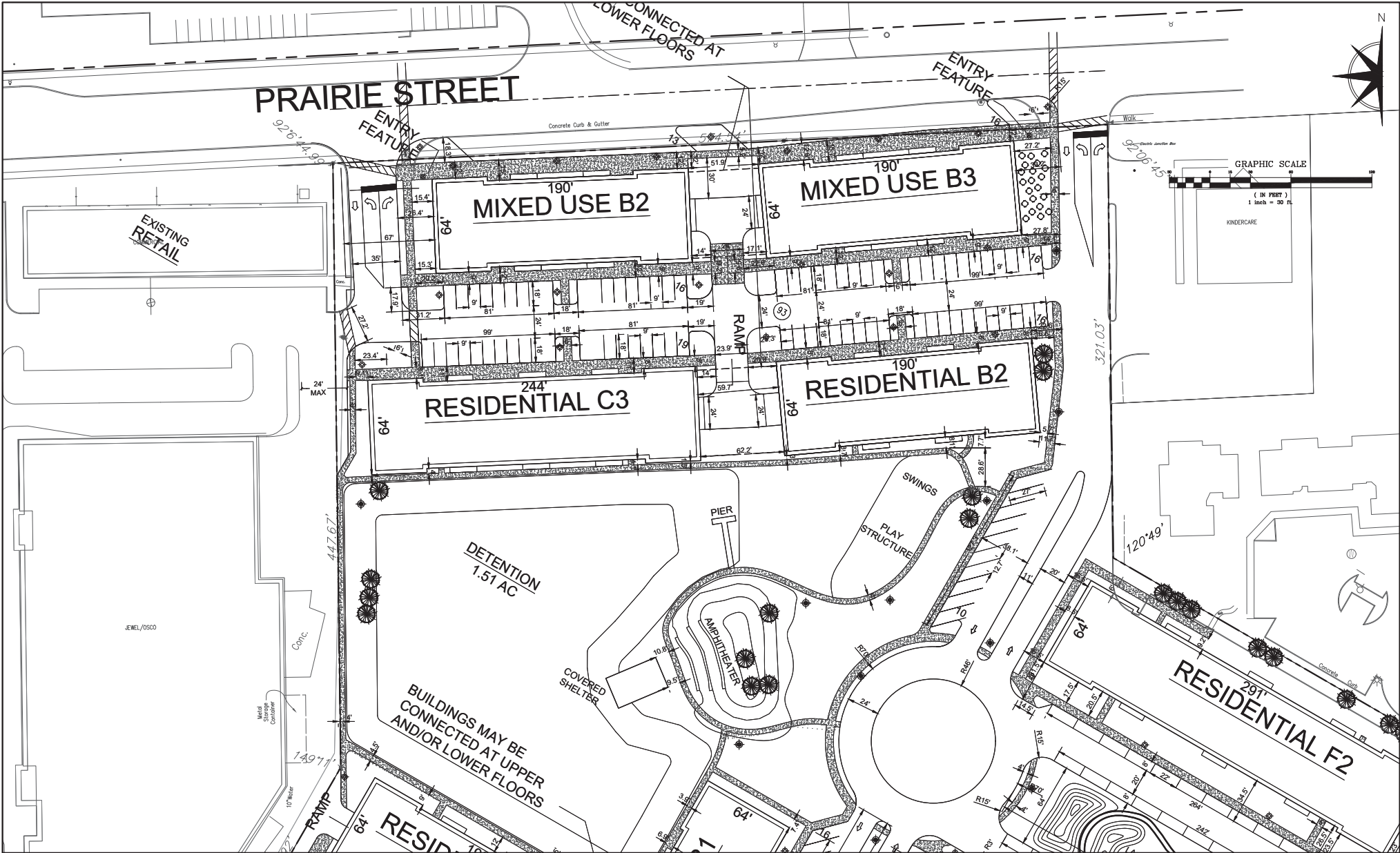
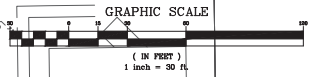
PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
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 o: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
3	7-08-16		REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
4	10-17-16		REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
6	01-31-17		REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---

**EXISTING CONDITIONS 4**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	FILE NO.:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	SHEET NO.:



PRAIRIE STREET

MIXED USE B2

MIXED USE B3

RESIDENTIAL C3

RESIDENTIAL B2

DETENTION  
1.51 AC

RESIDENTIAL F2

RESIDENTIAL

BUILDINGS MAY BE  
CONNECTED AT UPPER  
AND/OR LOWER FLOORS

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77 NORTH FIRST STREET  
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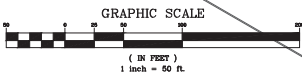
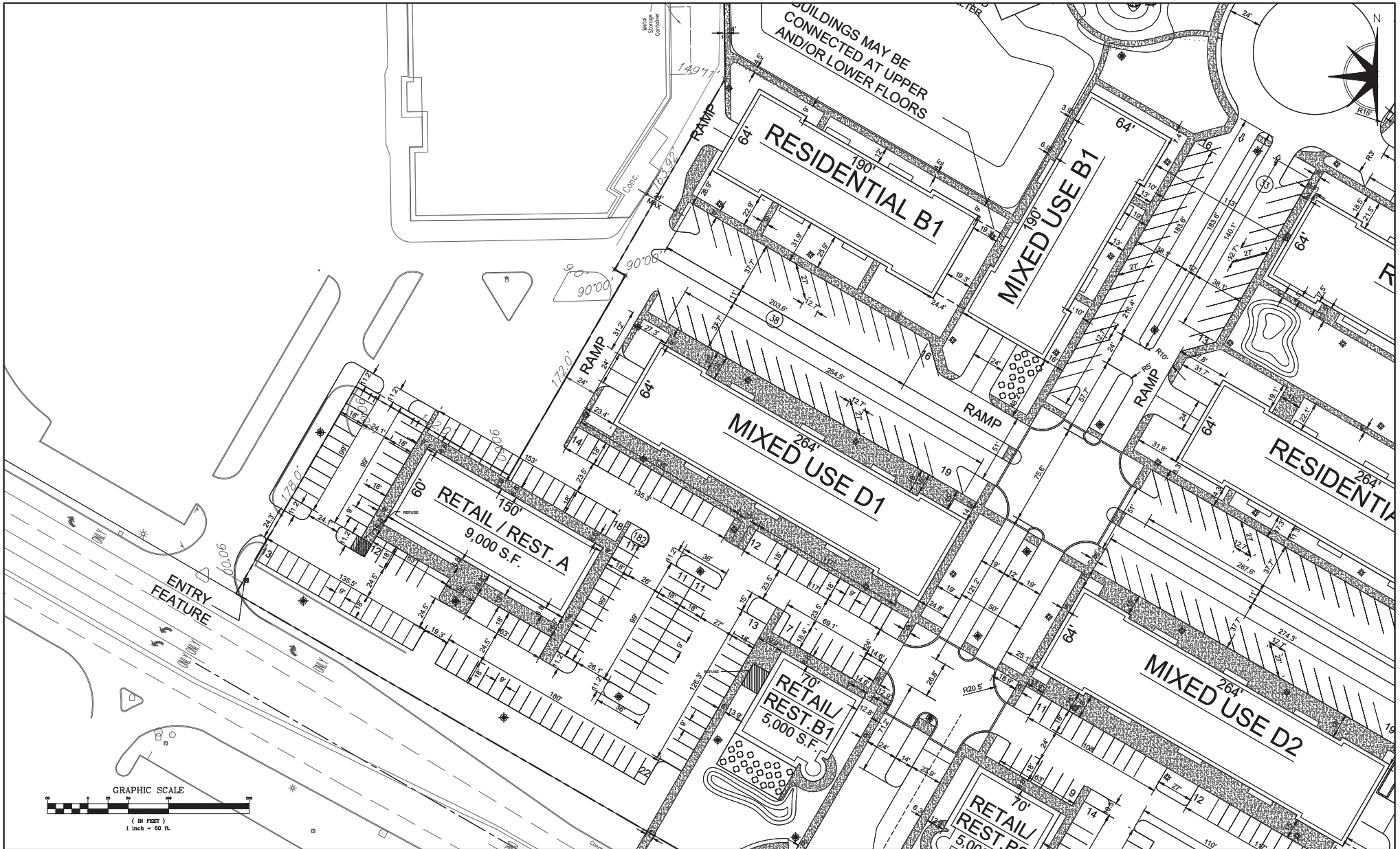
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
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o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
5	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

GEOMETRIC DESIGN 1

PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	7 of 22



PREPARED FOR:  
**SHODEEN, INC**  
77 NORTH FIRST STREET  
GENEVA, IL 60134



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c. 630-300-0530 c. 630-424-0520

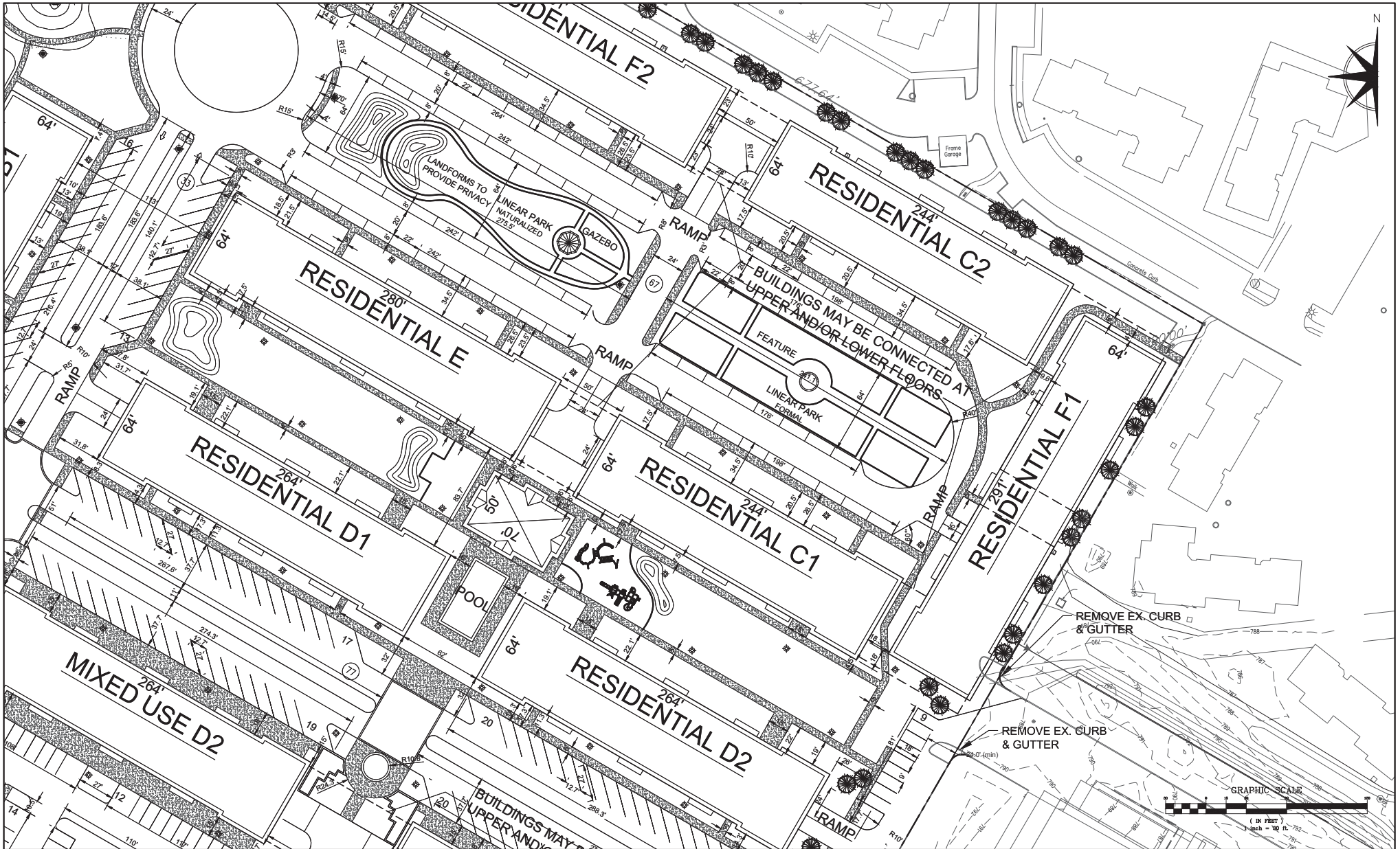
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

**GEOMETRIC DESIGN 2**

**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	8 of 22





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**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

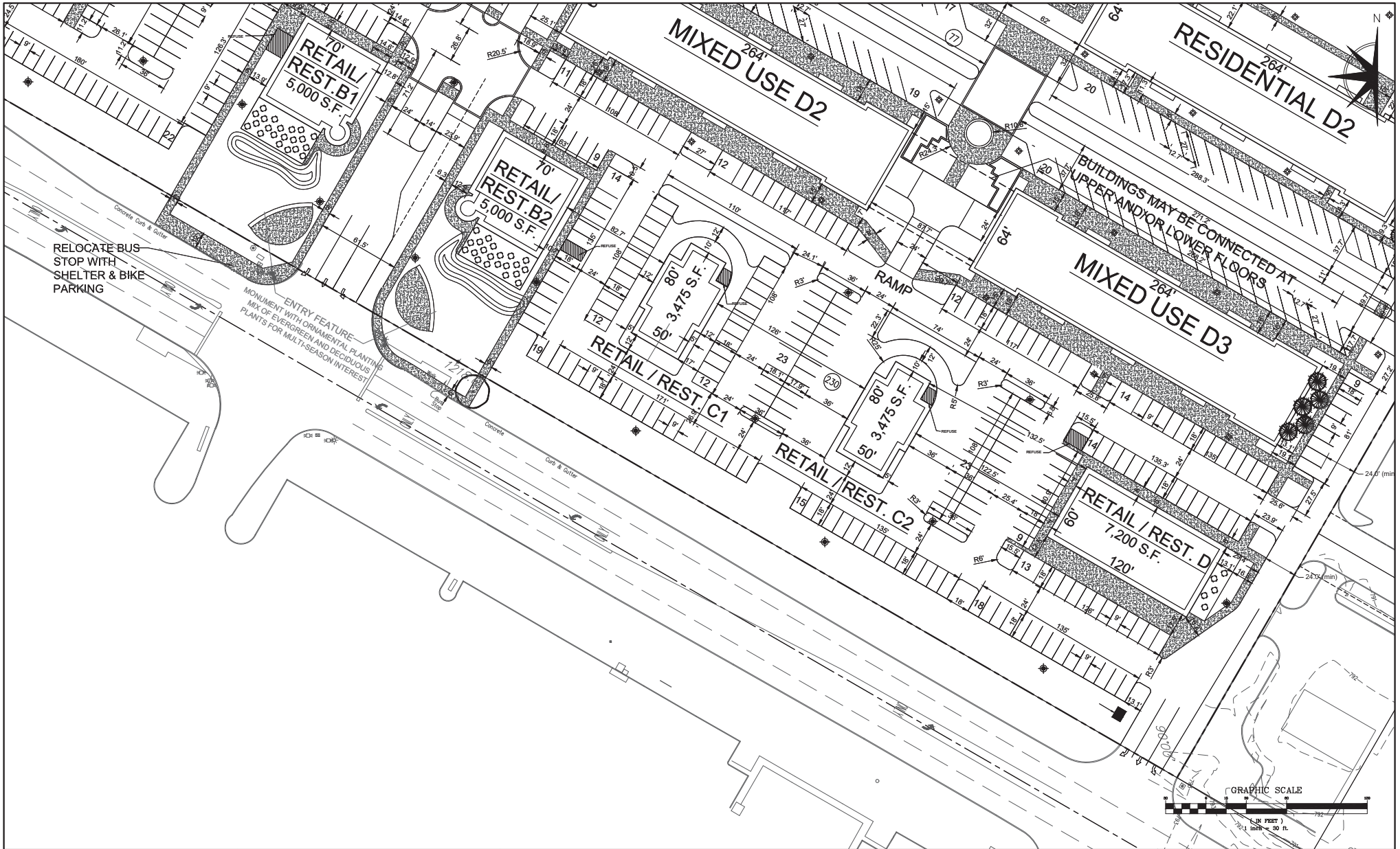
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
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 1515 Macom Drive - Suite 205 Naperville Illinois 60564  
 c. 630-300-0530 c. 630-624-0520

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---
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**GEOMETRIC DESIGN 3**

**PRAIRIE CENTRE**

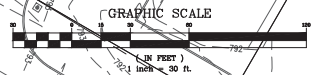
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DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	9 of 22



RELOCATE BUS STOP WITH SHELTER & BIKE PARKING

ENTRY FEATURE  
MONUMENT WITH ORNAMENTAL PLANTING  
MIX OF EVERGREEN AND DECIDUOUS  
PLANTS FOR MULTI-SEASON INTEREST

BUILDINGS MAY BE CONNECTED AT UPPER AND/OR LOWER FLOORS



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77 NORTH FIRST STREET  
GENEVA, IL 60134

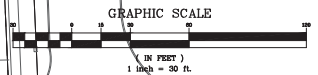
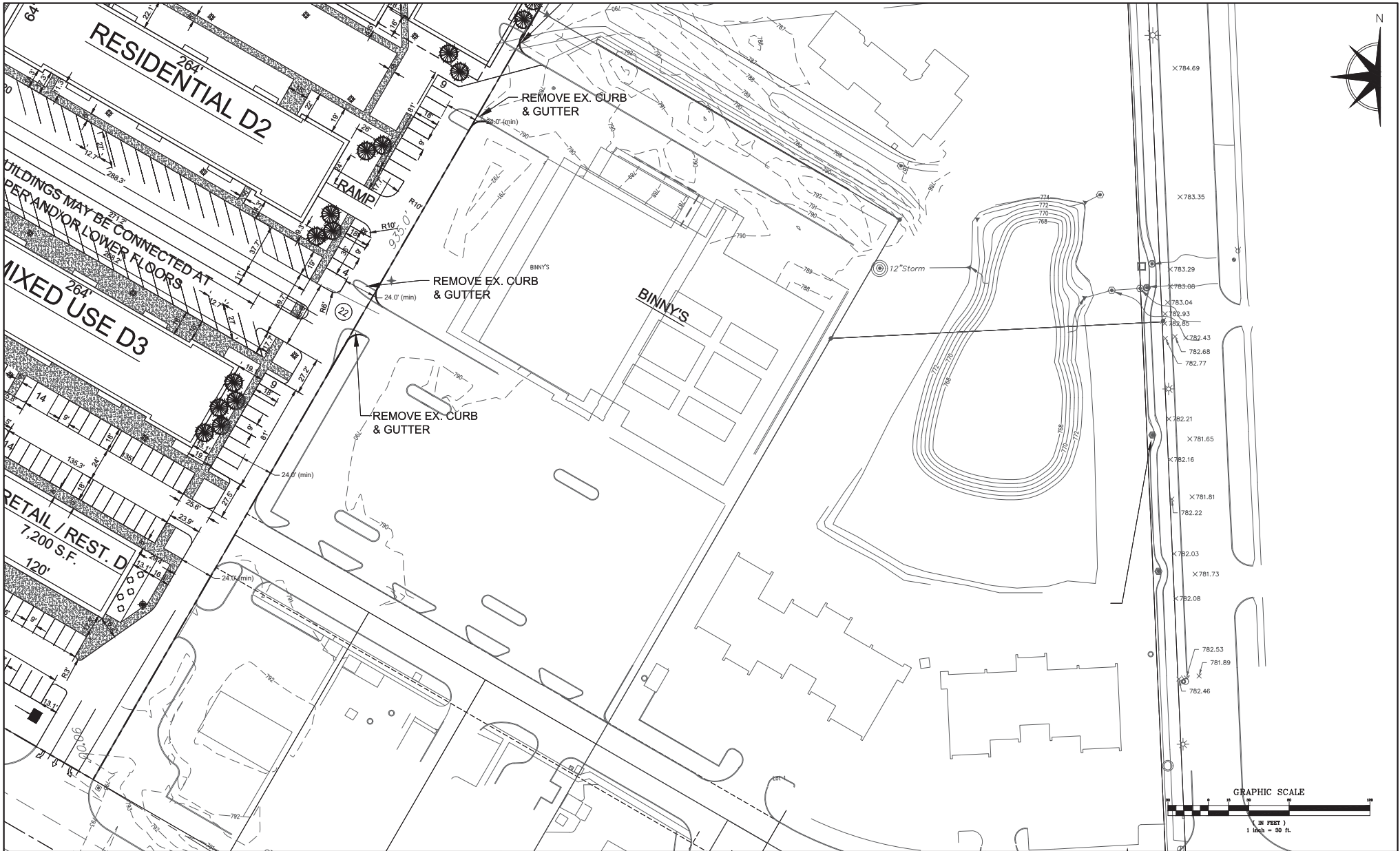
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1515 Macom Drive - Suite 205 Naperville Illinois 60564  
c. 630-300-0630 f. 630-424-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

**GEOMETRIC DESIGN 4**

**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	10 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

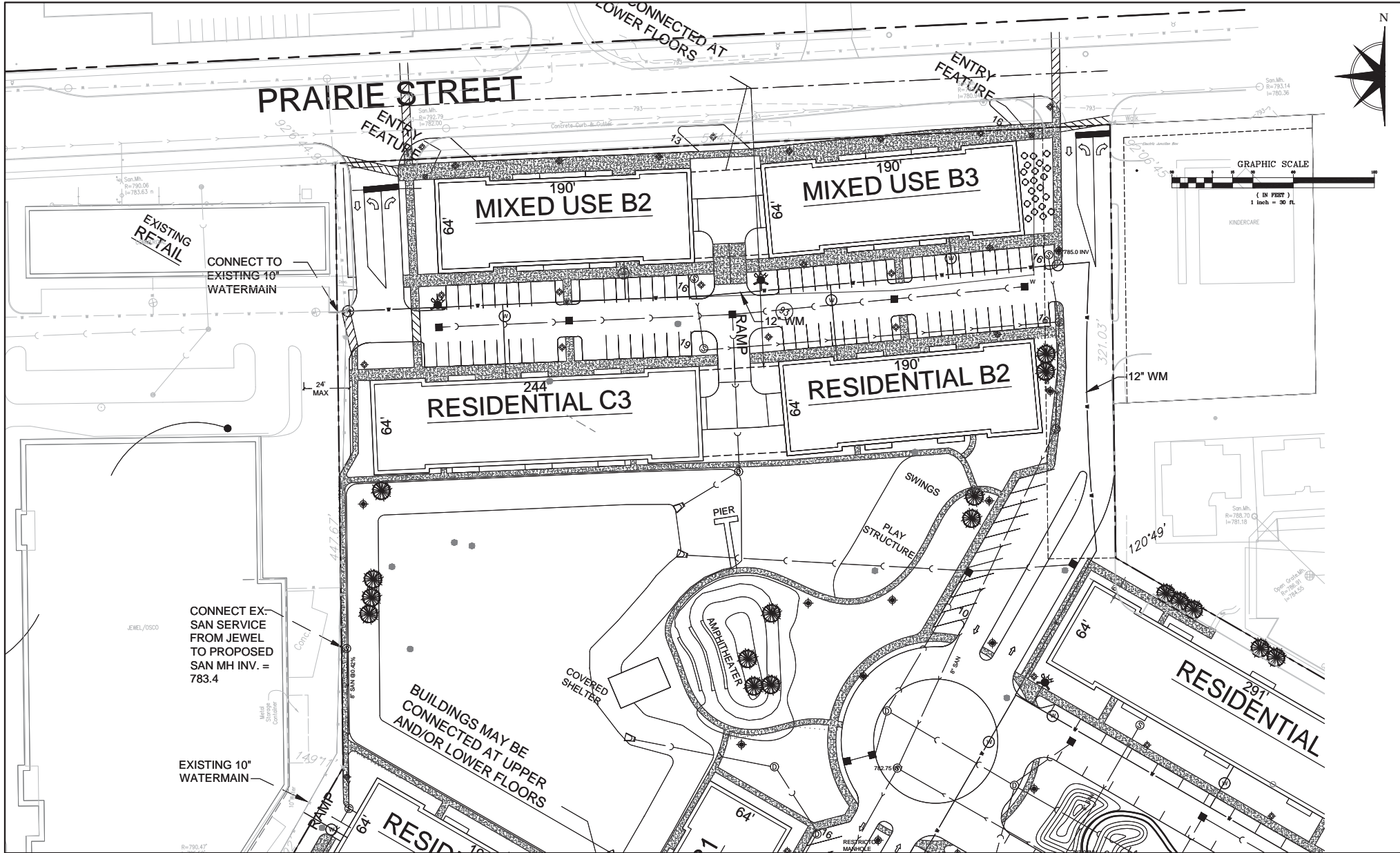
PREPARED BY:  
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 Civil Engineering - Land Entitlement - Project Feasibility  
 1515 Macom Drive - Suite 205 Naperville Illinois 60564  
 c. 630-300-0630 f. 630-424-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

**GEOMETRIC DESIGN 5**

**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	11 of 22



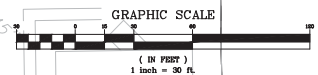
EXISTING RETAIL

CONNECT TO EXISTING 10" WATERMAIN

CONNECT EX-SAN SERVICE FROM JEWEL TO PROPOSED SAN MH INV. = 783.4

EXISTING 10" WATERMAIN

BUILDINGS MAY BE CONNECTED AT UPPER AND/OR LOWER FLOORS

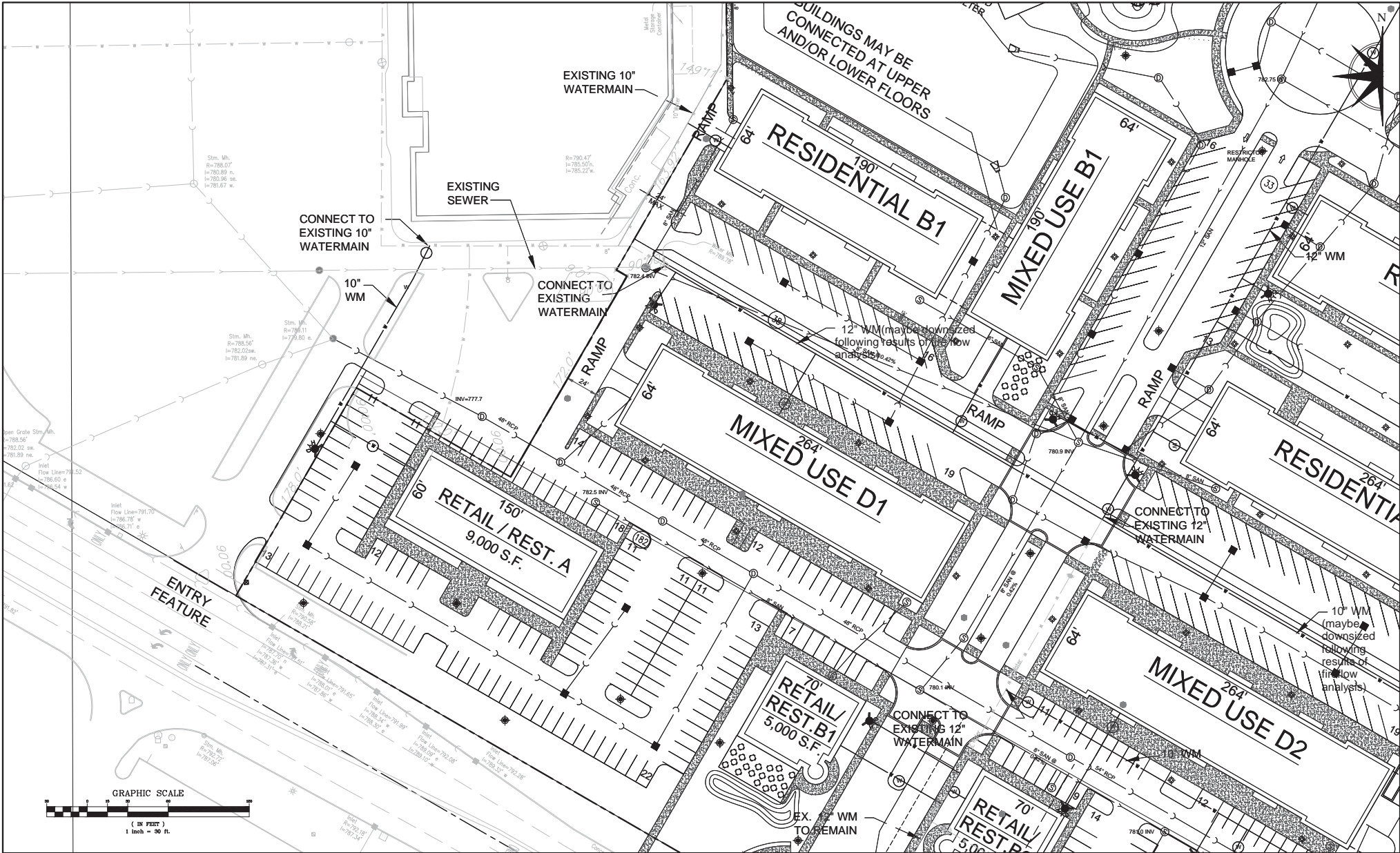


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SHODEEN, INC.  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 - Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---
---	---	---	---	---	---	---	---

UTILITY DESIGN 1			
PRAIRIE CENTRE			
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'
			SHEET NO. 12 of 22



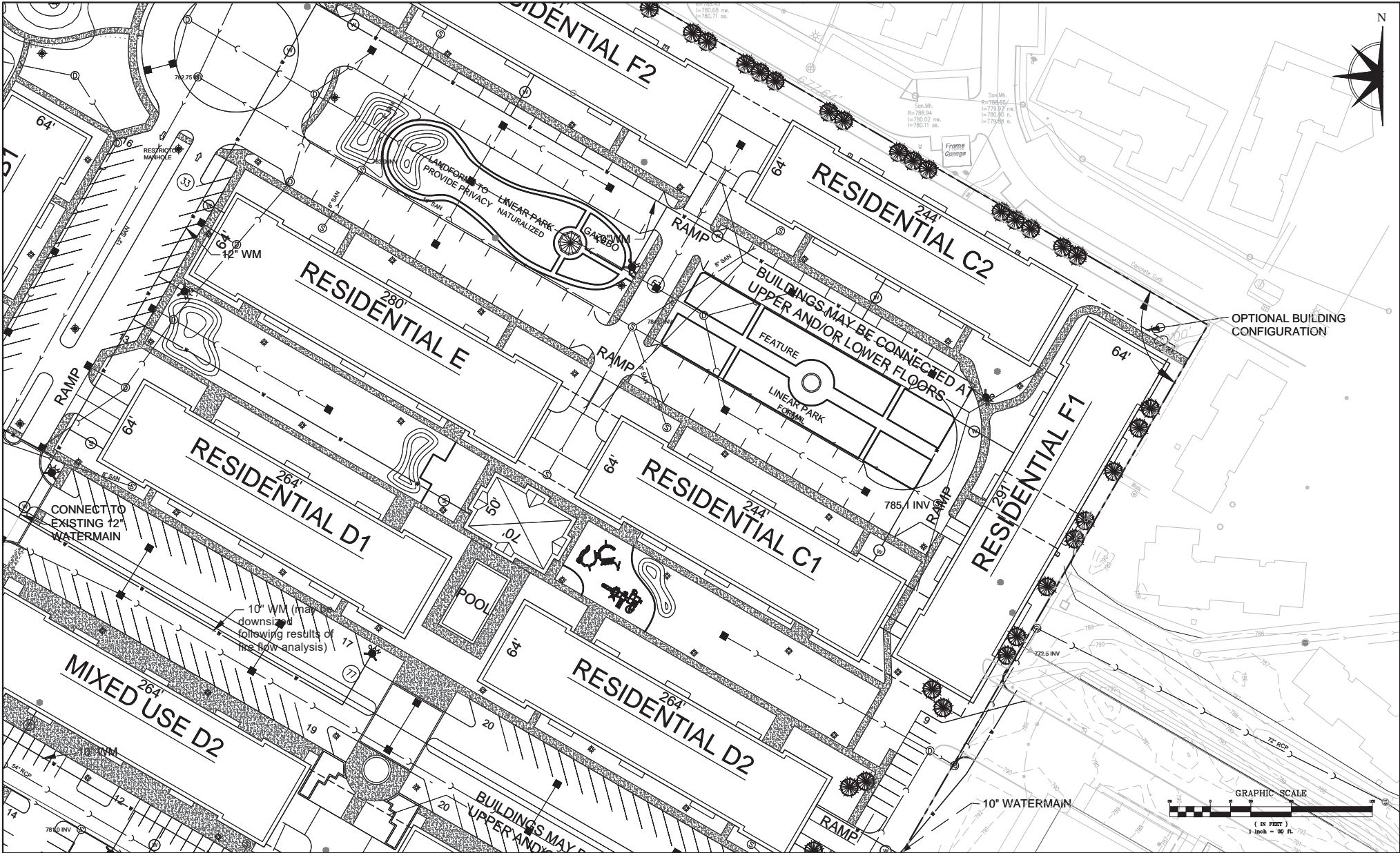
PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
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NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

<b>UTILITY DESIGN 2</b>			
<b>PRAIRIE CENTRE</b>			
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'
			SHEET NO. <b>13 of 22</b>



OPTIONAL BUILDING CONFIGURATION

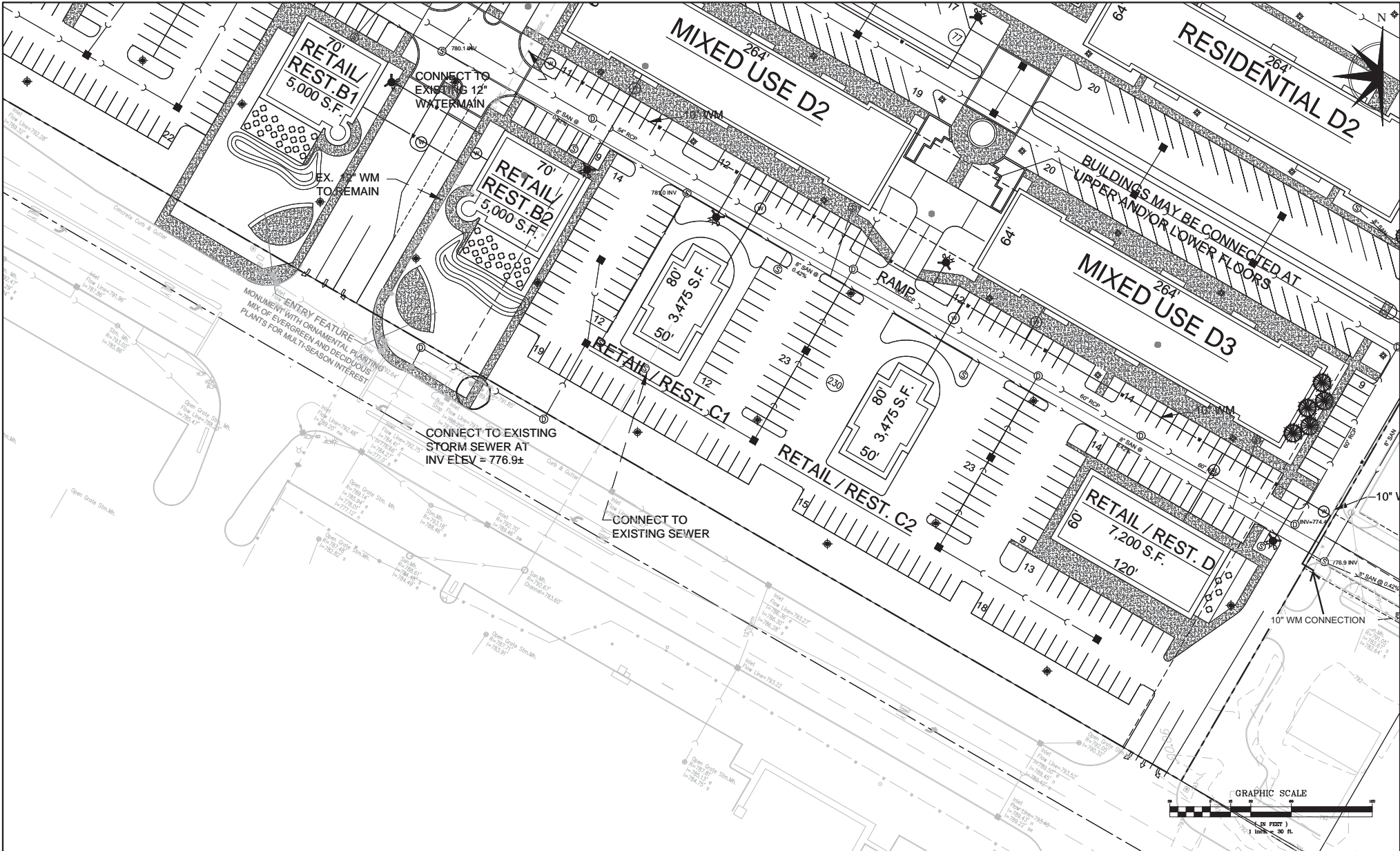


PREPARED FOR:  
**SHODEEN, INC**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Mason Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.	DATE	DESCRIPTION	REVISIONS		
			NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

<b>UTILITY DESIGN 3</b>				
<b>PRAIRIE CENTRE</b>				
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	14 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

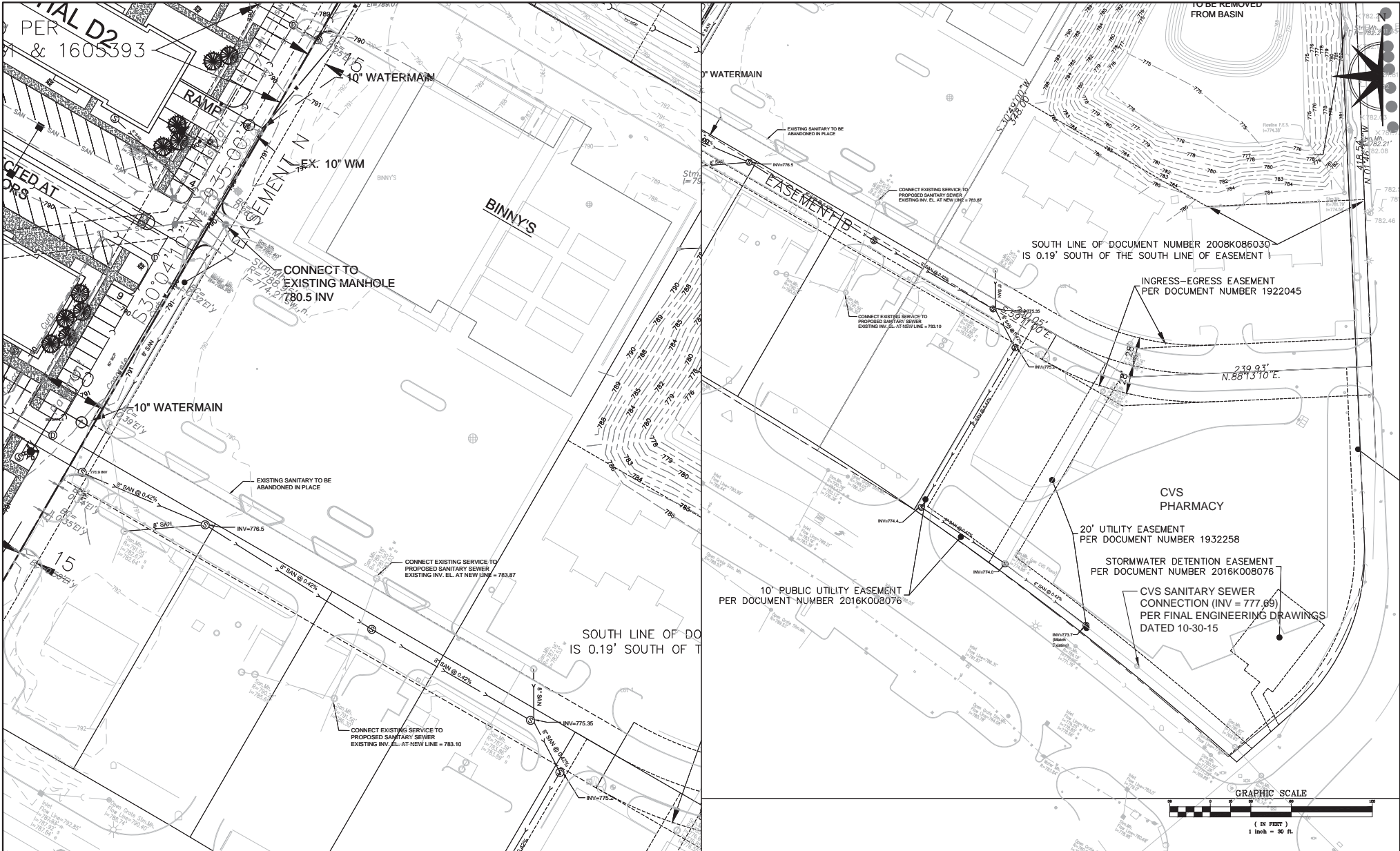


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 o: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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**UTILITY DESIGN 4**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	15 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

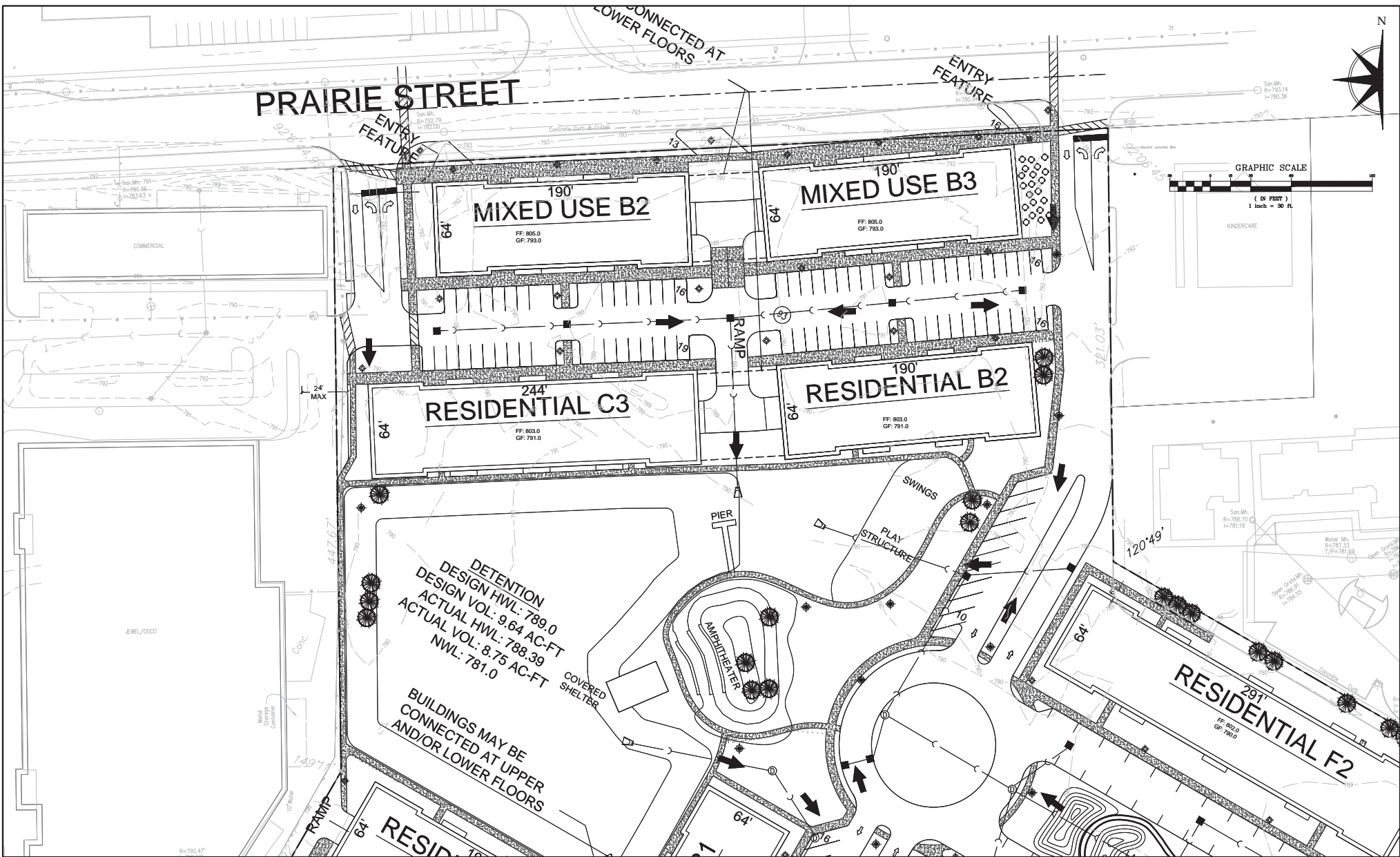
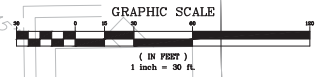
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

**UTILITY DESIGN 5**  
**PRAIRIE CENTRE**

FILE NAME: ---	DSGN. BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	16 of 22



PRAIRIE STREET



DETECTION  
 DESIGN HWL: 789.0  
 ACTUAL VOL: 9.64 AC-FT  
 ACTUAL HWL: 788.39  
 NWL: 781.0

BUILDINGS MAY BE  
 CONNECTED AT UPPER  
 AND/OR LOWER FLOORS

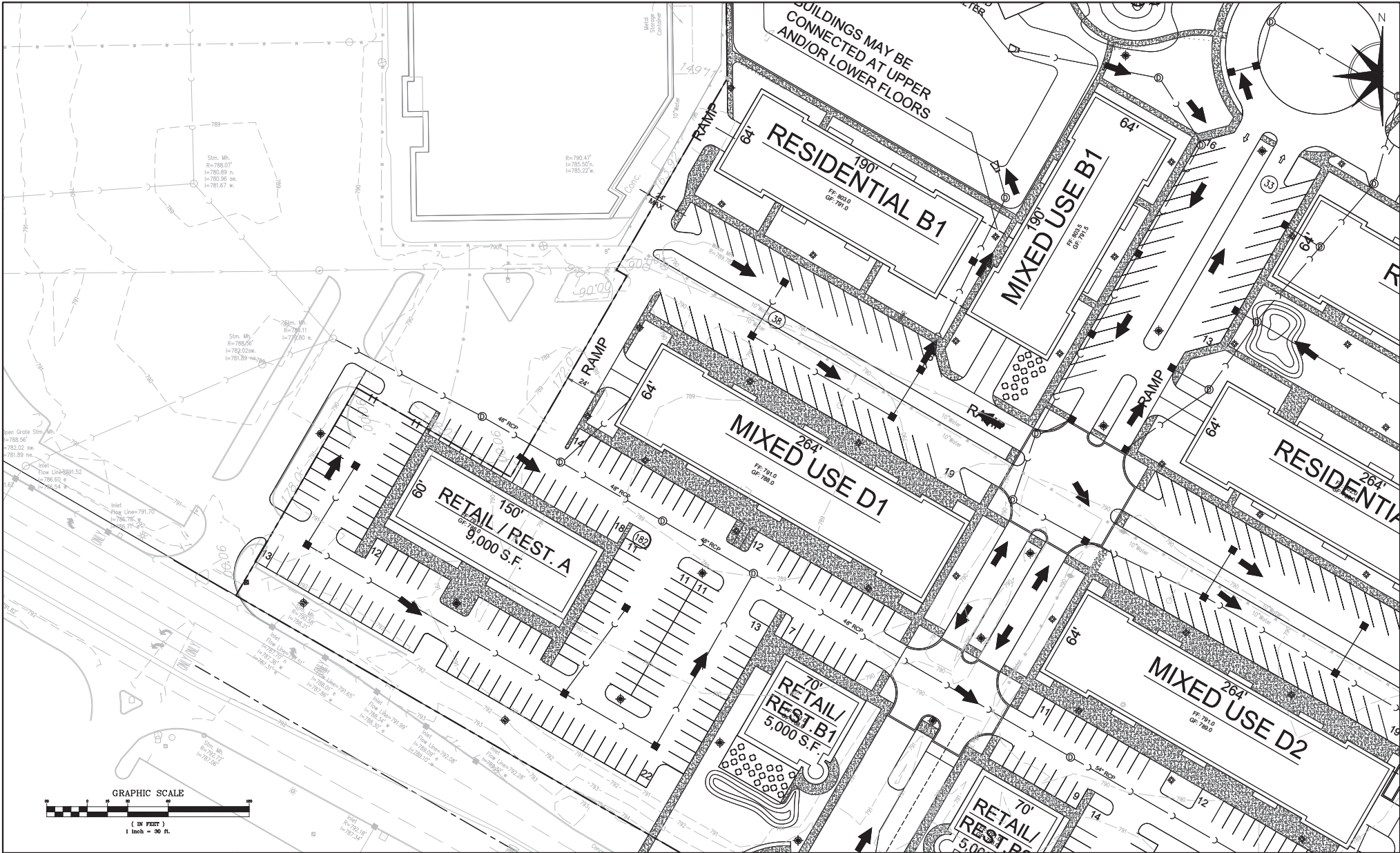
PREPARED FOR:  
 SHODEEN, INC.  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
 ESM CIVIL SOLUTIONS, LLC  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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---	---	---	---	---	---
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GRADING 1				
PRAIRIE CENTRE				
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	17 of 22



PREPARED FOR:  
SHODEEN, INC.  
17 NORTH FIRST STREET  
GENEVA, IL 60134

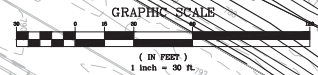
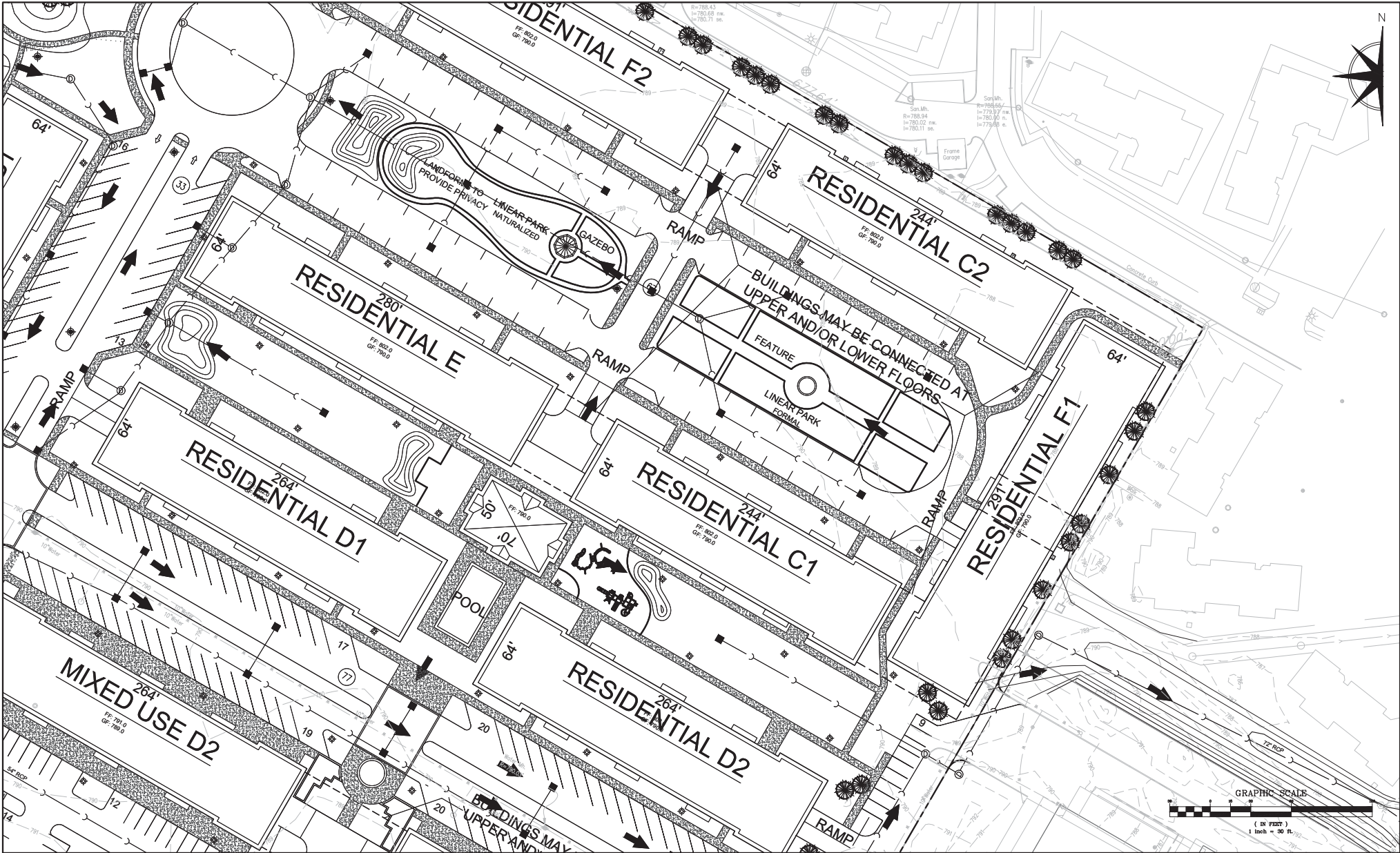


PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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---	---	---	---	---	---
---	---	---	---	---	---

GRADING 2  
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	18 of 22

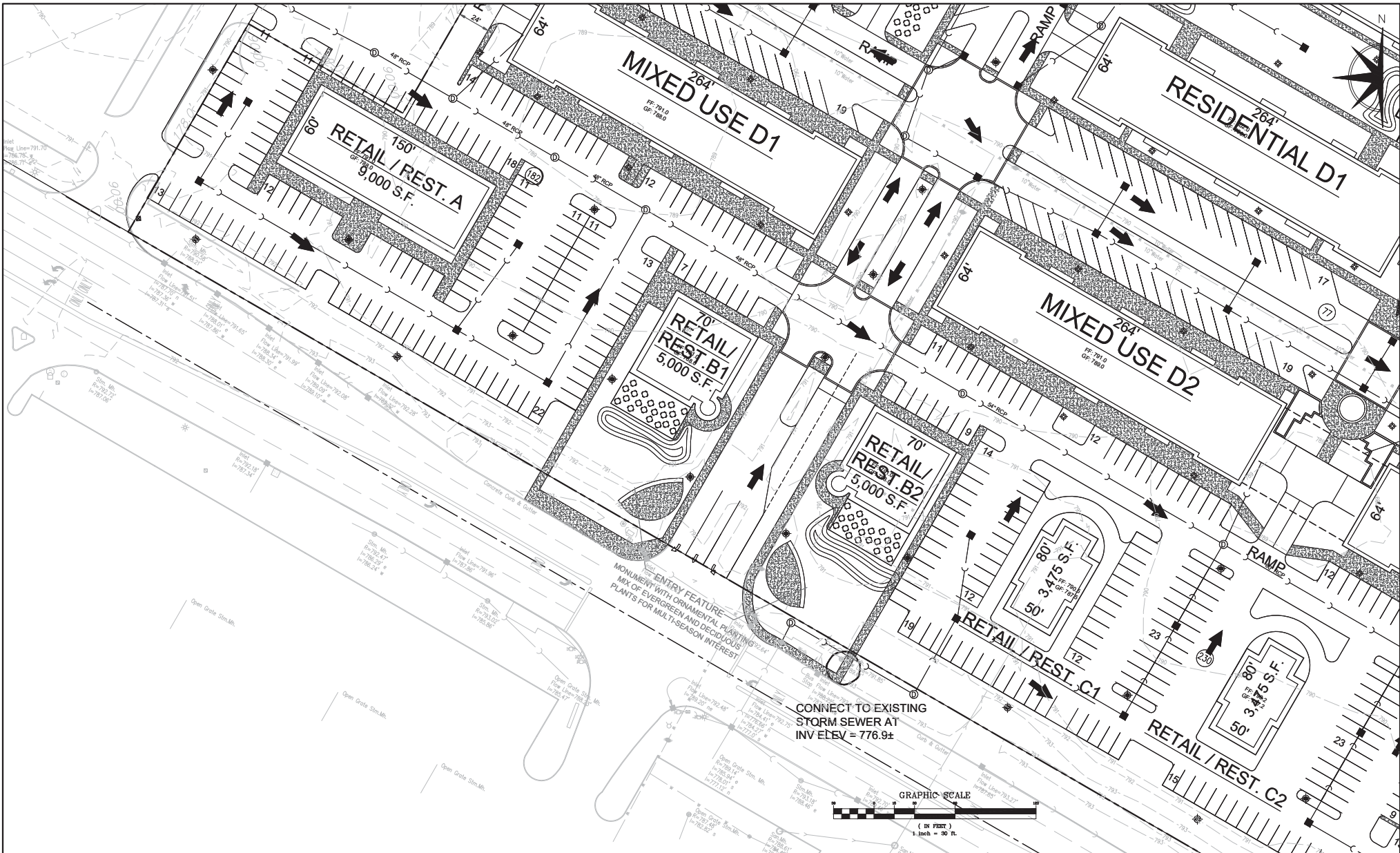


PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---
---	---	---	---	---
---	---	---	---	---

<b>GRADING 3</b>				
<b>PRAIRIE CENTRE</b>				
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	F.L.D. B.K: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	19 of 22



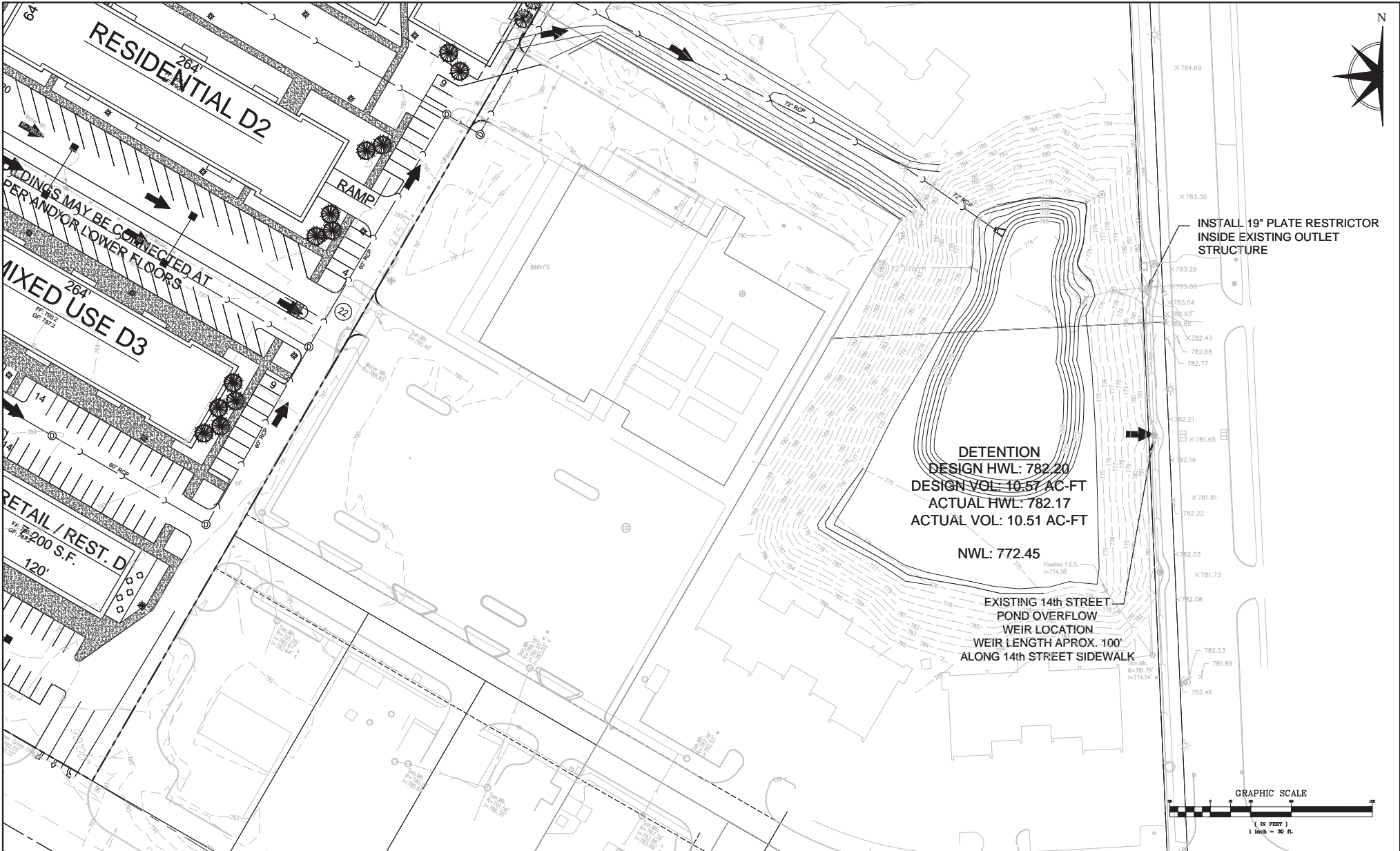
PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
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 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 ☎ 630-300-0933 ☎ 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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GRADING 4				
PRAIRIE CENTRE				
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. Bk: ---	SHEET NO: 20 of 22
DISC. NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	



PREPARED FOR:  
**SHODEEN, INC.**  
17 NORTH FIRST STREET  
GENEVA, IL 60134

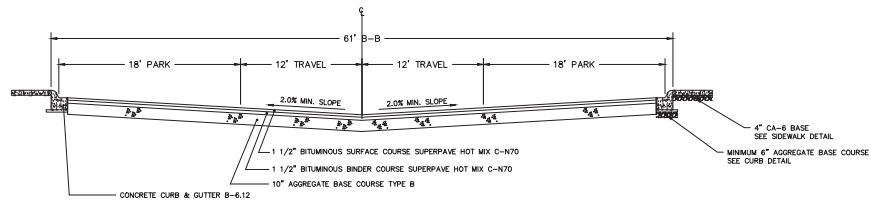


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

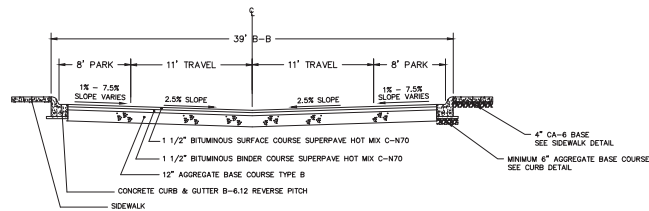
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
7	02-16-17	REVISED PER WBK REVIEW LETTER DATED 02-14-17	---	---	---
---	---	---	---	---	---

**GRADING 5**  
**PRAIRIE CENTRE**

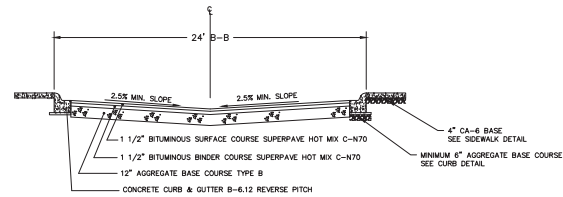
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DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	21 of 22



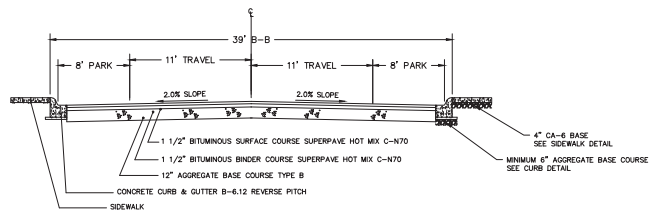
PARKING LOT WITH PERPENDICULAR PARKING  
N.T.S.



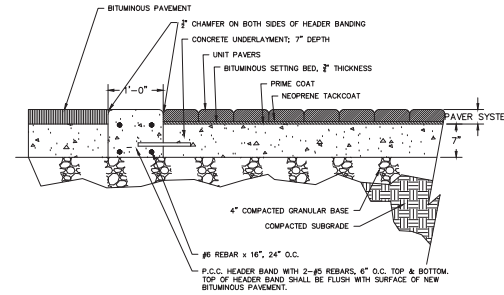
PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.



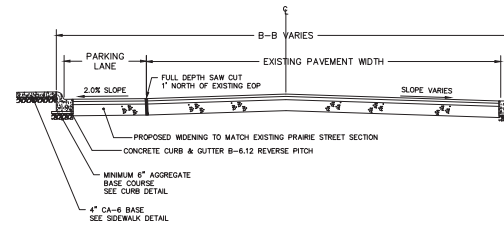
PRIVATE DRIVE WITHOUT PARKING  
N.T.S.



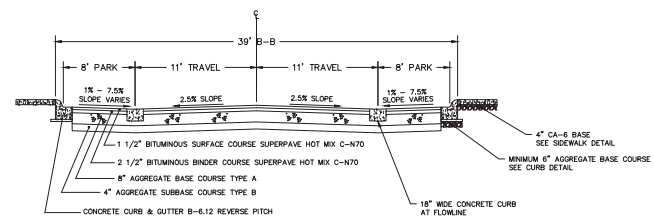
PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.



CROSSWALK SECTION  
N.T.S.



PRAIRIE STREET  
N.T.S.



PRIVATE DRIVE SECTION  
N.T.S.

PREPARED FOR:  
SHODEEN, INC  
77 NORTH FIRST STREET  
GENEVA, IL 60134



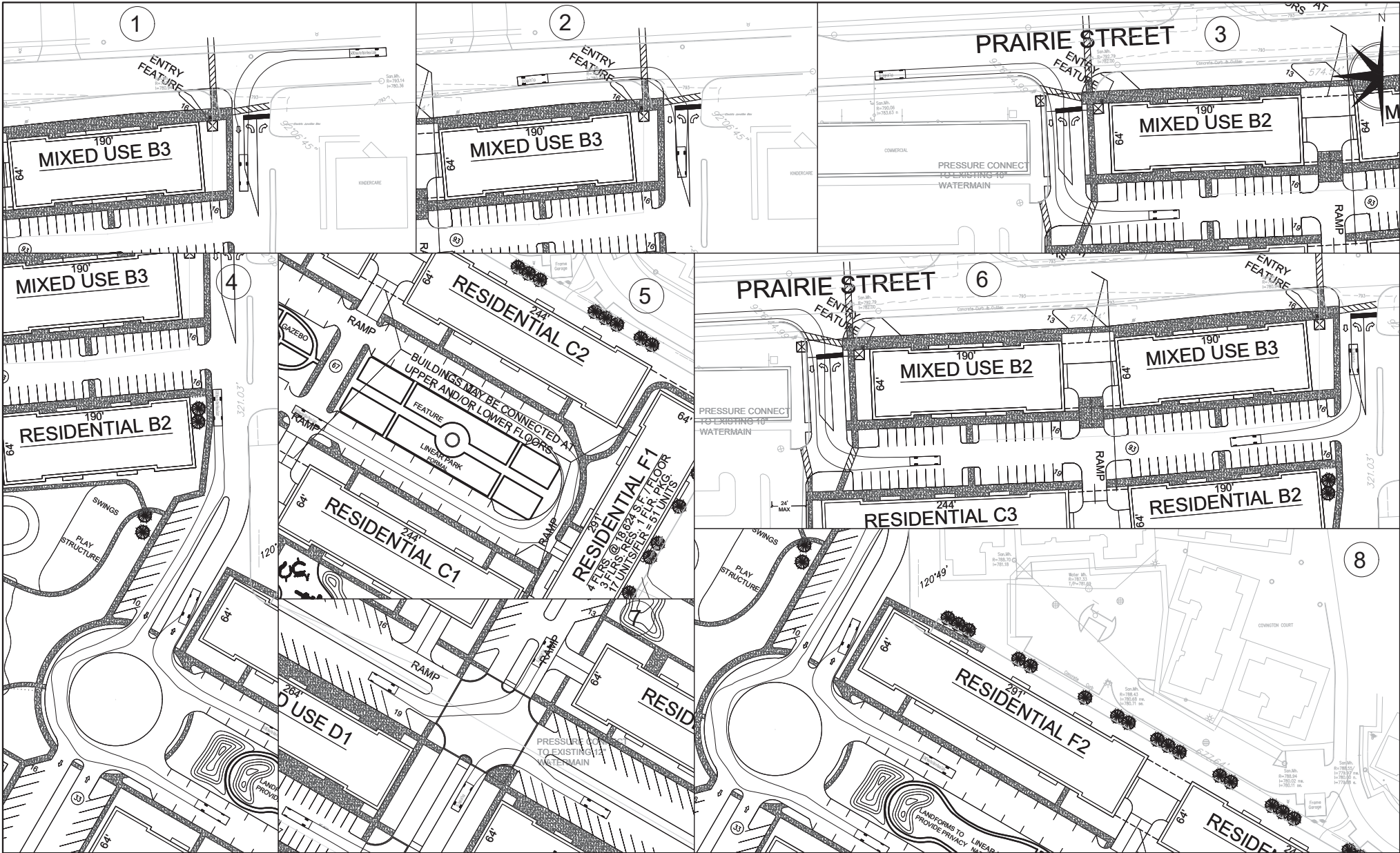
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
183 Macomb Drive - Suite 205 Naperville, Illinois 60563  
cell 330-0953; fax 630-624-0320

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
8	03-01-17	REVISED ALL ROAD SECTIONS AS PRIVATE			

DETAIL 1

PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.L.D. BK: ----	SHEET NO.
DISC NUM: ----	DRN BY: MCA	DATE: 5-13-16	SCALE: NA	21 of 24



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

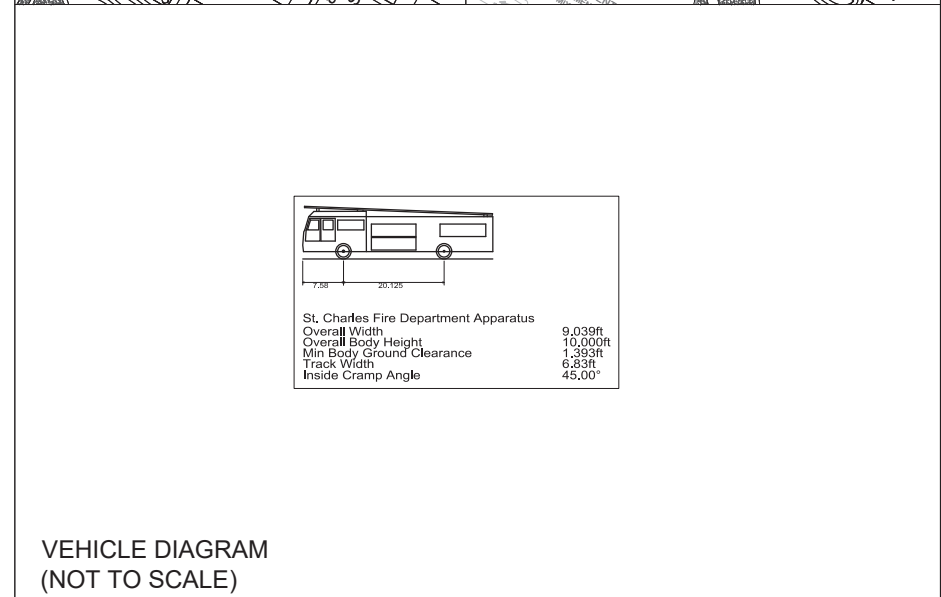
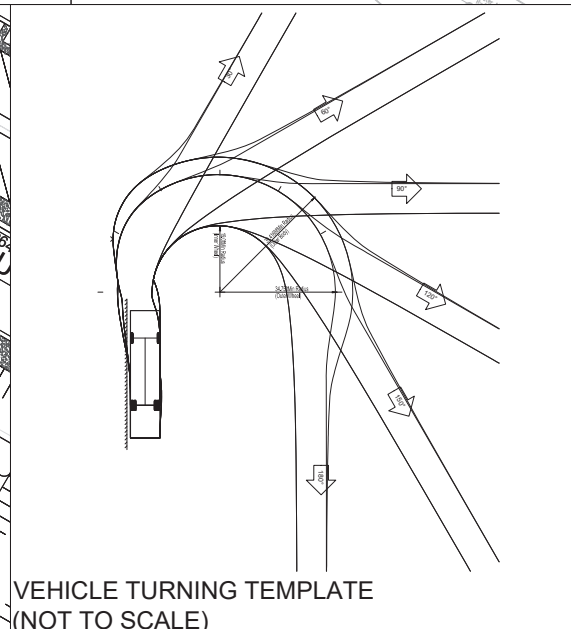
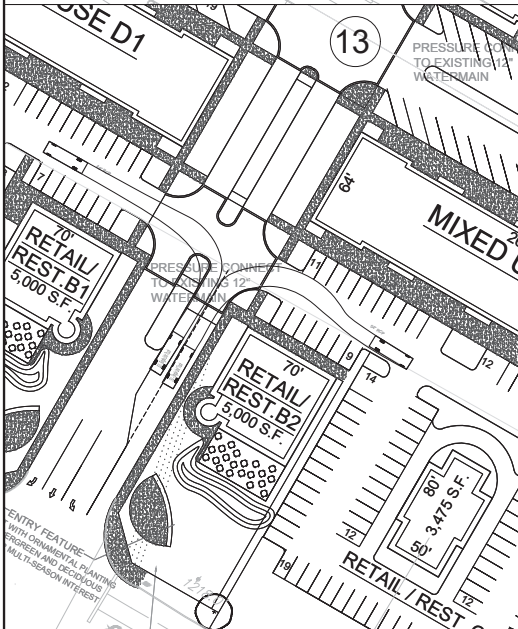
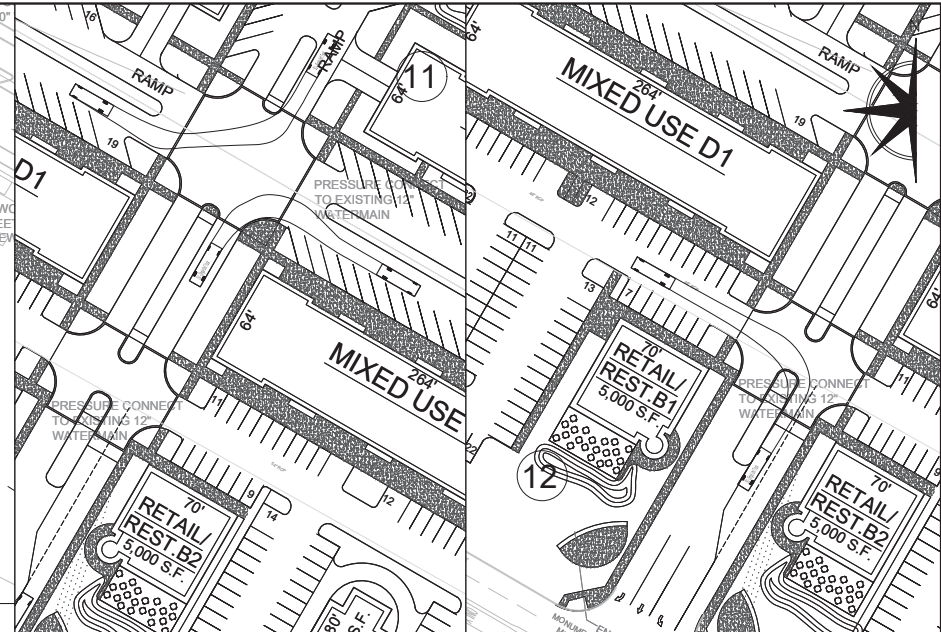
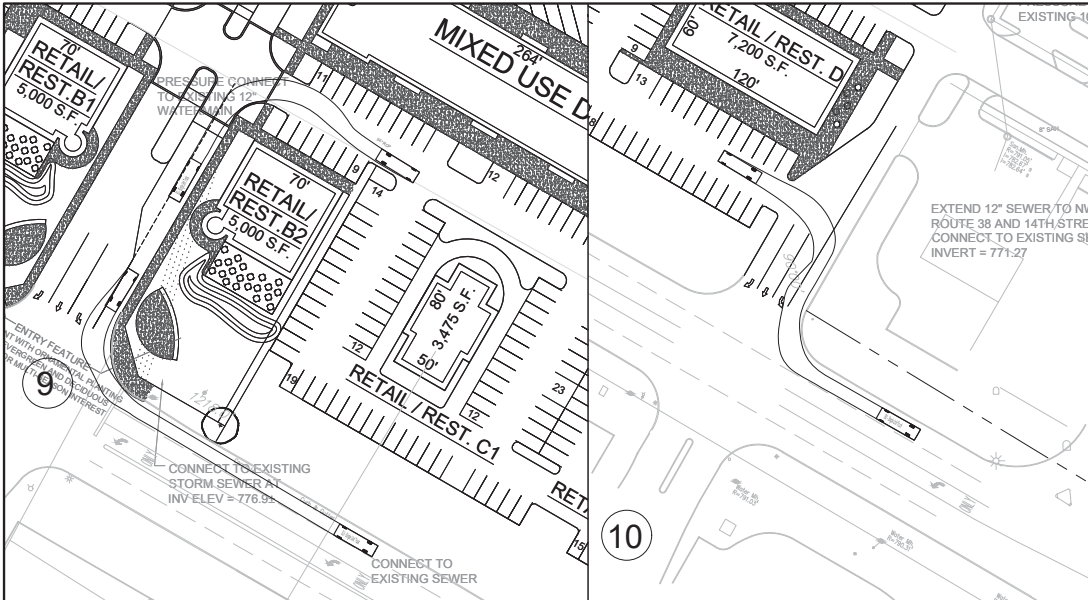
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Mason Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4.5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
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**VEHICLE TURN TEMPLATES 1**

**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	1 of 2



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

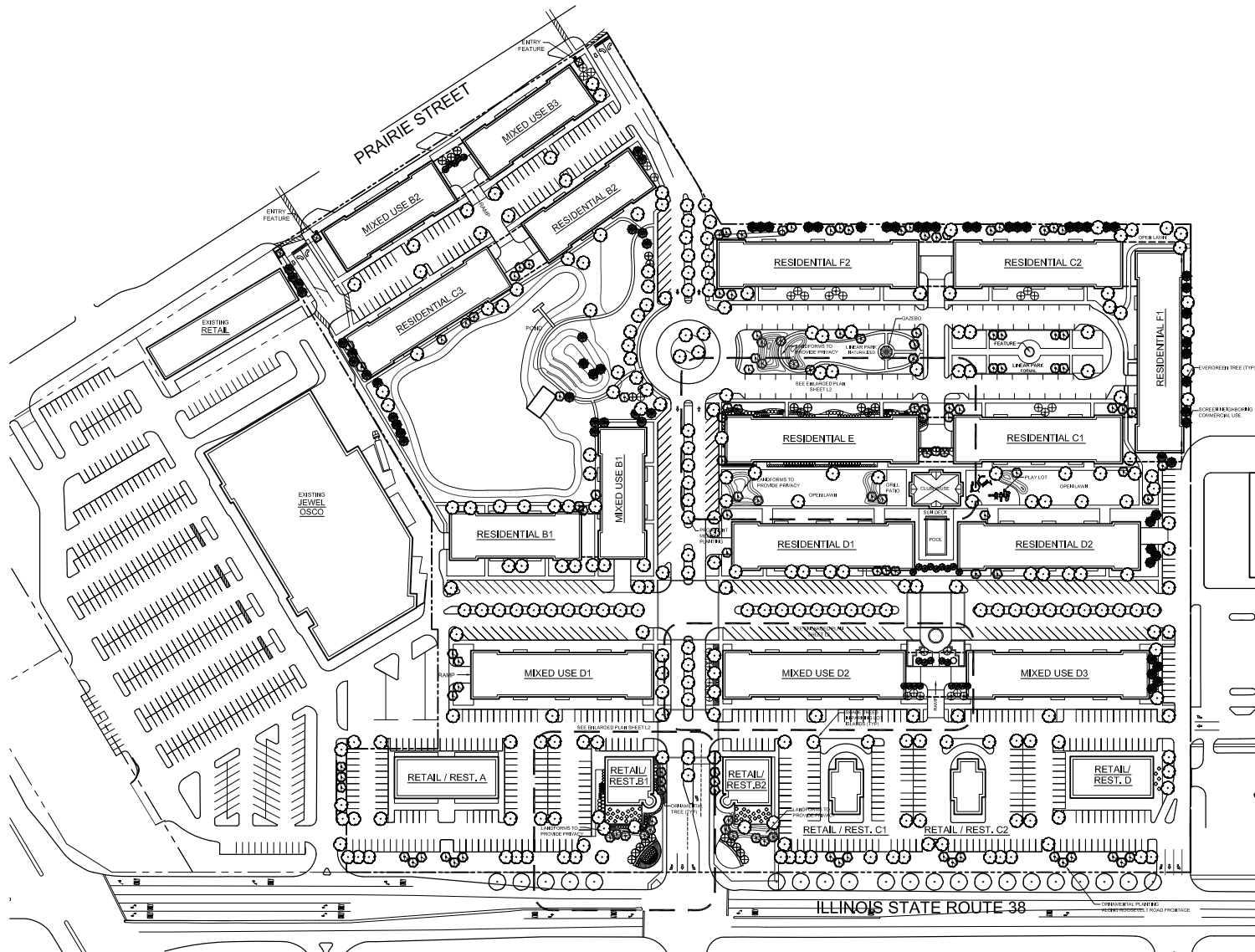
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

NO.		DATE		DESCRIPTION	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4.5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
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VEHICLE TURN TEMPLATES 2				
PRAIRIE CENTRE				
FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	2 of 2



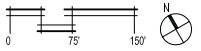
Symbol	Quantity	Botanical Name	Common Name	Size
<b>Shade Trees</b>				
AFN		ACER XFREEMANI	FREEMAN'S MAPLE	3" BB
AFM		ACER XFREEMANI MARMO	MARMO FREEMAN MAPLE	3" BB
AEH		AESCULUS HIPPOCASTANUM	HORSE CHESTNUT	3" BB
CAB		CARPINUS BETULUS	EUROPEAN HORNBEAM	3" BB
CEO		CELTIS OCCIDENTALIS	HACKBERRY	3" BB
FAS		FAGUS SYLVATICA	EUROPEAN BEECH	3" BB
OBI		QINQOO BILOBA	QINQOO	3" BB
GTI		OLECITIA TRIACANTHOS F. NERMIS	THORNLESS HONEYLOCUST	3" BB
UT		LIRIODENDRON TULIFERA	TULIP TREE	3" BB
NYS		NYSSA SYLVATICA	BLACK TUPelo	3" BB
PLA		PLATANUS X ACERIFOLIA MORTON CIRCLE	EXCLAMATION LONDON PLANE TREE	3" BB
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
QMA		QUERCUS MACROCARPA	BUR OAK	3" BB
TRR		TILIA AMERICANA REDMOND	REDMOND AMERICAN LINDEN	3" BB
UMP		ULMUS AMERICANA PRINCETON	PRINCETON elm	3" BB
<b>Evergreen Trees</b>				
ACO		ABIES CONCOLOR	WHITE FIR	8" BB
PSM		PICEA MARMIA	HERBES SPRUCE	8" BB
PSU		PICEA PUNGENS	COLORADO SPRUCE	8" BB
PN		PINUS STROBUS	EASTERN WHITE PINE	8" BB
PSU		PSEUDOTSUGA MENZIESI	DOUGLAS FIR	8" BB
TOT		THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8" BB
TBU		TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB
<b>Ornamental Trees</b>				
AP		ACER PALMATUM VAR DISSECTUM	JAPANESE MAPLE	4" BB
AE		AESCULUS PAVIA	RED BUCKEYE	8" BB
AC		AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8" BB
AG		AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	8" BB
CC		CERCIS CANADENSIS	EASTERN REDBUD	8" BB
CV		CHIONANTHUS VIRGINICUS	WHITE FRINGEE TREE	8" BB
CA		CORNUS ALTERNIFOLIA	PAONDA DOGWOOD	8" BB
CF		CORNUS FLORIDA	FLORENCE DOGWOOD	8" BB
CM		CORNUS MAS	CORNELIANCHERRY DOGWOOD	8" BB
CC		CRATAEGUS CRUGALLI VAR INERMIS	THORNLESS HAW THORN	8" BB
HV		HAMAMELIS VIRGINIANA	COBWEB WITCHHAZEL	8" BB
MO		MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB
MY		MAGNOLIA VIRGINIANA	SWEE BAY MAGNOLIA	8" BB
MA		MALUS ADAMI	CRABAPPLE	8" BB
MD		MALUS DONALD WYMAN	CRABAPPLE	8" BB
MF		MALUS FLORIBUNDA	CRABAPPLE	8" BB
MP		MALUS PRAIRIE FIRE	CRABAPPLE	8" BB
MS		MALUS SARCOENT	SARGENT CRABAPPLE	8" BB
OV		OSTRYA VIRGINIANA	ROWANOD	8" BB
SP		SYRINGA PEKINENSIS MORTON	CHINA SNOW PEKING LLAC	8" BB
SR		SYRINGA RETICULATA 'VORY SILK'	NOVA SILK TREE LLAC	8" BB
<b>Evergreen Shrubs</b>				
BC		BUXUS CHICAGO LAND GREEN	BOWWOOD	18" BB
IS		ILEX GLABRA	HXBERRY	24" BB
TD		TAXUS X MEDIA DENSE	DENSE YEW	24" BB
TH		TAXUS X MEDIA 'HICKSIF'	HICKS YEW	24" BB
<b>Deciduous Shrubs</b>				
AP		AESCULUS PARVIFLORA	BOTTLERUSH BUCKEYE	4" BB
AA		ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	24" BB
AM		ARONIA MELANOCARPA 'WOODS BEAUTY'	WOODS BEAUTY BLACK CHOKEBERRY	24" BB
CA		CLETHRA ALPINA 'HAMBURGRO'	HAMBURGRO CLETHRA	5" GAL
CS		CORNUS SERICEA 'SAINT'	SAINT RED TWIG DOGWOOD	24" BB
EA		EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	30" BB
FO		FORSYTHIA X INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	24" BB
FV		FORSYTHIA VIRIDISSIMA 'BRONCHENSIS'	BRONCHFORSYTHIA	5" GAL
FO		FOTHERGILLIA GARDNERI	DWARF FOTHERGILLIA	24" BB
HV		HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	48" BB
HJ		HEPTACODUM ACONITOIDES	SEVENSON FLOWER	8" BB
HS		HIBISCUS SYRIACUS	ROSE OF SHARON	8" BB
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5" GAL
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30" BB
RA		ROSA ARIFOLIA 'GRO LOW'	GRO LOW ROSE	5" GAL
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	3" GAL
SS		SOPHARIA SORBIFOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB
VD		VIORNIUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD	48" BB
VJ		VIORNIUM X JUDDI	JUDD VIORNIUM	30" BB
VO		VIORNIUM OPULIFOLIUM 'COMPACTUM'	DWARF EUROPEAN CRANBERRY	24" BB
<b>Groundcover</b>				
EF		EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTTS



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

**CONCEPTUAL LANDSCAPE PLAN**

SCALE: 1"=150'

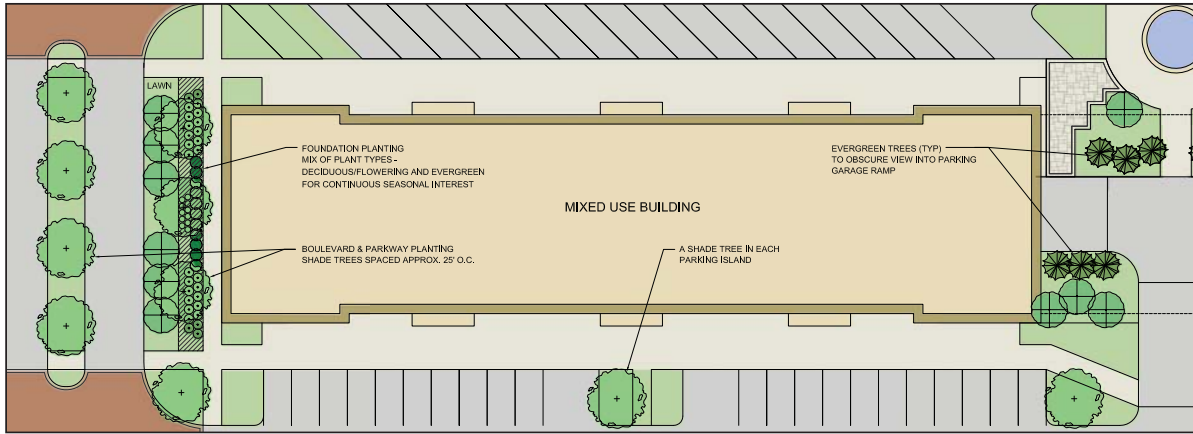


**SHODEEN**

**PRAIRIE CENTRE**  
St. Charles, Illinois

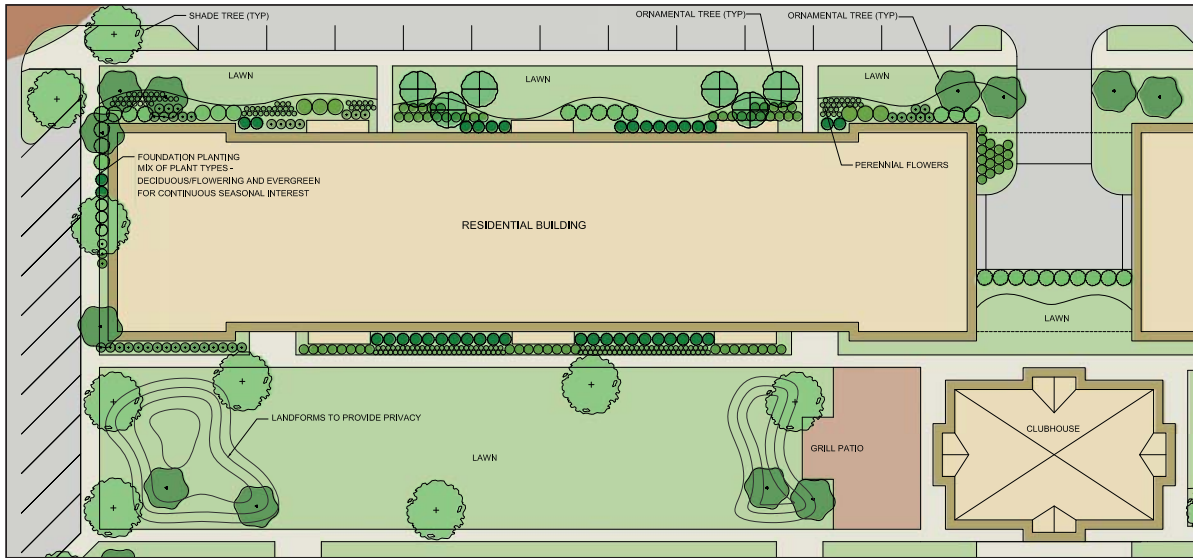
February 7, 2017 Project #: 16033

**L-01**



TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'



TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'

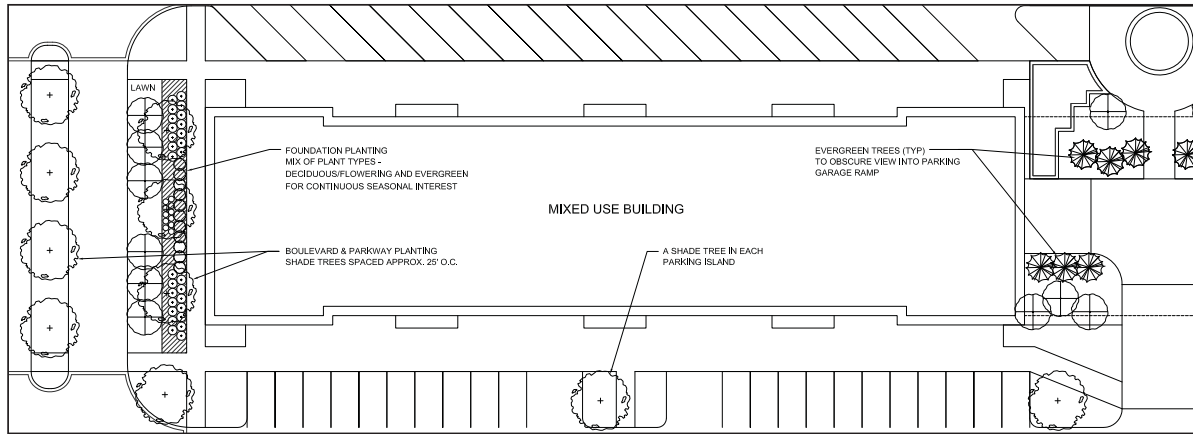


OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

SHODEEN

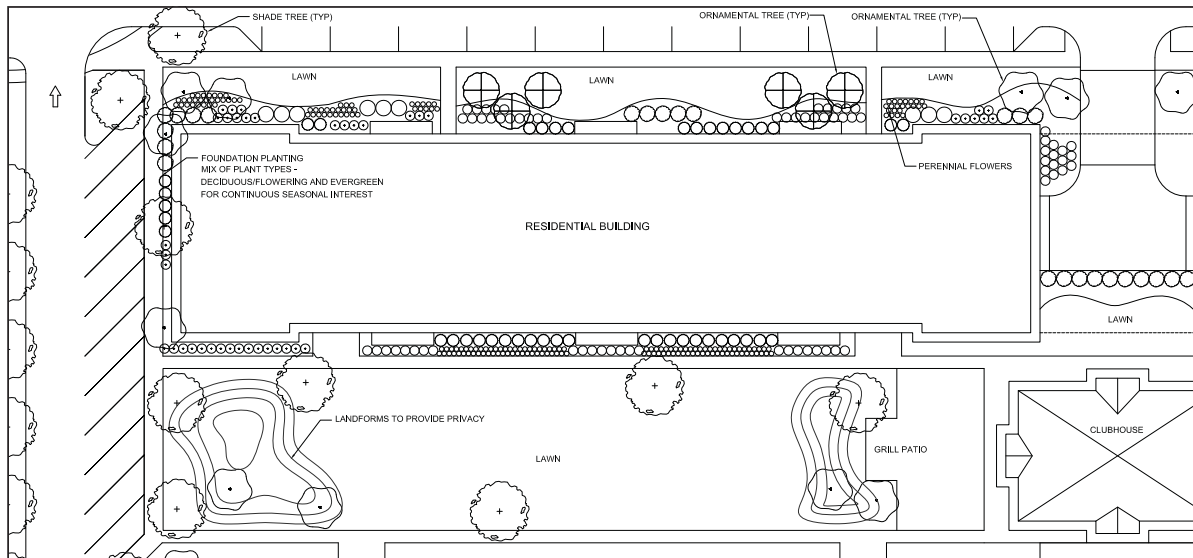
PRAIRIE CENTRE  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

L-02



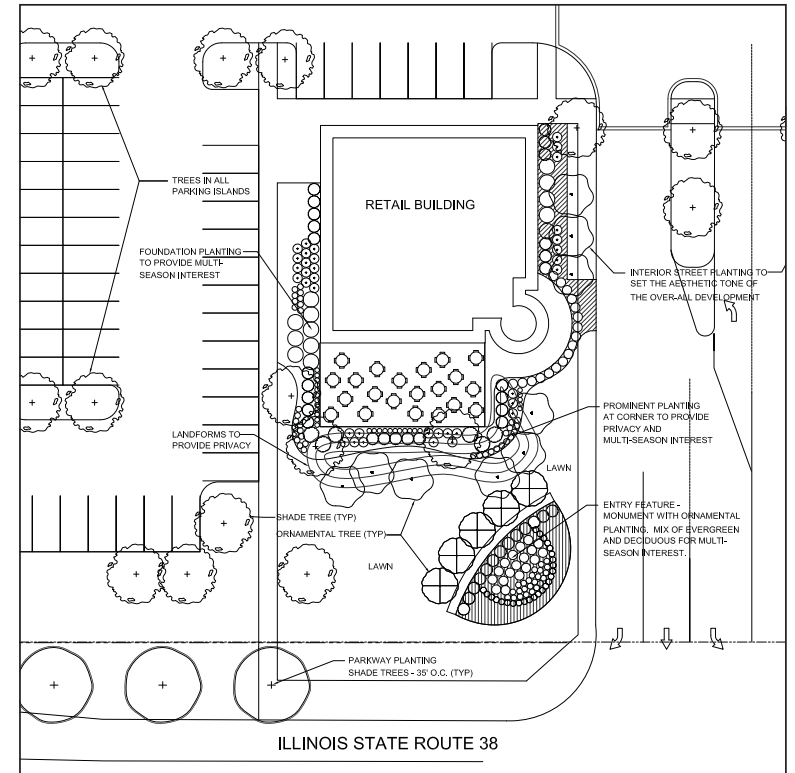
TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

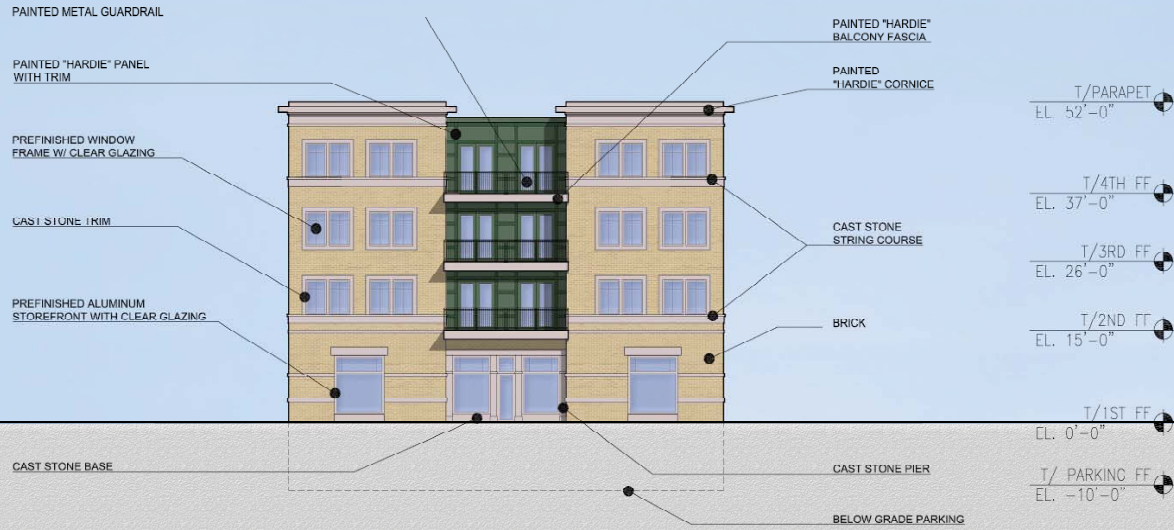
SCALE: 1"=20'



TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'

MIXED-USE  
SIDE ELEVATION



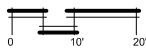
MIXED-USE  
FRONT ELEVATION



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

**BUILDING ELEVATIONS**

SCALE: 1"=20' @ 11"x17"



SHODEEN

PRAIRIE CENTRE  
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-02

RESIDENTIAL  
SIDE ELEVATION



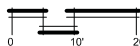
RESIDENTIAL  
FRONT ELEVATION



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

**BUILDING ELEVATIONS**

SCALE: 1"=20' @ 11"X17"

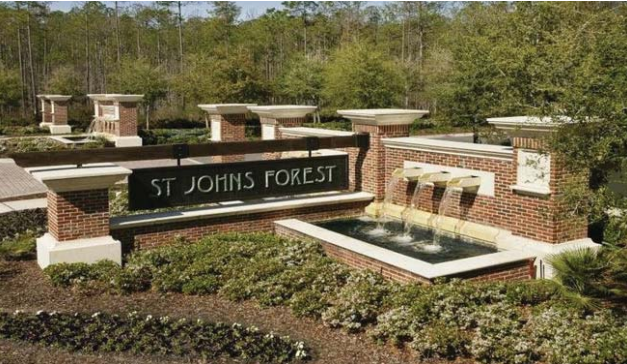


SHODEEN

PRAIRIE CENTRE  
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-03



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

INSPIRATION IMAGES

SHODEEN

PRAIRIE CENTRE  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

A-04

**Exhibit “E”**

**PUD Standards-Departures and Deviations and Other Approvals**

Uses

1. The total number of residential dwelling units may include up to 609 dwelling units plus a density bonus of up to Sixty-one (61) units (10%) for dwelling units that are constructed and that meet the definition of “Affordable Units” in the Inclusionary Housing Ordinance. In no event shall the aggregate number of dwelling units exceed 670, and in no event shall the dwelling units not qualifying as “Affordable Units” exceed 609.
2. First floor multi-family residential shall be permitted in all of the buildings shown on the PUD Site Plan except for (i) those abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 and D, and (ii) those buildings labeled Mixed Use D1, D2 and D3.
3. Multi-family residential units may be established on the second and higher floors of all buildings shown on the PUD Plan except for buildings abutting State Route 38, and labelled as “Retail / Restaurant buildings A, B1, B2, C1, C2 and D”.
4. Senior living facilities of all types (i.e., independent, assisted, skilled nursing and memory care) and Affordable Housing Units facilities shall be permitted where residential use is permitted herein, with Affordable Housing Units to be constructed as provided in the Affordable Housing Agreement to be entered into between the City and the Applicant.
5. Private outdoor recreation to accommodate a private swimming pool and other water-features as shown on the PUD Site Plan shall be allowed. Swimming pools and exercise facilities are permitted within any building.
6. Multi-family dwellings shall be permitted either as apartment buildings for rent and/or condominium buildings for sale.
7. Drive-Through Facilities shall be permitted uses for buildings abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D, subject to the requirements applicable to Drive-Through Facilities in the Municipal Code.
8. Mixed Use Buildings B1, B2, and/or B3 may or may not, all at the discretion of the Developer, include first floor commercial space, based upon market demand for additional commercial space or lack thereof. For the first 36 (36) months after the enactment of this Ordinance, the Developer shall endeavor to find commercial users for, and build out first floor commercial space, within said buildings. After the thirty-sixth (36<sup>th</sup>) month, the Developer may declare, by written notice to the City, any one (1) of these three buildings to be all-residential. After the forty-eighth (48<sup>th</sup>) month, the Developer may declare, by written notice to the City, any two (2) of these three buildings to be all-residential. After the sixtieth (60<sup>th</sup>) month, the Developer may declare, by written notice to the City, all three (3) of these three buildings to be all-residential. Any of such buildings constructed without provision for commercial space on the ground level may be constructed as a 100% “residential” building, in the same style and scale as other all-residential buildings otherwise permitted by the PUD Plan (such as building D1) may be constructed.
9. The Developer may make other changes to the Approved Preliminary PUD Plans as provided in Section 5 of this Ordinance, Such changes shall not result in additional departures or deviations not otherwise identified or allowed in this Ordinance.

10. The combination (connection) of two or more buildings shown on the PUD Site Plan at any one or more of their floors into one building, or the separation of any one building shown on the PUD Plan into two buildings, shall be permitted.
11. The Developer may increase or decrease the number of retail buildings and associated square footage with respect to those buildings shown on the PUD Site Plan as abutting Illinois State Route 38 (now labeled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D), it being agreed and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer, provided, however, that residential may not be included in any of these buildings abutting State Route 38.

### Subdivision and Phasing

12. The Prairie Centre PUD will be initially platted and developed as a one-lot subdivision, with multiple buildings on this single lot as shown on the PUD Site Plan. No internal streets (whether public or private) need be established within the one-lot subdivision but, instead, a permanent blanket cross-access easement shall be established over the entire subdivision as shown on the Preliminary Plat of Subdivision; provided, however, that such blanket cross-access easement shall not include (and shall be deemed to be released from) areas where buildings are hereafter constructed and where private drives to garages are provided as allowed by the Approved Preliminary PUD Plans. The blanket cross-access easement shall provide access between all buildings to the adjacent public streets of Illinois State Route 38 on the south, and Prairie Street on the north, and to the east and west property lines at locations where cross access connections to adjacent properties are shown on the PUD Site Plan.
13. The single-lot may, at the discretion of the Owner/Developer, later be resubdivided into one or more additional lots (each an “**Additional Lot**”), and such resubdivision shall be deemed a change subject to Administrative Change to the PUD; provided, however, that the plat of resubdivision, itself, shall require processing and approval as provided in Title 16 of the St. Charles Municipal Code. As to any one or more Lots created by the initial plat of subdivision of any plats of resubdivision that may be established with respect to the Prairie Centre Project, the following shall apply:
  - a. No internal streets (whether public or private) need be established within the one-lot subdivision or any further re-subdivisions thereof, provided a blanket cross access easement over the entire site has been established as provided in item 11 above;
  - b. There shall be no restriction requiring not more than one principal building per lot;
  - c. There shall be no minimum lot area;
  - d. There will be no minimum lot width;
  - e. There will be no maximum building coverage area;
  - f. There will be no maximum gross floor area per building provided that each building footprint shall be in substantial accordance with the PUD Site Plan (subject, however, to the provision that buildings shown on the PUD Site Plan may be connected or divided.)
14. There shall be no maximum block length.
15. Lots need not be rectangular in shape.
16. Double-frontage lots abutting internal access easements shall be permitted as shown on the Approved PUD Site Plan.
17. No perimeter utility easement shall be required with respect to any lot or Additional Lot provided a blanket utility easement has been provided, as shown on the Preliminary Plat of Subdivision. Such blanket easement shall not include areas where buildings are to be constructed as shown on the approved PUD Site Plan.



18. Notwithstanding the provisions of Section 16.04.120 of the Municipal Code, the Developer shall be entitled to construct in phases the Prairie Centre Project as approved by the Approved Preliminary PUD Plans, with such phased construction of buildings to be based on market demand. In connection with such phased construction and build-out, the Developer shall only be required to construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the public improvements and other Land Improvements contemplated by the Approved Preliminary PUD Plans which, in the reasonable judgment of the City's engineer, are required to (i) support the buildings being constructed and / or (ii) to assure the safety of the occupants of said buildings.
19. Irrespective of the order in which buildings are constructed, the Developer shall construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the following improvements contemplated by the Approved Preliminary PUD Plans concurrent with the first phase of construction:
  - a. Disconnection of the sanitary sewer at the property line of the Covington Court Subdivision and construction of a new sanitary sewer line connecting the sanitary sewer system located on the site to an existing sanitary sewer located along Illinois State Route 38 near 14<sup>th</sup> Street, all as depicted on the Preliminary Engineering Plans.
  - b. Installation of the on-site stormwater detention basin as depicted on the Preliminary Engineering Plans. Installation of the stormwater detention system may be phased provided that at each phase, the developer can demonstrate that the project is in compliance with the requirements of the City's Stormwater Management Ordinance, Title 18 of the Municipal Code. The total detention volume within the off-site 14<sup>th</sup> Street detention basin shall be based upon the actual volume as determined by survey information.
  - c. Installation of the north-south boulevard from Illinois State Route 38 to Prairie Street as shown on the PUD Site Plan; provided, however, that (i) installation of the section located between Prairie Street and the roundabout may be deferred in order to accommodate construction of Residential Buildings C3, B2, F2 and E, and (ii) installation of the final surface may be deferred as reasonably required to avoid damage due to anticipated construction.

### Setbacks

20. There will be no parking or building setbacks from interior lot lines.
21. The setbacks from the Prairie Street right-of-way and the Illinois State right-of-way shall be as follows:
  - a. 10 feet building setback from Prairie Street;
  - b. 25 feet building setback from Route 38
  - c. 0 feet parking setback from Prairie Street if on-street parking is provided, otherwise 10 feet
  - d. 25 foot parking setback from Route 38
22. Only side yard requirements shall be from the east and west outside property lines on the entire project, as follows:
  - a. 10 feet building setback for residential Building F1 from the east property line, otherwise 15 feet along the east property line;
  - b. 15 feet building setback along the north east property line (for residential Buildings F2 and C2);
  - c. 10 feet building setback line from the west property line with respect to Retail Restaurant A, otherwise 15 feet along the west property line

- d. 0 parking setback from both the east and west outside project lot lines.

### Landscaping

- 23. No Landscape Buffer Yard, as defined in the Municipal Code, shall be required anywhere within the Project.
- 24. Landscaping for the Project shall be deemed satisfied by the landscaping shown in the Approved Preliminary PUD Site Plans, subject to the following:
  - a. Notwithstanding the provisions of Section 17.26.080 of the Municipal Code, building foundation landscaping would not be required along mixed-use buildings and retail/residential buildings, but shall be provided along residential buildings where shown on the Approved Preliminary PUD Site Plans.
  - b. Notwithstanding the provisions of Section 17.26.090.A of the Municipal Code, public street frontage landscaping would not be required along Prairie Street (but would be required along Illinois Route 38).
  - c. Notwithstanding the provisions of Section 17.26.090.C of the Municipal Code, the landscape plans which are submitted as part of the approved Preliminary PUD Plans shall satisfy/replace the 10% internal landscape area requirement contained in the Municipal Code.

### Building Design

- 25. The maximum building height for a mixed-use building with a flat roof and a residential building with a pitched roof shall be 52 feet in height, and the maximum height for the retail buildings that abut Illinois State Route 38 shall be 40 feet in height. Mixed use buildings with a pitched roof have a maximum height of 64 feet, with such height to be measured from the average grade around the perimeter of the foundation to the average ridge height.
- 26. Building architecture deviations and departures are approved as follows:
  - a. The residential and mixed-use building architecture is approved notwithstanding the requirements of Section 17.06.030.A.1 of the Municipal Code;
  - b. Architecture for the retail/restaurant buildings shall be submitted for review as a PUD Preliminary Plan under Section 17.04.410.F of the Municipal Code.
- 27. The use of the following exterior building materials is hereby permitted: masonry; precast; glass; cement fiber siding and trim; aluminum fascia; aluminum soffits; aluminum gutters; aluminum storefront; vinyl windows.
- 28. For any Mixed Use or Residential buildings that are connected together as depicted on the PUD Site Plan, in order to reduce the apparent mass and monotony of the buildings, the connection between the buildings shall 1) be set back from the adjacent front and rear elevations for a sufficient distance to provide a clear visual break in the wall plane of the building and 2) incorporate design elements that contrast from the design of the remainder of the elevation. Examples of contrasting elements include varying façade materials or patterns, fenestration, or rooflines.

### Signs

- 29. Signage shall be permitted per Exhibit "H" and shall be reviewed as an Authorized Administrative Change.

Parking

30. A parking deviation is hereby approved so as to provide for the calculation of required parking spaces using the methodology and “Spaces Required” for each type of use as shown on Exhibit F attached hereto (with the parking spaces required though the use of Exhibit F being called the “PUD Parking Requirements”). At the time of each building permit application by the Developer, the City shall require that the Developer have (or to then put) in place only the parking spaces required to serve (i) the previously built buildings and (ii) those new buildings as to which the building permit pertains. Although the Approved Preliminary PUD Plans show that the project could provide as many as 1,426 parking spaces (on and below grade), the Developer shall only be required to provide the number of parking spaces equal to that number produced by calculation made pursuant to the methodology contained in Exhibit “F”, and then only incrementally as necessary to serve the project as the PUD project is being incrementally constructed. Notwithstanding the foregoing, the City may hereafter allow (as an Authorized Administrative Change) an increase in the “Reduction for Shared Parking” showing on Exhibit “F” (with a corresponding reduction in the PUD Parking Requirements) if the Developer can establish to the reasonable satisfaction of the City’s administration that less on-site parking is necessary due to any of the following: (i) ride sharing arrangements; (ii) the advent and common use of driverless cars; (iii) additional public transportation being provided in the area; (iv) demonstration by the Developer that historic parking requirements within the Prairie Centre Project have been less than projected; and / or (v) other factors not previously considered and deemed persuasive by the City’s administration.

**Other Approvals and Agreements**

- A. The submission by the Owner or the Developer or its / their successors of any one or more of the buildings constructed pursuant to this Ordinance, including any portion or all of the Subject Property, to the provisions of the Illinois Condominium Property Act, shall not in any way be prohibited, or be deemed to be an actionable zoning change of any sort.
- B. There shall be no roadway impact fee imposed or collected by the City as to this Prairie Centre PUD project.
- C. The Developer shall construct/complete the following off-site road improvements prior to, or concurrently with, the development phase that exceeds 50% of the project build out. For purposes of this section, 50% build out shall be based upon the total building square footage constructed as a portion of the total building square footage shown on the PUD Site Plan.
  - a. Modification of the traffic signal at Illinois Route 38 and the West Mall Entrance to add northbound and southbound left turn phases, subject to the approval of the Illinois Department of Transportation.
  - b. Other improvements to Illinois Route 38 as required by the Illinois Department of Transportation.
  - c. Following completion of all traffic signal modifications at Illinois Route 38 and the West Mall entrance, in cooperation with the Kane County Department of Transportation, a traffic signal

re-optimization study shall be conducted for the interconnected system serving the following intersections: Randall/Oak, Randall/Prairie, Randall/Rt. 38, Randall/Bricher, Rt. 38/West Mall Entrance, and Rt. 38/14<sup>th</sup> Street/Bricher.

- D. There shall be no off-site storm water improvements required by the City as to the Prairie Centre PUD project. The expansion of the 14<sup>th</sup> Street storm water detention basin, as depicted in the PUD Preliminary Plans, is considered part of the project and not an off-site improvement.
- E. There shall be no requirement by the City that the Developer replace or install off-site water mains not otherwise shown on the PUD Preliminary Plans. The City agrees to reimburse the developer for 50% of the actual construction cost of replacing existing watermains shown on Exhibit “I”, attached hereto. During the Final Engineering review and prior to issuance of any building permits, a Water System Modeling Study shall be performed to determine the adequacy of fire flows to meet the applicable Fire Prevention and Building Code standards. The developer shall be responsible for any additional watermains necessary to meet the Fire Prevention or Building Codes.
- F. There shall be no requirement by the City that the Developer make off-site electrical improvements.
- G. The Developer shall be entitled to tie into the City’s existing sanitary sewer mains and existing water mains as shown on the Supplemental PUD Plans. The Developer shall pay the City’s customary sanitary sewer and water connection fees, subject to a fair and equitable credit in favor of the Developer for buildings that had been previously located in the Subject Property and connected to the City’s sanitary sewer and water systems, but later demolished (and the prior connection / impact fees paid with respect thereto). This fee is calculated based on a flow provided by the City of St. Charles of .11 CFS (cubic feet per second). For the absence of doubt, the Developer shall be entitled to a fair and equitable credit against all City sewer and water connection and impact fees for all prior connection and impact fees paid with respect to prior development that had occurred on this site, with the amount of such credit to be Two Hundred Ninety-five Thousand Dollars (\$295,000.00). This credit shall be applied to the sanitary sewer and water connection fees due at the time of building permit.
- H. The Developer shall contribute its equitable share (as hereafter defined) of the actual cost incurred by the City to implement a single expansion in the capacity of the downstream sanitary sewer main (“**Downstream Sewer Improvements**”). The Developer’s “**equitable share**” shall be as specified below.
  - a. With respect to the improvements previously completed by the City generally along Gray Street, the Developer shall pay its Equitable Share, said sum being Eighteen Thousand Five Hundred Thirty-Four Dollars (\$18,534.00), upon the date of the issuance of the first building permit in the Prairie Centre Project.
  - b. With respect to the future improvements identified in the WBK Sanitary Sewer Evaluation dated August 28, 2016, generally along Elm Street, Roosevelt Street and IL Route 31, the Developer shall pay its Equitable Share, said sum being Twenty-Seven Thousand Four Hundred Seven Dollars (\$27,407.00), in two (2) equal installments of Thirteen Thousand Seven Hundred Three and 50/100 Dollars (\$13,703.50) upon the following: (A) the issuance of the first building permit in the Prairie Centre Project; and (B) December 31, 2022.

- c. The dollar amount to be contributed by the Developer for Downstream Sewer Improvements pursuant to this paragraph is herein called the “**Developer’s Downstream Sewer Main Contribution**”, and is subject to the provisions below regarding the possible City TIF Reimbursement for Sanitary Sewer.
- I. The Subject Property is in the City’s St. Charles Mall redevelopment project area (hereafter, the “**St. Charles Mall TIF District**”) created by the City in 2000 pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “**TIF Act**”). In 2002 the City issued bonds to fund the demolition of the then-existing buildings on the Subject Property (the “**St. Charles Mall TIF Bonds**”). The City hereby agrees that all incremental tax revenues received by the City from and over the remaining life of the St. Charles Mall TIF District, as same may be extended (hereafter “St. Charles Mall TIF Increment”) shall be used and applied by the City in the following order:
    - (i) First, to pay the amounts, if any, due to any library district and / or to any school district as required by the TIF Act;
    - (ii) Next, to repay amounts that the City has had to advance (loan) for prior shortfalls of incremental revenue and debt service payments;
    - (iii) Next, to retire the St. Charles Mall TIF Bonds as they come due; and
    - (iv) To reimburse the Developer fifty (50%) of the aggregate of (i) the Developer’s Downstream Sewer Main Contribution otherwise required to be paid by the Developer under Section H above and (ii) the design, permitting and constructions costs incurred by the Developer as to any other off-site sanitary sewer improvements made to serve the Prairie Centre PUD (with such reimbursement being herein called the “**TIF Reimbursement for Sanitary Sewer**”). The Developer shall not be entitled to receive any repayments under this subsection (iv) until the priorities in subsections (i), (ii) and (iii) above have first been satisfied; provided, however, if, based on reasonable projections of future TIF revenues, the City concludes in its reasonable judgment, that there will be generated TIF revenues in excess of the amounts required to be first used to satisfy the requirements of subsections (i), (ii) and (iii) above (“**Available TIF Increment**”), then the City shall next apply such Available TIF Increment to annually reimburse the Developer under this clause (iv).
  - J. The Developer shall be entitled to tie into the City’s existing electricity and transformer system. The Developer shall pay the City’s customary electricity and transformer system connection fee, subject to a credit in favor of the Developer for electrical equipment components existing on the subject property. This connection fee credit shall be in the amount of Fifty-One Thousand Five Hundred Twenty-Six Dollars (\$51,526) as calculated per Section 13.08.062 of the Municipal Code entitled “Existing transformer upgrade.”
  - K. The City shall not require the Developer to make any other off-site improvements not otherwise shown on the approved Supplemental PUD Plans.
  - L. All easements previously held by the City upon the Subject Property shall be promptly released by the City at the Developer’s request, to be replaced only with those easements in favor of the City as shown in or contemplated by the approved Supplemental PUD Plans.
  - M. The Developer shall demolish the former Colonial Ice Cream building (having an address of 2036

Lincoln Highway / IL Rt. 38, St. Charles, IL), at the time of construction of the first phase of the development, along with any and all buildings and other structures located on the Subject Property at the time of adoption of this Ordinance, subject to the issuance of demolition permit from the City. Notwithstanding the foregoing, the Developer may preserve and re-purpose the former Burger King building (having an address of 2076 Lincoln Highway / IL Rt. 38, St. Charles, IL) provided the Developer does so within twenty-four (24) months from the date of adoption of this Ordinance, and otherwise, the Developer shall thereafter, upon demand by the City, demolish same.

- N. With respect to the watermain replacement identified under Section E. above, the developer agrees to pay, and to contractually obligate and cause any and all general contractors and subcontractors to pay the prevailing wages as established by the City, from time to time. With respect to the remainder of the Prairie Center PUD project, the City acknowledges and agrees that the Illinois Prevailing Wage Act is not applicable. Without limiting the generality of the preceding sentence, the Developer shall not be required to provide payroll reports for any portion of the project other than the watermain replacement required under Section E.
- O. The City agrees that it shall promptly review all plans and permit applications submitted to the City by the Developer and shall not unreasonably withhold, condition or delay its review and approval of same.
- P. The entitlements and obligations created by this Ordinance shall run with the Subject Property and, as such, shall be binding upon the Owner and the Developer and their respective successors.
- Q. Prior to the complete build out of the project, and as a courtesy to the City, the Developer shall endeavor to provide notice to the City of any sale or transfer of any portion of the Subject Property (other than an Exempt Transfer, as hereafter defined); it being understood, however, that the failure by the Developer to give such notice shall not be deemed to be a breach or default by the Developer hereunder). Any such notice given to the City shall be via U.S. Certified or Registered Mail to:

City of St. Charles  
Attn: City Administrator  
Two East Main Street  
St. Charles, Illinois 60174  
Attention: City Administrator  
Fax No. (630) 377-4440  
email: cao@stcharlesil.gov

As used herein, the term “Exempt Transfer” shall include any sale or transfer of any portion of the Subject Property to (i) the current members of the Owner (Towne Centre Equities, L.L.C.), (ii) to any trust or other entity owned or controlled by one or more of such members, (iii) to any affiliate of Towne Centre Equities, L.L.C.; (iv) to the Developer or the Developer’s affiliate(s); or (v) to any trust or other entity owned or controlled by Kent Shodeen or any member of his family.

**Exhibit "F"****Parking Calculations**

<b><u>Required Parking*</u></b>						
<u>Use</u>	<u>Qty*</u>	<u>Unit</u>	<u>Spaces Required</u>	<u>per</u>	<u>unit</u>	<u>Line Total Required</u>
Residential 1 Bedroom	280	Unit	1.2		Unit	336.00
Residential 2 Bedroom	315	Unit	1.7		Unit	535.50
Senior Independent Living	<u>75</u>	Unit	0.25		Unit	18.75
Sub-Total	670	Units				
Personal services (salon)	20,000	GSF	3	1000	GSF	60.00
Health and fitness	5,000	GSF	5	1000	GSF	25.00
Retail, indoor recreation, amuse	52,000	GSF	4	1000	GSF	208.00
Medical, dental, office	6,000	GSF	4	1000	GSF	24.00
Coffee or Tea Room	6,000	GSF	5	1000	GSF	30.00
Restaurant, Tavern/bar	<u>33,150</u>	GSF	10	1000	GSF	<u>331.5</u>
Sub-Total	120,318	GSF				1568.75
15% Reduction for Shared Parking						-235.31
<b>Required Parking</b>						<b><u>1333</u></b>
<b>*Use actual quantities</b>						

**Exhibit “G”**  
**Affordable Housing Agreement**

Affordable Housing Agreement

This Agreement, dated as of this \_\_\_ day of \_\_\_\_\_, 2017, between Shodeen Group, L.L.C., a Delaware limited liability company (“**Applicant**”), Towne Centre Equities, L.L.C., a Delaware limited liability company (“**Owner**”), and the City of St. Charles, Illinois, an Illinois municipal corporation (“**City**”).

**DEFINITIONS**

- A. “**Inclusionary Housing Ordinance**” shall mean the City’s ordinance bearing said name and contained in Title 19 of the City’s Municipal Code.
- B. “**Project**” means the Prairie Centre Project, as approved by the City under the Specified Zoning Ordinance.
- C. “**Specified Zoning Ordinance**” means the City’s ordinance number 2017-Z-\_\_\_\_\_, pertaining to the Project.
- D. “**Senior Affordable Project**” means a building or buildings comprised of residential units where the occupancy is restricted to residents age 55 or older, and the units meet the definition of an affordable unit in the Inclusionary Housing Ordinance.

**RECITALS**

WHEREAS, the Owner and Applicant petitioned the City for its approval of the Project; and

WHEREAS, in addition to the City’s Plan Commission holding public hearings as to the Project, the City’s Housing Commission did receive and consider at a public meeting the Applicant’s Inclusionary Housing Worksheet submitted by the Applicant pursuant to the City’s Inclusionary Housing Ordinance, Chapter 19.02, and recommended approval of a variance to Section 19.02.100 “Location, Phasing and Design” to allow the Developer, at its discretion, to place the affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A, and

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Housing Commission, and has considered the same;

NOW, THEREFORE, as part of the City’s approval of the Specified Zoning Ordinance, and as a condition thereof, it is agreed as follows:

**AGREEMENT**

Pursuant to Section 6f of the Specified Zoning Ordinance, and to the requirements of the Inclusionary Housing Ordinance, the City and the Applicant do hereby agree as follows. Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Inclusionary Housing Ordinance.

- 1. For a period of three (3) years from and after the date of passage of the Specified Zoning Ordinance (the “**3-Year Period**”), the Developer shall reserve buildings C3 and B2 on the PUD Site Plan for use only as a Senior Affordable Project containing not less than the lesser of (i) minimum number of Affordable Units required to comply with the requirements of the City’s Inclusionary Housing



Ordinance as in effect as of the expiration of the 3-Year Period or (ii) ten percent (10%) of the non-“affordable” residential units constructed by the Developer. For the absence of doubt, recognizing that a Senior Affordable Project requires special financing often involving publicly awarded tax credits, and that the Developer does not normally engage in such projects, the Developer shall not be expected to itself develop and construct such a Senior Affordable Project, but may instead use good faith efforts to find a third-party developer for same. In the event that, as of the expiration of the 3-Year Period, the Developer has been unable to cause a third party to commit to develop the Senior Affordable Project at the aforesaid location, then the Developer may request that the City Council review an alternate proposal to comply with the Inclusionary Housing Ordinance then in effect. The City Council shall review the developer’s proposal and may, at its sole discretion, agree to amend this Affordable Housing Agreement.

2. As a variation to the requirements of Section 19.02.100.A of the Inclusionary Housing Ordinance, “Location of Affordable Units.” if Affordable Units are constructed on the Subject Property, those Affordable Units may, at the election of the Applicant, (A) be grouped together in a Senior Affordable Project or otherwise (B) shall dispersed within multiple buildings within the Project. The Developer shall not be required to include Affordable Units within any buildings constructed during the 3 Year Period referenced under Item 1.
3. During the 3-year Period referenced under Item 1, the project shall not be subject to Section 19.02.100.B of the Inclusionary Housing Ordinance, “Phasing of Permits.” Thereafter, the project shall comply with the following:

<b>Percentage of Units Constructed after the 3 year period (out of the total units remaining to be constructed)</b>	<b>Required Percentage of Affordable Units to be Constructed (based on the requirement for the entire project)</b>
Up to 50%	At least 30%
Up to 75%	At least 60%
Up to 100%	100%

4. As provided in Section 19.02.110 of the Inclusionary Housing Ordinance, with respect to the pricing of Affordable Units, it is agreed that such Affordable Units may be offered either “for sale” or “for lease”, and will be priced for sale or lease in accordance with Section 19.02.110.
5. As provided in Section 19.02.120 of the Inclusionary Housing Ordinance, the Affordable Units shall only be sold or leased by the Applicant to, and occupied by Eligible Households.
6. As provided in Section 19.02.090 of the Inclusionary Housing Ordinance, Affordable Units constructed on the subject property shall be entitled to the Development Cost Offsets identified in said section, including waiver of all building permit, demolition, and plan review fees required by Title 15 of the St. Charles Municipal Code, sewer and water connection fees required by Title 13 of the St. Charles Municipal Code, and cash contributions (when required in lieu of park and school land dedications) as required by Title 16 of the St. Charles Municipal Code, but only relative to the required Affordable Units constructed within the Residential Development.

7. It is further agreed that:

- (a) Notwithstanding the provision of Section 19.02.130(3) of the Inclusionary Housing Ordinance, no marketing plan separate and distinct from the marketing plan to be used by the Applicant for the market-rate units within the Project shall be required;
- (b) No “alternative affordable housing plan”, as otherwise contemplated by Section 19.02.130(5) of the Inclusionary Housing Ordinance, has been requested by the Applicant and none is being hereby approved.

8. This Agreement, and the rights and obligations of the parties hereto, shall be binding upon the parties and their respective grantees, successors and assigns.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017

SHODEEN GROUP, L.L.C.

CITY OF ST. CHARLES

By: \_\_\_\_\_  
David A. Patzelt, Senior Vice President

By: \_\_\_\_\_  
Raymond P. Rogina, Mayor

Attest:

\_\_\_\_\_  
City Clerk

**Exhibit “H”  
Sign Requirements**

<b>Type</b>	<b>Number/Location</b>	<b>Setback from ROW</b>	<b>Maximum Area</b>	<b>Maximum Height</b>	<b>Other requirements</b>
<b>Development Identification Sign</b>	Two at central entrance from Rt. 38 One at each other entrance from a public street One at each public street entrance, (2 signs on Prairie St., 4 on Rt. 38)	5 ft.	Area 75 sf	8 ft.	Monument sign only, cannot be internally lit, must display development name and/or logo only
<b>Shopping Center Signs</b>	Two permitted along Rt. 38	10 ft.	1 <sup>st</sup> sign: 225 sf  2 <sup>nd</sup> sign: 100 sf	1 <sup>st</sup> sign: 30 ft.  2 <sup>nd</sup> sign: 15 ft.	
<b>Freestanding Signs for Retail/ Restaurant Buildings</b>	One per building	10 ft.	50 sf.	8 ft.	Monument sign only
<b>Wall Signs</b>	Mixed Use buildings: One per business on each wall/frontage of the business  Retail/Restaurant Buildings: -For single tenant buildings, 1 per wall -For multi-tenant buildings, 1 per business on each wall/frontage of the business		1.5 sf times the linear width of the wall		
<b>Awnings/ Canopies</b>	1 per business on each wall/frontage of the business		Lettering = 1 sf per linear ft. frontage of awning/canopy		Awnings shall be made of cloth. Backlit awnings are prohibited.
<b>Projecting Signs</b>	1 per business		18 sf		Maximum 4 ft. projection from wall
<b>Banners on freestanding poles</b>	Permitted on all light poles	5 ft.	18 sf		

**Exhibit "I"**  
**Existing Watermain Replacement**

Remove and Replace approximately 400 feet of 12" watermain

Remove and Replace approximately 350 feet of 10" watermain.

Eliminate existing 8" watermain

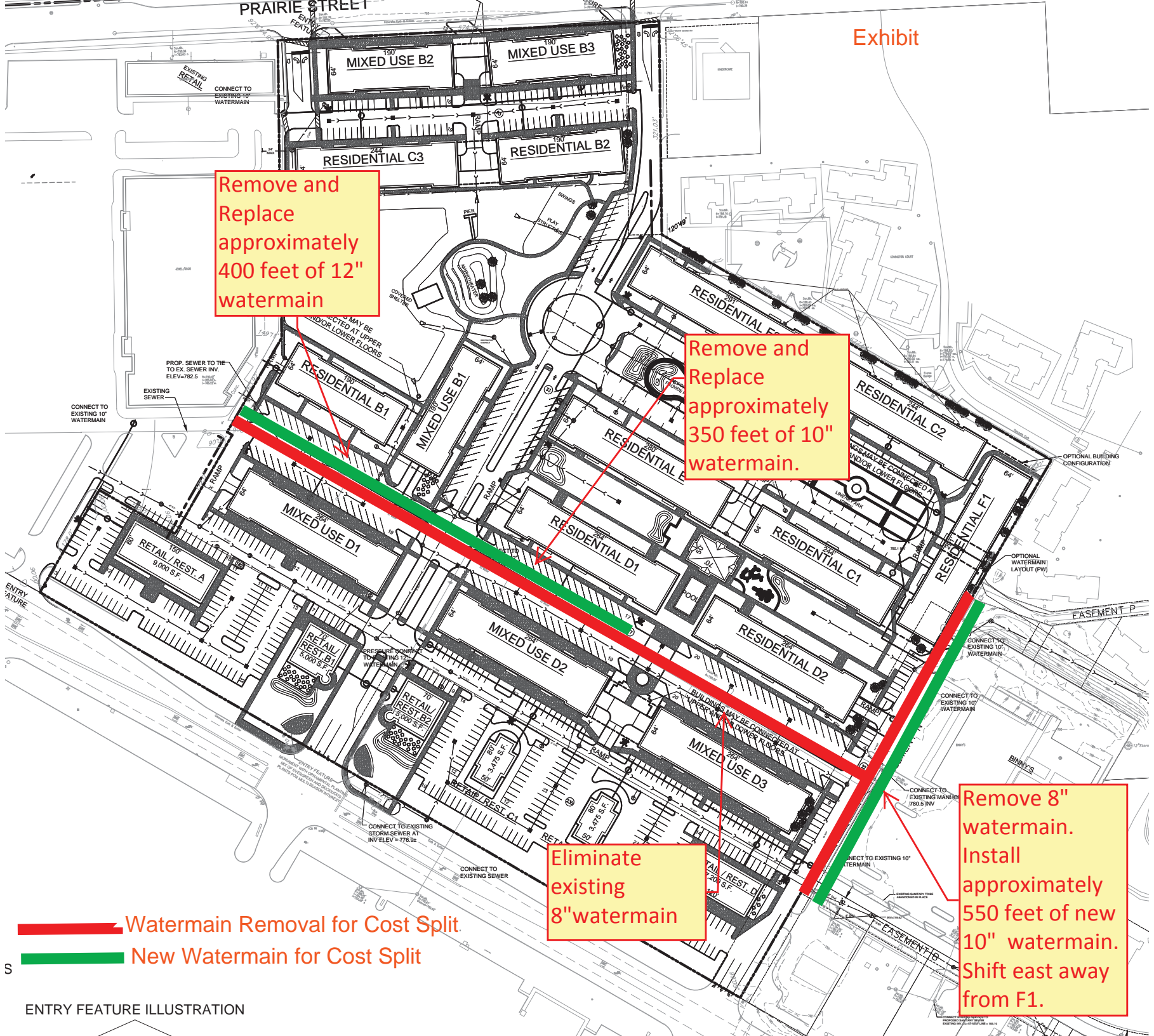
Remove 8" watermain. Install approximately 550 feet of new 10" watermain. Shift east away from F1.

Watermain Removal for Cost Split

New Watermain for Cost Split

S

ENTRY FEATURE ILLUSTRATION



**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, FEBRUARY 13, 2017 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Matthew O'Rourke, Economic Development Manager; Chris Bong, Development Engineering Division Manager; Ellen Johnson, City Planner; Fire Chief Schelstreet; Asst. Chief Christensen; Chris Minick, Director of Finance; Peter Suhr; Director of Public Works

**1. CALL TO ORDER**

The meeting was convened by Chairman Bancroft at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis

Absent: None.

**3. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to approve a Minor Change to PUD Preliminary Plan for First Street Building #3- Sterling Bank.

Mr. Colby said back in September 2016, the City Council approved a PUD Preliminary Plan for First Street Building #3, which is now under construction. The southern portion of the building adjacent to Illinois Street is planned as bank and office space for Sterling Bank, who has submitted a Minor Change application to modify their portion of the building which was planned as 4 floors, with the upper floor having a two-story ceiling height. That section of the building is now planned as 5 floors but the overall height of the building is unchanged from the approved version. The building elevations have been modified due to the changes to the interior configuration of the building. The revised elevations were reviewed by the Historic Preservation Commission on 2/2/17 and the Commission approved a Certificate of Appropriateness for the updated design. This Minor Change would approve both the revised building elevations and a revision to the development data information, which is the table that lists the square footage of the buildings within First St. phase 3.

Assuming that the minor change is acceptable, an amendment to the RDA will be necessary to have documentation of the PUD approval as part of the agreement. The current redevelopment agreement is between the city and First St. Development II, LLC, so they will need to sign off on the modification to the RDA. In response to the change that's being proposed by Sterling Bank, First St. Development II is requesting that the city consider amending the RDA to incorporate restrictions for timing of parking in the new parking deck. The intent of these restrictions would be to prevent residents and office

tenants from adjacent buildings from parking within either level of the deck for the duration of the day while retail businesses are open. Currently the upper level of the new parking deck is restricted to short term parking during the day, and the First Street Development II, LLC proposal will be to extend that short term parking also to the lower level, which currently does not have a time restriction. Staff is seeking direction from the Committee as to whether there is support for memorializing such parking time restrictions within the redevelopment agreement amendment.

Aldr. Stellato said he had no problem with the minor change but asked if Sterling Bank was on board with the second part of the parking restrictions. Tom Russe, Sterling Bank-360 S. 1<sup>st</sup> St.- said he has had extensive conversation with First Street Development about their concerns over parking and the bank has no problem with the proposed restrictions to the parking deck.

Aldr. Lewis said she liked the idea of the 2 story and wondered why the change. Mr. Russe said further analysis by the board of directors and stock holders of Sterling Bank felt that we would want to grow into a 5 story office building as we grow and bring more lines of business into the area. He thinks the idea of having a 2 story 4<sup>th</sup> and 5<sup>th</sup> floor just didn't make sense in the long run. Aldr. Lewis asked if these offices would be for rent to the public or for Sterling's own purposes. Mr. Russe said currently for rent to the public but we anticipate over time needing to move into additional space.

Chairman Bancroft asked if putting a time restriction in an RDA is common, for parking. Mr. Colby said it's not common, typically the timing restrictions on a public parking lot/deck are set by the Council in the city code, it is unusual to have them in the RDA. Chairman Bancroft said his concern is having to go back in and amend the RDA every time we make an alteration, isn't this something that can be handled at the Police Dept. level. Ms. Tungare said if we place such a restriction in the RDA, the city will not be able to change the parking timing at its discretion, we would have to go back to First Street II, LLC every time to have them sign off on the change. Chairman Bancroft asked how we give them comfort that this will actually happen. Mr. Colby said staff has proposed to First Street II, LLC that if this is incorporated into the RDA, the restrictions that would prevent vehicles from parking there for the entire duration of the day, but the city would have some control over the actual hours that are set for the various spots located within the deck, provided that we do not permit a vehicle to be parked there for the entire day during business hours. Chairman Bancroft asked if that works and if staff were comfortable with that. Ms. Tungare said that is correct.

Aldr. Lemke asked if that were for all floors of the entire parking deck. Mr. Colby said yes, both floor 1 and 2 of the new parking deck. Aldr. Lemke asked if this were just during the day, if there were some possibility in 1 of the building for residential would they be restricted and unable to park in the deck. Mr. Colby said the request from First Street II LLC is specific to the day time hours out of concern for either resident vehicles remaining in the deck during the day or office workers parking there for the duration of the day.

Aldr. Payleitner said when we were in discussions about the bank and giving them permission to take over the first floor to take it out of retail/restaurant, it was supposed to be off-set by an entertainment section on the upper floors to still give business to our caterers and restaurant businesses, and she feels we lost out on that deal a bit here.

Aldr. Silkaitis asked what the restrictions are on the other floor. Mr. Colby said the lower level currently has no specific restrictions, the upper level there's short-term restrictions of 2 hour. Aldr. Silkaitis said that's not much time to park and shop downtown and he's not in favor of that, he doesn't think we should do the whole deck for a limit of 2 hours that was not the intent of the deck. Mr. Colby said the proposal is not specifically for 2 hours; First Street LLC would just like the agreement to be

written so a vehicle can't be parked there for the entire day; the spaces could be set for 2 to 4 hour parking at the discretion of the Council.

Aldr. Stellato suggested that if moving forward with this, we make it contingent upon taking a look at the wording on what staff is proposing; he understands trying to get comfortable with that, and he thinks the big key is it's at the discretion for the city to set those time limits.

Mr. Koenen said parking in downtown St. Charles is not a new phenomenon in terms of timing durations on how we manage it. The Police Dept. through the years has worked with downtown businesses, in particular the Downtown Partnership, on how long someone can park in a particular location and should be established, and those timing durations do change as businesses and demands come and go. He suggests continuing a practice that has been long standing in St. Charles to continue to work with the Police Dept. and the Downtown Partnership to establish the parking needs that are in the best interest of all users in downtown. He said the general gist is that the lower levels are shorter term parking and the upper levels in the older deck on First St. are the longer term parking locations, generally that's the case practiced today and he thinks we would want to practice that in the future; let the Police Dept. do what they do and he thinks they have done well for many years.

Chairman Bancroft asked if the language of the RDA would provide that flexibility. Mr. Koenen said correct. Aldr. Lewis said this would have to be managed, so would there be enforcement to chalk and ticket these cars. Mr. Koenen said yes, they would do the monitoring of that with a parking enforcement officer, but most important is that we don't have to do a lot of enforcement simply because we have always tried to find that balance between the needs of employees versus the needs of visitors in the downtown to not have to chalk a lot of cars.

Aldr. Lemke asked if we are saying we want restrictions all weekend, because he thinks the type of things that Sterling Bank would be concerned about is for businesses and maybe employees through the weekdays, and on weekends you might have people needing more time, and he would like more clarity on that before agreeing to that part of the resolution. Mr. Koenen said that's exactly what the Police Dept. would need to address, what are their needs on the weekend versus weekdays because those needs could be very different.

Chairman Bancroft said to Aldr. Stellato's suggestion, can we approve this subject to receiving some of that at least what the initial detail would be. Mr. Koenen said that makes sense.

**Aldr. Turner made a motion to approve a Minor Change to PUD Preliminary Plan for First Street Building #3- Sterling Bank, as well as the minor change to the RDA, subject to receiving some of what the initial detail would be. Seconded by Mr. Aldr. Bessner.**

**Roll was called:**

**Ayes: Stellato, Silkaitis, Turner, Gaugel, Krieger, Bessner**

**Absent:**

**Nays: Payleitner, Lemke, Lewis**

**Recused:**

**Motion carried 6-3**

- b. Historic Preservation Commission recommendation to approve Historic District designation for the Millington Historic District.



Mr. Colby said the Historic Preservation Commission has submitted a Historic District nomination for the proposed Millington Historic District, an eight-block area west of the Central Historic District bound by State Street to the north, 5<sup>th</sup> Street to the east, Illinois Street to the south, and 7<sup>th</sup> Street to the west. In accordance with the Zoning Ordinance, property owners within the proposed district were notified of the nomination and public hearing, which the Historic Preservation Commission held on 1/18/17. Of a total of 51 properties, four property owners within the district expressed opposition to the nomination either in writing or at the public hearing. The Historic Commission recommended approval of the District nomination with a vote of 7-0, based on the criteria listed in the attached resolution included in the packet.

If the Historic District is approved, a Certificate of Appropriateness (COA) from the Historic Preservation Commission will be required prior to issuance of a permit for construction for exterior building permits within the District. While this proposal is pending the COA requirement is in effect and will continue up until 60 days after the Historic Preservation recommendation, ending on March 19, 2017. He noted that the Historic Commission Chairman along with some members were there to answer any questions or speak to the nomination itself.

Aldr. Silkaitis said he likes the idea of the Historic District; his only concern is including the Non-Contributing homes, he sees no point. Fred Norris Jr.-Historic Preservation Chairman-209 Auburn Ct. said when we have a district, we have a COA for property that is classified as a contributing or non-contributing and what's very important is the street, the whole neighbourhood, and the Historic Commission is very happy and honored to put this in the committee's hands to watch over these things. The contributing ones are very sensitive, and when those have modifications, we can be sure they are very sensitive to the district. The non-contributing are also important due to the foundations and central structure which can start off in the right direction, but if we don't have a process to review over them, they can get too big for the neighbors and cast shadows, where the Commission would like to review them to make sure they are sensitive to what we are trying to do in the district. Aldr. Silkaitis said he understands that, but some of these homes are built in the 70's and have no historical significance, so why do they need to be in there. Dr. Steven Smunt-Historic Preservation Commission member- said a lot of them are in between other homes that are contributing and it gets very difficult to gerrymander a boundary around buildings that are non-contributing; the non-contributing ordinance is very liberally applied to those properties, so they probably receive the least amount of impact, unless it comes to some tasteless architecture, we then at least have the chance to direct them in the right direction. It's difficult to draw a boundary that is consistent and definable and then gerrymander around multiple sites that are stuck in between significant contributing structures; it easier to have a definable boundary and then address non-contributing with the most lenient application of the ordinance, which directs us to be liberal in our interpretation. Aldr. Silkaitis asked if there is any kind mechanism to exempt them from that; his only concern is the non-contributing. Mr. Norris said the non-contributing is very specific, we don't ask them to come up to contributing; if they are non-contributing now they can stay there, if they want to tear the structure down then we really want to make sure we're looking over what will go there. But if they are non-contributing and they want to do something very simple, we've never stopped them in the case of over 2,000 COA's since 1994 and only 2 of those have ever come before the Council; we've always been able to work it out.

Aldr. Gaugel said his concern is also the non-contributing; going forward somebody in a non-contributing house that was built in the 1970's wants to paint their house, put new gutters, replace the windows or a new front door; what does this now mean for that homeowner. Dr. Smunt said there is an exemption list that does not require commission approval, rather it is an administrative approval, especially for non-contributing structures for items such as a re-roof or a change out of a fence, railing, door, etc., those can be done without even a COA, but they would still have to put forth the application

for the building permit. He said those are simple maintenance non-architectural issues, but for something like a bungalow type house that was maybe at one time a Sear's Craftsman structure that's been resided over with aluminium, and now you want to put on a 2.5 story addition that's way out of size and scale for the neighbourhood, the Commission would like to at least weigh in on that and direct them into a less imposing construction program, not necessarily tell them they can't, but let's negotiate something sensitive to the neighborhood, and if they are unhappy with that then have the right to address Council.

Aldr. Lewis said there is a letter in the packet from someone who owns a new home and would like to be removed/exempt from this district of this goes forward, she understands it's not possible to be removed but wanted to know how it would affect a brand new home and would they be considered non-contributing. Steve Gibson-Historic Preservation Commission member-243 Valley View Dr.-said the definition of contributing and non-contributing is somewhat fluid; a non-contributing house can be brought up by making changes to it that would then make it contributing, so a house that has been so severely modified that it no longer has any significance to us could be unmodified or remodified in a way that it would be contributing; that one of the reasons they cannot exempt a specific house. As far as a new house or vacant lot; we just had a house that's going to be built on a vacant lot in the Historic Dist. and those people came to the commission to ask for input to fit the size and scale for that neighborhood to respect of the rest of the neighborhood; the impact on everyone in that neighborhood is dependent upon the houses built. The good thing about is that the requirement is the contributing house, that's where we have the most restriction in what we are trying to maintain those houses so they continue to be contributing and significant. For a new house we would encourage them to make it fit the neighborhood as far as scale or architectural elements, but we certainly wouldn't say you have to build an old house in the new neighbourhood; the front of the house is what's important which is what impacts the street and the neighbors, the back of the house where additions are done is not as important so there is a lot of leeway with that.

Dan Marshall-Marshall Architects-812 E. Main St.-said he supports this and it does a lot of good for our town along with our zoning code allowing some control over what's built; it's great for the neighborhood.

David Amundson-500 Cedar St.-speaking for his wife who is a PhD in architectural history-is in support of this and will be the first to admit having a little hesitancy because she has a slight libertarian streak when it comes to her house and property, but she's willing to embrace it in large part because this is what she preaches at the school where she teaches-School of Architecture at Judson in Elgin. We constantly harp on students about placement and significant places to make new communities which usually implies more than just 1 individual building. Historic preservation in this country focused on monuments for a long time and letting everything else go to pieces and as time has progressed people have gotten more comfortable with the fact that it's actually the whole fabric; everything that makes the community. He lives in this district and it will impact him and there is a sense of history in our neighborhood and he would like that to be preserved. He said his love affair with St. Charles started in 1998 when he started dating his wife and he still remembers falling into the valley coming down Main St. and all of the sudden there's downtown in front of him which was this wonderful, nice, neat, quaint picturesque downtown. He said they walked around the neighborhood and over to Lincoln Park and it had this sense of place and something special, preserving the fabric is important in historic districts like this and this is one of the few ways that we have available to do so. One of the local publications named Geneva, St. Charles and Naperville as being the 3 places in the Chicago metropolitan area that were worth leaving the city to go see, and that's not just because of

Main St., Hotel Baker or the Arcada; the whole fabric makes the community more, and this is how we save it.

Chairman Bancroft said we are blessed with a particularly affective Historic Preservation Commission in his opinion so the implementation of a district like this upon their recommendation should be dually noted in how they work over the years and truly how affective they have been. Aldr. Lewis reiterated that, she went to the public hearing and she commends the commission on a job well done, they were very thorough, fair and open to everybody's comments. She noted that in the city's mission statement the first word is "heritage" and we should keep that in mind.

Aldr. Silkaitis said he does appreciate what the group has done but he does like the mechanism that they could repeal the Commission decision for the Council to make final decisions, which he doesn't want to do, but if comes to that then it comes to that, and he's in support of it.

**Aldr. Krieger made a motion to approve Historic Preservation Commission recommendation to approve Historic District designation for the Millington Historic District. Seconded by Aldr. Stellato.**

**Roll was called:**

**Ayes: Stellato, Silkaitis, Payleitner, Lemke, Turner, Gaugel, Krieger, Bessner, Lewis**

**Absent:**

**Nays,**

**Recused:**

**Motion carried 9-0**

- c. Recommendation to approve and execute an amended Service Agreement for the Home Rehabilitation and Accessibility Loan Program.

Ms. Johnson said last month committee recommended approval of an amendment to the city's existing home rehab loan program which to remove the single-family only restriction to open it up to townhome and condo units, as well as changing the name to "Home Rehabilitation and Accessibility Loan Program" to highlight the fact the program can be used for accessibility modification. Community Contacts currently administers the program on behalf of the city and has done so since the program began in 2010. Staff has now amended the service agreement with them to reflect the changes to the program.

**Aldr. Turner made a motion to approve and execute an amended Service Agreement for the Home Rehabilitation and Accessibility Loan Program. Seconded by Aldr. Payleitner. Approved unanimously by voice vote. Motion carried. 9-0**

- d. Recommendation to approve modifications to a Commercial Corridor and Downtown Business Economic Incentive Award (CCD) for 104 E. Main Street (Crazy Fox).

Mr. O'Rourke said this is for modifications to an existing CCD award; last October Council approved a tier 2 award for Pete Zaikowski-the building owner as well as the business owner, for a number of items, which included rough plumbing in the kitchen and around the bar as well as the installation of a new water heater. However, when the repairs were started city staff discovered some other code modifications needed included a grease trap and some additional floor drains under the sink, which

really increased the cost of the plumbing estimate. As Mr. Zaikowski went through these changes he decided it wasn't feasible to do both the water heater and the required changes, so he did not do the water heater. The purpose of this amendment would be to essentially take that approximate \$4,000 that was designated for the water heater and shift it toward the extra plumbing costs, which are all eligible improvements out of the program, it just wasn't specifically laid out this way in the original estimates.

Aldr. Gaugel asked if this could have been caught before the application submittal. Mr. O'Rourke said it just wasn't something that could be seen until the existing kitchen equipment was pulled out; it's all stuff that happens under the floors, staff did not see it during pre-inspection nor did the building owner's contractor. Aldr. Gaugel asked if it occurred post permit. Mr. O'Rourke said correct, it was something the plumbing inspector noted during the inspection.

Aldr. Lewis said she is confused on what the total dollar is. Mr. O'Rourke explained the original amount was approved for \$20,250 and it stays that amount; the funds are just being shifted where they were being allocated for.

Aldr. Lemke asked if there are any problems with the hot water that might have encouraged them to replace it, or was it an upgrade as long as the work was being done. Peter Zaikowski-1572 Knoll Crest, Bartlett-said the water heater was going to be an upgrade but when they did the final inspection with the city they noticed the grease trap wasn't where it was supposed to be so they had to tear up the whole floor put a new one in and redo all the drains. The cost was the same, we just didn't upgrade the water heater, we did what the city inspector told us to do, but yes we do have adequate hot water, we wanted to upgrade for better but this was more important for the city so we just allocated the money there. Aldr. Lemke said he appreciates that, thank you.

**Aldr. Stellato made a motion to approve modifications to a Commercial Corridor and Downtown Business Economic Incentive Award (CCD) for 104 E. Main Street (Crazy Fox). Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried. 9-0**

- e. Recommendation to approve a Minor Change to PUD Preliminary for CVS PUD Lot 2, 1601 S. 14<sup>th</sup> St.

Ms. Johnson said the applicant Lou Morelli has applied for a Minor Change for approval of changes to the plans for lot 2 of the CVS PUD in order to accommodate a restaurant rather than the retail building that was originally approved for that lot. The proposed site layout is similar to the approved plan, although the proposed building is smaller than the planned retail building and additional parking has also been added to the site. The building elevations have been modified and meet all design standards, a landscape plan has not yet been submitted but a landscape plan which substantially conforms to the approved plan will be required at the time of permit. The plans seen in the packet tonight show a sidewalk along the west side of the building but the applicant intends to eliminate that sidewalk in order to shift the building to the west by a few feet, which is required to allow for a 10 ft. separation between the east wall of the building and the watermain that runs along the east property line, and that sidewalk was not included on the originally approved plan. Staff recommends approval subject to resolution of staff comments prior to council action.

Aldr. Lewis said she never likes when sidewalks are being removed and would like know why it has to be removed. Ms. Johnson said the building is currently placed less than 10 ft. from the existing watermain along the east side so the building, so it needs to be shifted to the west and in order to do so without impacting the existing drive aisle location, they needed to get a few feet in to

allow for the shifting of the building, and have done so by eliminating the sidewalk to buy them about 4 ft. Aldr. Lewis asked what would be there, just road. Ms. Johnson said no, it will be the edge of the building and about 3 ft. of landscaping and then the parking, the sidewalk along the front of the building will remain which is along the accessible handicapped parking spaces to still have an accessible route into the public entrance. Aldr. Lewis asked if there will be any other landscaping around the building, because CVS has none. Ms. Johnson said yes there will be along that west side, a 3 ft. buffer, as well as the north and east side, but not on the south side of the building, but the landscape plan will be provided. Aldr. Lewis asked what kind of restaurant it is. Lou Morelli-said he hasn't bought it yet but is under contract with the due diligence expiring shortly, this will be a fast casual bistro and Italian eatery, emphasis on pizza but also Italian dishes; pastas, salads etc. Aldr. Lewis she doesn't think there's anything like that in that area. Mr. Morelli said not this casual, but there will be no drive-through, they thought of it but the building foot print is too small for that.

Aldr. Payleitner asked how the patrons would safely get to the entry without the sidewalk. Mr. Morelli said they'd park and walk up the back through the parking lot, he said the parking is kind of odd there, other than the 3 spots in front which are handicapped, nothing adjacent to the building would allow that. People on the west end of the building would have to park along 14<sup>th</sup> St. and people going south toward Rt. 38 would have to get out of the cars and walk. Aldr. Payleitner said she sees the sidewalk on the north side of the building, but there is no entry there, there's no sidewalk to get to the entry part. Mr. Morelli said there would be, CVS has a sidewalk that connects and the street that runs parallel to 14<sup>th</sup> St. connects to CVS. Aldr. Payleitner said she gets the pedestrian end of it, but there's not a safe way to go from your car to the front door. Mr. Morelli said only those first 3 spots by the door. Aldr. Payleitner said she must be misreading the plans because it looks like there are 8-12 spaces without sidewalk access. Mr. Morelli said that's correct, because the sidewalk will be eliminated.

**Aldr. Turner made a motion to approve a Minor Change to PUD Preliminary for CVS PUD Lot 2, 1601 S. 14<sup>th</sup> St. Seconded by Aldr. Bessner.**

**Roll was called:**

**Ayes: Stellato, Silkaitis, Payleitner, Lemke, Turner, Gaugel, Krieger, Bessner,**

**Absent:**

**Nays: Lewis**

**Recused:**

**Motion carried 8-1**

- f. Recommendation to approve a Minor Change to PUD Preliminary Plan and Plan Commission recommendation to approve a Final Plat of Subdivision for Doran Scales, Legacy Business Center PUD Lots 8 & 9, 883-884 Enterprise Ct.

Ms. Johnson said the Legacy PUD was approved in 2006 with approved plans showing a single building on each of the 2 lots and Mark Podl of Doran Scales has applied for Final Plat of Subdivision and Minor Change to PUD to consolidate the 2 lots into 1 single lot in order to construct a single building on the property. The building will be a single story, about 33,000 sq. ft. for Doran Scales and also another tenant. The Plan Commission recommended approval of the Final Plat and a recommendation for approval on the should be subject to resolution of outstanding staff comments.

**Aldr. Stellato made a motion to approve a Minor Change to PUD Preliminary Plan and Plan Commission recommendation to approve a Final Plat of Subdivision for Doran Scales, Legacy Business Center PUD Lots 8 & 9, 883-884 Enterprise Ct. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion carried. 9-0**

- g. Plan Commission recommendation to approval a Final Plat of Subdivision for Silverado Senior Living, Lot 7 Pheasant Run Crossing.

Ms. Johnson said last year a Map Amendment was approved to rezone the southern part of the property to allow for Silverado Senior Living facility, a Preliminary Plat of Subdivision was also approved at that time showing division of the property into 2 lots. Perry Devlin of Silverado has now applied for Final Plat approval which is in conformance with the approved Preliminary Plat showing division of the property-Lot 7A for Silverado (west of the Hilton Garden Inn), and then Lot 7B for future development behind the Silverado lot. Plan Commission recommended approval of the Final Plat subject to resolution of outstanding staff comments.

Aldr. Lemke asked if we have provided access to lot 7B should there be development on the site, without impacting the Volkswagen dealership. Ms. Johnson said yes, there is a cross-access easement through both lots for their mutual benefits to provide a means of access to lot 7B and also to allow Silverado to access their rear parking lot. Aldr. Lemke said so they might access the rear parking lot through 7B. Ms. Johnson said yes. Aldr. Lemke said how about through the Hilton Garden Inn. Ms. Johnson said no, they will not be connected.

Aldr. Lewis noted that the Plan Commission resolution for Silverado and Legacy showed no votes for Mr. Doyle rather than an absent vote. Ms. Johnson said thanked her for pointing that out and that those would be changed.

**Aldr. Stellato made a motion to approve a Final Plat of Subdivision for Silverado Senior Living, Lot 7 Pheasant Run Crossing. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried. 9-0**

- h. Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for Prairie Center.

Mr. Colby said Shodeen Group, LLC has filed applications for approval of a Planned Unit Development (PUD) for the Prairie Center project, which is mixed use redevelopment of the former St. Charles Mall property. A Concept Plan application for the project was reviewed by the City in January 2016 which included 609 residential units. The currently proposed PUD plan has similar land uses to that Concept Plan, including commercial uses along Rt. 38, an area of mixed use buildings, and an area of residential buildings to the north. The site plan has been modified since then; most notably to include a central north/south drive through the site that is now an organizing feature for the streets within the development, and optional mixed use buildings are now planned along the central drive and Prairie St. The plan includes:

- 670 residential units (including 61 affordable “bonus” units)
- A range from 83,000 to 116,000 square feet of commercial uses (depending on whether certain buildings are constructed as mixed use and not residential only)

Mr. Colby then shared a brief summary of the review process thus far:

Affordable Housing: On 11/17/16, the Housing Commission reviewed and recommended approval of the applicant's request for a variance to the Inclusionary Housing Ordinance requirement to permit the required affordable units to be located within one or more buildings (as opposed to being distributed throughout the site). The applicant represented that they are working with an affordable senior housing developer, although the variance as requested could apply whether the affordable units are senior or not.

Plan Commission review: The Plan Commission conducted public hearings regarding the PUD on 10/18/16, 12/6/16, and 1/10/17. On 1/17/17, the Plan Commission recommended approval of the project, subject to conditions relating to:

- Building architecture, to encourage greater variation in building design, particularly where two buildings could be attached together, as shown on the site plan. (During the public hearing, the architecture was changed to the Prairie style at the request of the Plan Commission.)
- Phasing, to require that the north-south boulevard be substantially installed with the first phase of the project.

\*The Plan Commission resolution with their findings and conditions is attached.

Park District: The applicant and staff have engaged in discussions with the St. Charles Park District regarding a park site donation within the project. The Site Plan shows a park site located adjacent to the on-site detention basin. The Park District has expressed an interest in accepting a park site donation at this location, but this has not been finalized. \*The most recent letter from the Park District is attached.

PUD ordinance: Staff and the applicant are engaging in discussions regarding the PUD ordinance for the project. \*The attached memo summarizes the key provisions of the draft PUD Ordinance. The developer's proposal for utility connection fee credits remains unresolved.

Mr. Bong summarized the main points and concepts of the civil engineering studies for the Prairie Center development. In March of 2016 Shodeen asked city staff to hire and manage a group of consulting engineers to produce civil engineering capacity studies. The scope of these studies was to understand what infrastructure is necessary to accommodate this development. Shodeen provided a deposit to cover these development related costs. City Council reviewed the scope and approved the contracts on March 21, 2016 so the City could then engage the consultants.

Mr. Bong said that over the past few months these studies have been presented by the consultants at a public hearing and the complete reports are posted on the project web site. He then gave a brief overview of each of these studies.

Watermain Modeling- by Trotter & Associates- The proposed internal site watermain is plugged into a computer model of the City's watermain system. The system is then run through various scenarios. The result of this analysis is that adequate fire flows will be available at all proposed internal site buildings and fire hydrants to meet 2015 International Fire Code.

Stormwater Report-by Applicants Engineer ESM, reviewed by WBK Engineering- The development will provide a new onsite detention pond and will also expand and improve th

existing 14<sup>th</sup> Street detention pond behind the Saddlebrook Office building. This development will be required to follow the Stormwater Ordinance, which requires a maximum runoff release rate of 0.1 cfs/acre, which is less than the existing release rate. The City is requiring that all of the required 12 acre-feet of detention is provided within these 2 ponds.

Sanitary Sewer Study-by WBK Engineering-The scope of the study was to determine a before and after evaluation of the proposed development to determine its impacts on the downstream sanitary sewer system. Estimated new sewer flows from Prairie Centre are added to existing background flow monitoring data and analyzed to determine the capacity of the downstream pipes pre- and post- development.

Mr. Bong then gave a lay of the land and referred to a map showing the sanitary sewer pipe segments that were studied. This is what we call the Gray Street Trunk line; it travels down Gray St to Roosevelt Street to Rt. 31 to a siphon that crosses the river. The reason these pipe segments specifically were studied was because they will be the direct downstream route of the new sanitary sewer flows from the Prairie Centre development. The existing flows from Jewel and surrounding buildings, as well as what was the old mall, currently flow down the sewer shown in blue, known as the Davis School trunk line. This is the trunk line that flows down Fellows St and eventually connects to the Gray St. trunk line. The new Prairie Centre flows and the Jewel and surrounding flows will be rerouted to the Gray St. trunk line by way of this connection point (shown on the Power Point).

In summary, Prairie Center adds wastewater flow but does not significantly change the sanitary system. Some of the far downstream pipes are currently above 90% of capacity during heavy rain events. Prairie Center development will use an additional 2% of the available pipe capacity of the Gray Street trunk line.

He said the study recommends routing all the new flows to the Gray St. Trunk line during the first phase of the development. The study also contemplates a future project to replace some of the far downstream Gray St. Trunk-line pipes, and also recommends continuing with the City's CMOM-Capacity Management Operations and Maintenance Plan, as information from that plan could help define project details.

Traffic Impact Study-by HLR Engineering-The scope of the study was to follow the industry standard traffic impact study methodology which consists of data collection, analysis, and recommendations. Data was collected at the intersections surrounding the site, as well as 2 intersections at Prairie St. at 7<sup>th</sup> St and Prairie St. at 3<sup>rd</sup> St.

Traffic volumes were developed for 3 scenarios: Existing 2016 traffic, then projecting existing traffic 10 years into the future to the year 2026, and then finally future traffic in 2026 with the fully developed Prairie Centre added. These volumes are then run through industry standard traffic modeling software, Highway Capacity Software and Synchro.

Another area of analysis was checking traffic signal warrants at three intersections on Prairie St: 14<sup>th</sup> St, 7<sup>th</sup> St, and 3<sup>rd</sup> St. Signal warrants are guidelines published in the Manual on Uniform Traffic Control Devices to aid in the decision to install traffic signals at an intersection. These



are guidelines and meeting a warrant does not require signal installation. Often, traffic signals are not the best option.

Based on the analyses, the study reported findings and contemplates recommendations. In general, the area roadways can absorb the impact of the site generated traffic and where there are problems, typically they are existing ones. At Randall & Prairie, the main issue is the existing westbound left turn lane clearing onto Randall Rd. during peak times. Kane County has plans to widen Randall Road in this area from 4 lanes to 6. This widening is expected to address the issues at this intersection.

At the other three Prairie Street intersections 14<sup>th</sup>, 7<sup>th</sup> and 3<sup>rd</sup>, although traffic signals are already warranted under existing traffic, the analysis shows remaining capacity. At the development's main exit on to Rt. 38, the study recommends the addition of a left turn lane and signal arrow to the existing traffic signal as well as optimization of the signal timing in the area of the site. This is a kind of calibration of the signals to make them work together as efficiently as possible.

He then referred to a picture of the impact of the addition of the Prairie Centre traffic at the Prairie and 14<sup>th</sup> Street intersection. The green is the projected length of peak hour vehicle queuing in 2026 without the development and the red is the additional queuing attributable to Prairie Centre, which is less than 1 vehicle length, and is similar for Prairie and 7<sup>th</sup> as well as Prairie and 3<sup>rd</sup> intersections.

He said In addition to the City's review, KDOT and IDOT were sent copies of the traffic impact study since Randall Road is a county road and Rt. 38 is a State Road. The county's only recommendation was the traffic signal optimization. The State is requesting a right turn lane on Rt. 38 into the main entrance. This differs from the recommendations of the HLR traffic impact study, mainly because the capacity improvement gained from the creation of new right turn lanes is generally modest. Nevertheless, IDOT may require this as a condition of their permit.

Chairman Bancroft referred to the February 10<sup>th</sup> Staff memo which states the details of current ongoing discussion with staff, which items are outstanding and still being negotiated, as well as ongoing discussions with the Park Dist., therefore he feels there is significant work that still needs to be done. He said staff has also stated that a revised PUD ordinance draft was submitted last Friday which is not part of this packet, and from that standpoint, he thinks questions today regarding the studies is the most productive use of committee's time, however he does open the floor to any comments.

Aldr. Payleitner said she would like to see wording in the ordinance for the affordable housing that the variance will be granted as long as it is applied to senior housing. Chairman Bancroft clarified that to the extent that there are units being provided as part of the PUD and overall development concept, as long as those are going to some sort of senior housing use, the condition is that will allow all of those to be located in 1 section, otherwise they would have to be spread out. He said he personally agrees with that.

Aldr. Lewis asked where all the cars are coming from for the projections without the development in the traffic study for the year 2026. Mr. Bong said what is shown in green is base traffic for the future in 2026. Aldr. Lewis said if nothing is developed why is there more traffic. Mr. Bong explained that there was not a shorter line shown for the current traffic in 2016, but the projections for 2026 come

from CMAP. Aldr. Lewis said there is no place to build anything so she doesn't understand why it gets so much longer with no building and only gets a little shorter if it is built.

Alex Garbe-Traffic Engineer with HLR-380 Shepard Dr., Elgin-explained that the green line is not indicating a change or increase in queue; it's not stating that without the development there is going to be 75 ft. increase in queue in the left northbound turn. If you went out there right now you'd maybe see 1 or 2 cars waiting to make the left; the green line portrays that queue and what it might be in 2026 based on CMAP's direction, and that number can come from any number of things in the region. Aldr. Lewis said there is nothing there. Mr. Garby said they are looking at a much larger area than just this specific intersection, and he thinks they estimate a 1% increase at Prairie St. over 10 years, which can be through traffic and new trips generated by development farther west. Aldr. Lewis said it seems like an awful lot of growth to her for something we don't even know about, and very little growth for something that we do know about.

Chairman Bancroft said he doesn't think its growth necessarily, but existing conditions brought out to 2026, there would be green there regardless because things all around are using that traffic. Aldr. Lemke referred to the Charlestowne Mall traffic study, which showed current information as well as what the growth would be, and he thinks a clear illustration is missing in this study to see if CMAP has applied generally a number that in an area where its residential and there are no new houses, that may not be applicable, and he'd like to see the existing graphic. Aldr. Stellato said to visualize using 3 colors, with green being today and yellow is the future, would it be 1% a year or total. Mr. Garbe said 1% total. Aldr. Stellato asked what the red line indicated on Prairie, what percentage. Mr. Bong said one thing not shown here is the current traffic, which would be a different colored line which would be most of the green line and the future 2026 with Prairie Center is just an incremental increase in red and about 1 car. Aldr. Lewis said with 670 units what would the figure be for actual cars. Mr. Bong said the total traffic at the peak in 2026- the green line- is 1,361 total cars and then adding in Prairie Center would add 129 cars. Aldr. Lewis said we are going from 1,381 to 1,450. Mr. Bong said 1,490. Aldr. Lewis said that's less than 100 cars for a 670 apartment complex, why are we providing all these parking places. Mr. Garby said the majority of the traffic will travel Rt. 38.

Aldr. Bessner asked if there were anything to report in regards to any significant increase in waiting and queue times, timing of it versus just talking cars in terms of delay. Mr. Garbe said adding the development increases the delay of course, but they didn't find anything that the system doesn't seem to be able to afford. Aldr. Bessner said in the 1 photo we talk about an increase in 1 or 2 cars which visually doesn't worry him, but he wondered if the wait time increases way out of ratio to what we're looking at. Mr. Bong said the wait times are related to the queuing, the more of a wait time you will have more cars backed up; we don't have that exact information but we can get it.

Aldr. Bessner said in regard to sanitation, what is considered a heavy rain; is it 4-5 times per year or a flood every 5-10 years. Mr. Bong said the industry standard way to define that is the 10 year storm event, so it's referring to a heavy rain event as something out of the ordinary that's not happening once or twice a summer. Aldr. Turner added that we're at 92% capacity anyway and his understanding is that's a future project with or without this development coming, especially replacing the pipe in the Rt. 31 area. Mr. Bong said yes those pipes are reaching the end of their service life so that would be occurring sometime.

Aldr. Lemke said he understands doing origin and destination being a normal way of studying traffic, there are a lot of people and new position growth east of the river, as well as a lot of residential west of

the river, and he could expect a lot of queuing along Rt. 38, and he sees that during rush hour. If we were to look at the remainder of Prairie St. he doesn't necessarily see that all of that traffic will choose Prairie St. with some of its tight spots, he sees queuing going to Elburn during rush hour, and he's perplexed by almost no increment but all kinds of queuing along Prairie St. right now, it's unusual. He thinks we need to know what's there now to make the incremental understanding that there would be no impact from this. Another thing heard in the Plan Commission hearing is Randall Rd. and Prairie St.; if you need a right and a left turn to get to Rt. 38 there will be a right and left to get on to Randall to reduce some of the queuing, and the increment is to make the light back up worse until Kane County does something about it and he feels a contribution is in order. This was a problem in the traffic study when the tall buildings were proposed; the impact was on the light at Randall Rd. and Prairie and he thinks we are looking at the wrong issue; to assume people would come out of the subdivision to go east to head north and go left. Yes there will be some of that but he doesn't see that's really the issue and he thinks it's taking away from the Randall and Rt. 38 issues.

Aldr. Silkaitis asked if committee needed to give staff direction on the unresolved issues. Chairman Bancroft said given that there ongoing discussions and committee is not completely in the loop, as well as items that came in last Friday, he personally is not prepared to comment on some of those items. Aldr. Silkaitis said her understands and will wait to share his comments.

Aldr. Lewis said looking back at the presentation of the concept plan a year ago, Committee asked for a market analysis/study and she wondered if that was ever completed to state whether we need an apartment complex this size. David Patzelt-Shodeen Group- 77 N. First St., Geneva-said the studies have found there is no demand for commercial, internal studies have shown that there is a demand for residential. Aldr. Lewis asked if Committee could see those studies for residential. Mr. Patzelt said those have not been shared with staff. Aldr. Krieger asked why. Mr. Patzelt said because there are other competitors proposing apartment buildings within the St. Charles area and if those are shared it could fall in the hands of a competitor, and he believes that committee is seeing response to that need for apartment now not only from us but from others. Aldr. Silkaitis said that's hard to justify without seeing numbers, approving all these apartments and he would like to have some basis; is it feasible, what will the buildout be, that's what a market study would show us, he'd like to see a study for this project before making a decision.

Chairman Bancroft asked what is the pro forma absorption to build out. Mr. Patzelt said 10 residential units a month, 120 a year, so 5-6 years.

Peter Bazos-Elgin-Attorney representing the owner-Towne Center Equities and the developer-Shodeen Group-said this 26 acre site was first purchased in 1996 and in 2000 the city created a TIF dist. and sold bonds to make available monies to demolish the building on the site with the hope of an auto mall with the TIF increment repaying the bonds. The site was then rezoned in 2002 with the final buildings demolished in 2003; however we were not able to find automobile users to come to the site, which is similar to what has happened in Elgin at Randall Rd. and 90. The focus then shifter to the Towne Center development, beginning in 2007 and ending in May 2010, there were multiple Plan Commission meetings which resulted in the commission recommending to Council the approval of the project, but May 2010 Council rejected that plan. Since 2003 when the last building was demolished and 14 years later, the site sits vacant and underutilized, with the city subsidizing the bond repayments to its tax revenues from its general fund. He then showed some slides of the site and noted that the surrounding zoning classification of RM-3 to the east and north. In 2015 the developer approached the city regarding the proposed development of this site as a mixed use business residential zoning PUD, which

is what's before us tonight, or just straight residential zoning RM-3. Beginning in 2015 by encouragement of staff, 3 public meetings were held for members of the public to come in and see alternate plans of either straight residential zoning or PUD mixture of commercial and residential. Then in January 2016 a concept review went before the Plan Commission and then City Council to review those plans, thereafter the developer made certain changes to the PUD based on feedback, and in August 2016 the developer filed 2 separate applications. The first was the mixed PUD and the other is for straight rezoning most of the site, along Rt. 38 which would remain BR, but everything north of that-the second petition seeks to rezone to RM-3 or just straight multi-family residential, not mixed use. They have suspended the processing of the straight rezoning petition pending the resolution of this PUD application, because it was generally believed and they continue to feel that this is the superior plan. If this PUD plan is approved the developer will retract/withdraw that straight rezoning petition; this PUD contemplates 609 residential units with a density bonus of 10% for affordable onsite units, with the maximum onsite units being 609 + 61 with a total of 670. The Plan Commission held 3 public hearings beginning October 2016 and ending January 10, 2017, as part of that review a great deal of time and attention was paid to how the proposed PUD project complies with the Comprehensive Plan. He said per a Plan Commission members request they gave a point by point statement as to how or not this complies with the Comprehensive Plan and the result of that was a 26 page analysis which is part of the record and the end result was that it was recommended by Plan Commission. He said the plan shows connectivity between Rt. 38 and Prairie with a boulevard type private street with special design features and traffic calming features, as well as cross access from the site to the west from the Jewel side and to the east by Binny's. A park area next to the detention pond may or may not be dedicated to the Park Dist., that's still under discussion; other onsite recreational facilities include a pool as well as recreational facilities that will likely be built inside the buildings. Notably this project is described as upscale because 50% or more of the parking will be underground, which reduces the number of surface parking to leave more area for greenspace. Due to comments regarding possibly increasing retail square footage within the project, buildings B1, B2 and B3, if there is sufficient demand for additional retail, the developer could then put retail on the first floor and residential above. The Plan Commission also spent a significant amount of time discussing architecture, they wanted something special here, and there was the recommendation of a Frank Lloyd Wright type Prairie style be used, so our architects OKW came back with a couple of iterations for the mixed use buildings which include retail on the lower level and residential above. He then showed some slides of the Prairie style architecture as well as landscaping, lighting and touches that would be consistent with the Prairie style theme of the project. Before the filing of the application in August 2016, the Council adopted the Inclusionary Housing Ordinance in February 2016, Title 19 of the Municipal Code, and the developer is prepared to comply with the ordinance by either onsite units or to pay the fee-in-lieu, if the onsite units aren't feasible. He noted that right now we are lucky enough to be working with a reputable senior affordable housing developer who is interested in the 2 buildings on the site, which would be financed in part through tax credit financing with the Illinois Housing Development Authority (IHDA). They award tax credits to a number of projects each year and the developer is then able to sell the tax credits to raise equity financing which along with bank financing results in the developer being able to build the building; don't confuse it with Section 8, it is tax credit financing, which would be for a senior affordable housing project if this developer were to get the IHDA awards. IHDA has announced that due to the change in tax climate it will only have 1 round of awards in 2017, so all those who wish to participate need to be ready to make their preliminary applications on March 3<sup>rd</sup>, 2017, which gives us a very short time for this site to be able to be preliminarily approved by the city so the developer can tell IHDA that the site is available if IHDA will simply award it the tax credits. If we lose this round the developer will not be able to resubmit until the 2018 round which not only postpones development of the site but also burns off another year of waning 23 years of TIF, the sooner something can be built there the

quicker the city will start enjoying TIF revenues to pay off the bonds. However if the senior project doesn't go, the developer would need the right to pay a fee-in-lieu instead of putting in affordable units on site, if the developer were to do that with respect to the entire 10% we would then fall back the maximum 609 units, not the extra 61. Ultimately on January 17, 2017 after much hard work and 3 sessions of public review and public hearing, the Plan Commission made a unanimous recommendation of approval to Council, he feels and hopes committee will agree that this project has been very thoroughly vetted. We hope that given the fact that this property has sit for 14 years as a drain on the tax payers, and given all the changes made to the project since the concept review, that this will be moved forward and approved at the next meeting.

Vanessa Bell-Lasota-1610 Howard St.-said her comments are pertinent to the traffic study and she recommends the city request the Police Dept. crash report data, the traffic study states that there are no contributions to new issues but just adding to the current issues. There's a study of the 5 top crash sites in the city, she hasn't seen a recent one but requests that the city take a look at that as they say no new signalization is warranted, especially at Prairie and Randall. She noted that Kane County has stalled the project currently on the Randall corridor improvements due to lack of funding. The traffic study suggests a traffic circle at the 7<sup>th</sup> and 3<sup>rd</sup> intersection and she would like to suggest that committee take a look at the current success of traffic circle at 16<sup>th</sup> and Prairie. The developer wishes the PUD application to allow for adding horizontally to the residential building as the market allows in the future, and she doesn't know if this was the revision that was submitted on Friday, but she attended all the public hearings except for January 17<sup>th</sup> and that was brought up by the developer at the close of the public hearing. The Park Dist. has really committed to a study that the population in this area exceeds proper access to recreational outlets; one reflection of the Park Dist.'s commitment to develop park property in the area is the 19<sup>th</sup> St. park redevelopment, which has been completely gutted and has an incredible plan. They did a session with the community on the property to ask what people wanted, so they do know that Park Dist. property would be essential on this land because they can't currently serve the rental residential population; current population exceeds park assets in this particular area. Regarding the IHDA tax credits, would it be possible that as the developer is phasing in different aspects of the development that if you miss the boat on the 2017 credit, could they not meet it next year but still continue on another aspect of the development.

Kim Malay -526 S. 16<sup>th</sup> St.-said she lives in the neighborhood and is at the Prairie/Randall turn every single morning and sometimes sits 2 full lights-3 minutes a piece, waiting, so something definitely needs to be done, as well as a widening for the Prairie intersection because when its icy it's very dangerous to turn. Regarding the market analysis, she was before committee last year requesting this and has given them all a letter with her comments and she really cannot say enough that the city needs to have a third party doing this analysis making sure that we are looking at the true numbers, especially since we do have at least 1 other apartment complex being proposed in the area, if not more.

David Amundson-500 Cedar St.-said it's been reclad, seems like a veneer and looks cheap, he thinks we can do better.

Joe Masokias-23 N. 7<sup>th</sup> St.-said Lexington might contribute to the additional traffic, if and when it's built, there will be all those cars heading up 7<sup>th</sup> and down Prairie. He uses the intersection of 14<sup>th</sup> and Prairie himself, 2-3 times a day, and he only lives 2 blocks from where Lexington will be.

Mr. Bazos said that Mr. Patzelt has indicated that they have done an internal study and he's heard and understands the comments. The financial risk of spending millions of dollars is on the developer, they

wouldn't take a project like this if they didn't think it would be absorbed, also if the project wasn't approved and this goes straight zoning, there would be no traffic studies required with respect to straight zoning. It's been over 2 years vetting of this project and we have run out of time. Over these 2 years working with staff, who have been fabulous to work with, Plan Commission and appearance with Committee have always been cordial and we have always tried to be very truthful. He said he was provided with an email from an earlier speaker-Ms. Malay, that was sent to all of Committee that states on the top of page 2 that "the developer has several other large projects in the works in many nearby communities and is in litigation with Aurora over their project in that city". One thing you work hard to get, and if you lose it you lose it, is your reputation, and Mr. Patzelt is the president of this company and he tells me in no uncertain terms that not only is there not litigation with any part of Aurora, but there never has been, and it troubles us that this kind of untruth is being floated out there and that it is not true.

Chairman Bancroft said with respect to the affordable senior housing, he wondered if staff had any interaction or was aware of the March 3rd deadline. Ms. Tungare said she knows the applicant has requested a letter from the city indicating where we were at in the process and that they would be seeking the tax credit and she believes the city has provided that letter to the developer.

Aldr. Gaugel said his biggest concern is the sewer being at 90% capacity once this goes in and he hopes that can be addressed; he thinks Aldr. Turner already mentioned the fact that we are looking to replace those lines downstream. He likes the discussions had with the park, he likes the design of including the park there and he encourages those continued discussions. He also credits the applicant and Plan Commission for working together and taking some of their suggestions; he feels that is a testament of the collaboration in working together and he appreciates it.

Aldr. Turner gave kudos to Plan Commission, he knows this was difficult and he fully supports the plan. When it comes to the density, if it's going to take that many units to get 60 affordable units in the city, so be it. The buildout being 5 years he feels is an advantage to allow the adjacent areas to adjust, and from an overall perspective if there will be no development we're going to have to tax, so it's one or the other and he's all for this.

Aldr. Lewis said in reviewing her notes from a year ago, in her opinion, she doesn't think there isn't anyone who doesn't want to see this go forward and most of what's been given is positive, but it seems to keep getting bigger even though we've been asking for smaller. Now the buildings are a block long even though we've asked to reduce the footprint and the numbers, we've said 609 is too many and now we are at 670, which is exactly what was rejected 6-7 years ago. While she wants to move forward and keep working, she wants to get to that compromise, and while it has been going on for 2 years and she has been taking notes, but it seems like everything keeps growing. We want more mixed use, urban design is where you can live, play and work, we have 13 residential buildings and only 3 of those buildings have mixed use in them, and that's not a healthy balance; we keep talking about this balance and there is no balance there, it's all residential. She said she's frustrated and wants to move forward but somehow we have to come to a better understanding of what this community is asking for and she thinks the community has come farther to say as much as people want open space, park land and big boxes, we have realized that is not what's going to be there. There so much she likes about it but the block long buildings is all just an apartment complex and she will have to keep working with them on that.

Mr. Patzelt said him and Aldr. Lewis have had a lot of conversations on this project and Towne Center and a couple things that need to be kept in mind. Between the concept stage and the preliminary plan stage, the city reenacted the affordable housing ordinance, so they are now required to meet that. What that requirement did at the time at the \$72,000 a unit fee, times the 609 units, put a \$4.4 million burden on this project and you just can't absorb a \$4.4 million burden and say "let's move on with life". To relieve that burden and meet the ordinance we now need a 10% bonus to try to obtain that, in addition to that we went out and tried to find a developer who was experienced in tax credits, and that developer is now in hand, but are now hit in the knee caps by the change to IHDA guidelines, which is coming as a result of the new President and an opinion that these tax credits are falling in value and there may not be any market for those other than commercial business. We originally thought we would have 2 opportunities in calendar year 2017 to seek tax credits but there will only be 1 this year, so now we have to get this moving; there is also a concern that in 2018 they may not have tax credits available and we could then totally lose this if we drag it out any longer. He said him and Aldr. Lewis have had discussions regarding mixed use which is where he implemented this idea of the B1, B2 and B3; his studies and findings going to market is that there is not a demand for the commercial use, but they are willing to implement and incorporate that commercial use if the demand comes and that's why you hear a window of how much additional commercial could be added. This project will take 5-10 years, maybe longer, to develop and he believes that once we have a project to approve we can get out to market that we may find some other uses, and maybe a year or 2 from now he may be back to the city with an adjustment that suggests some other uses here where he may have to back out some residential units to make room for that. He cannot give the city a commitment that will happen, but he believes getting out to the market and showing a project that's approved, could lead others to want to be here, and those others being commercial users. He said he is in the commercial business and would very much welcome those users, but as indicated and as our pending application is, if this is not approved they understand, but he will be back with a BR along Rt. 38 and straight residential zoning, they will be happy to do that because they know there is a strong market for residential. He believes he is offering a better quality product here and the only way to get those units into this product without growing it vertically, which was a big concern, was to grow it horizontally.

Aldr. Lewis asked about a comment Mr. Patzelt made in the packet regarding the parking being decreased because he felt that at any given time he would have vacancies, and she thought that was an odd way to start in not being worried about parking because there will always be vacancies, she finds that an odd comment. Mr. Patzelt said any business, whether commercial, residential or manufacturing, you can't run a widget maker at 100% production all the time, there will not be 100% occupancy of the residential units, a typical residential developer hopes to push to a 93-94% occupancy at the end of any particular year, so that leaves a 6-7% vacancy on residential. Commercial would probably be at a 10% vacancy at any point in time throughout the development, and that's 1 tenant coming and 1 leaving and leaves you a gap at the end of year to probably have a 10% vacancy. Aldr. Lewis said so in building some of these first buildings and they find there's a large vacancy will they continue to build other buildings. Mr. Patzelt said no. Aldr. Lewis said then it will sit empty again. Mr. Patzelt said they have stated this will be market driven. Aldr. Lewis said maybe they are starting off with too many units to build in the first place, maybe 670 is not what the plan should be around, maybe 500 is a better plan where those you know can be rented. Mr. Patzelt said if he's at 100% and he's at 609, will committee allow him to go to 700-800. Aldr. Lewis said she doesn't have an answer for him. Mr. Patzelt said there are other developers coming in here wanting to do apartments and he firmly believes, and feels other are telling you, that there are a big demand for apartments, and he is so prepared that in the event the city doesn't want this plan, they will take out the mixed use portion and just come back with straight residential zoning and they believe they will fill it. Aldr. Lewis asked if the out buildings

around Rt. 38 were part of the PUD or straight zoning. Mr. Patzelt said in this application they are all included within the PUD.

Aldr. Stellato asked Mr. Minick to come up to answer some financial questions, but he agrees the Plan Commission has done a wonderful job getting it to this point, but in their process they can really only do findings of fact, at some point it gets to Council here and other elements need to be brought in, like the financial element of the TIF. He reminded everyone of the difference in the 2 TIF's for proposed site and Lexington; this TIF was done years ago and back then TIF's were set up as the city would make a pledge, float bonds and take risk for faith and credit risk of the city to pay those bonds off, and as we know the clock is ticking and that time is coming down. The incentive is that this development is putting pressure on the general fund to the tax payers; Lexington on the other hand, although we'd all like to it developed, but if it doesn't we are not out any money because it's a pay as you go TIF, it was a hybrid brought in about 5-7 years ago when cities got away from floating those bonds and taking those risks. He said we do have development that sits there vacant and we all know something needs to be done but if it doesn't happen, financially it's not hurting us, but we are not getting the tax revenue we would get if there were a development there, but we are also not paying off any bonds. Long lead in, long epilogue; prolong to get to this point of "what are we paying for this TIF, what has it cost us so far and what does it cost us per year".

Mr. Minick said the debt service on the TIF runs roughly \$250,000-275,000 per year; the incremental revenue to date is roughly \$150,000-175,000 per year, so we are subsidizing it to the tune of a little less than \$100,000 per year over the last few years. Since this TIF was instituted approximately 17 years ago, the gaps were not quite as big in the initial years of the TIF however there has accumulated about a \$1.1 million subsidy that's accrued from the general fund over to the TIF because nothing has developed. Aldr. Stellato said so if this project is approved and starts to develop, in whatever way, shape or form, what is the TIF deadline year and can it be extended. Mr. Minick said the TIF ends with the 2023 levy for the city which will be collected in the calendar year 2024, so it has about 6 years to run. As far as an extension, if the Council were to be in a position to request a formal TIF extension, it can be granted for a period of up to 12 years and requires the approval of the state legislature, which is a condition of any TIF extension in the state of Illinois. Typically, they do request approval of the overlapping taxing districts as part of that process. Aldr. Stellato said he just wanted to bring that element up, he knows we've talked about architectural, parking and utilities, but one of his motivations is that at some point we need to something here which he thinks everyone understands and agrees, but what it looks like when it's done is the topic tonight, but he'd like to get something done to not have this debt obligation.

Aldr. Krieger asked about the unresolved utility issues listed in the staff memo and wondered where those are at as far as solving those issues for electric, sewer and water. Mr. Minick said he thinks there is an ongoing negotiation right now with the developer. Mr. Colby said the February 10<sup>th</sup> memo has the current status with respect to the connection fees, there's calculations that show what would have been paid in 1979 when the mall was constructed, the value that the fees would be today in 2017, and then what the connection fee would be if this was a new building being constructed today, basically the old mall under the 2017 rates. Staff has provided a proposal of 50% of the 1979 value of the connection fees, the developer is of the position that they would like to have a credit for the connection fee for the old mall at the 2017 rate, which would be the \$435,000 figure; staff suggested the \$173,000. With respect to electric, staff has identified the potential for a credit for the electric equipment that was installed at the time the mall was constructed and that would be based on replacement value and staff has suggest that given the fact that the equipment was not being utilized with services and wasn't



paying into the utility fund, that the credit would be reduced to a certain amount, similar to the connection fees, but that hasn't been calculated yet. There is a disagreement with the developer in principle on whether they are entitled to the full value or reduced based on the fact that there weren't active services, which is a similar issue to the utility connection fees.

Aldr. Payleitner said carrying on with what Aldr. Stellato said in moving forward, she wondered in regard to the unknown items that came in on Friday, what of those issues prevents committee from voting tonight. Chairman Bancroft said personally, he thinks we have to have a form of a PUD agreement that staff is saying it is done, and he thinks that until these items are resolved we will not have that. Aldr. Payleitner said the item has a recommendation for approval of a Special Use for PUD. Mr. Colby said the recommendation came from Plan Commission to approve the PUD; everything is in place in terms of the process we went through with the PUD to have it set for approval of the zoning. The issues that remain relate to utility connection fees which are things that are being negotiated at the staff level and staff has not concluded those negotiations, they are open ended items. Mr. Patzelt said they have been working on the sanitary and the water and are confident that they can get those dollars worked out, as far as electric they are waiting to hear back from the electric dept. as to what those actual dollars are before we start that discussion. In the end the calculation method will be the same whether it's sanitary, water flow or electric and they are confident we will get through those. One of the other issues is the Park Dist., discussions through the entire project were initially that they didn't want to have any park land within this development, he understand there's been testimony stating otherwise from the public, but that is not necessarily so. In response to the most recent request from the Park Dist., the park has been reworked to try to make more of that land useable as they have repeatedly asked for 1 acre high and dry, out of the high water elevation of the pond during a large storm event, and he believes they are right at that 1 acre. Engineering recently submitted to staff shows that and staff is just completing their review to make sure that they concur with the storm water calculations, and if it does, he will go back to the Park Dist. to let them know they have the 1 acre they asked for. He thinks they are very close and it's not a large issue, hang-up or debate, but none of these issues may matter if Committee doesn't want the land use or the PUD. He said if Committee wants the PUD and if they could vote tonight and make the recommendation, and before the next Council meeting, he's confident those last issues could be resolved with staff and address those at Council, but if the use or the number of units is not wanted there is no sense in talking about the items that need to be finalized.

Chairman Bancroft said at this point he doesn't feel we are there, but that doesn't prevent a motion and a second. Aldr. Lewis agreed and said we are not there and these are issued that need to be resolved and let staff have everything in place for Committee to make the decision. She doesn't feel this is something that we should just hope falls in place; it's too big of a project and is something that should be all set in front of us before voting.

Aldr. Bessner asked staff how long this could take and if it could be cleared up before next Council meeting like Mr. Patzelt stated. Ms. Tungare said between negotiations as well as formal approval from the Park Dist. it could be brought back to the March 13 P&D, unless Committee would like to schedule a special P&D meeting. Aldr. Bessner said the direction was that if this were voted on tonight and approved all the issues could be resolved next Tuesday, February 21<sup>st</sup> Council meeting. Ms. Tungare said that is cutting it close.

Mr. Koenen said he thinks it would be good to understand the IHDA process and he is guessing that the March 3<sup>rd</sup> date heard tonight is just one of a variety of dates that needs to be met; he is not certain that's

the final application. Another piece to help move this project along is if the Council is comfortable with what Mr. Colby has outlined as far as how we will deal with waste water, electric, and water connection fees to offer direction that we should proceed in that way it will help in the negotiation process tremendously. The last conversation with the developer they were very firm that they were not interested, granted there was probably some anxiety because they did not have a lot of background on that, but we didn't make progress and maybe they have warmed to that idea since that conversation last week. The Park Dist. also needs to be talked about, for months they have been clear they need 1 acre of land, he doesn't know where they are at right now, he's heard .9 and .7, but they have represented consistently they would like 1 acre and he think that's fair on the behalf of the developer. Inclusionary Housing is the other issue, he's heard a couple different comments tonight as far as it being tied to senior housing but he has not heard feedback from the developer on that. Aldr. Payleitner said she recommended just the variance be marked for senior only. Mr. Koenen also noted that staff along with 2 or 3 officials are touring this senior development tomorrow and he thinks that will be healthy feedback as far as what it looks like and if it will be a good fit for St. Charles. He said there is also the issues regarding items that came in last Friday afternoon; he has not even reviewed that yet, nor has the Planning Dept., relative to preparing for tonight's meeting. He said there are some open items but if we can get direction on some of these it would be very helpful in moving forward.

Aldr. Stellato suggested that if Committee felt comfortable putting it to the next P&D in March, he would hate to just jump 30 days ahead and not have updates along the way, and as chair of Government Operations, and Aldr. Turner as chair of Government Services, maybe we could have a couple updates along the way between now and then to continue to give feedback to the developer on these issues as they come up. Chairman Bancroft said we have done something like that before but he is also happy to add a special P&D meeting, whatever works. He said he appreciates what Mr. Koenen is asking for in terms of direction but he is not exactly sure how that direction comes from Committee to him in this meeting, other than polling the Council to say "resolution of the items in the February 10<sup>th</sup> memo; if resolved the way he has suggested they should be resolved, and is everyone okay with that". Chairman Bancroft said it seems to him that everybody but 1 nodded that the resolution of the items in the February 10<sup>th</sup> memo that Mr. Colby has set forth is something we are all willing to live by here. There is also the Inclusionary Housing Ordinance, which personally to him it's very important that the senior development get built and be part of this PUD, to him the development is large enough and is a great attribute for it and is a big selling point. He said with respect to the variance, if we don't have a senior development there he is not going to be amenable to segregating that whole affordable component somewhere else, nor will he be amenable to the discretion of the Council granting the fee-in-lieu, which makes the senior development that much more critical to this and our approval.

Aldr. Krieger left at 9:17PM.

Aldr. Lemke said the Plan Commission wanted to vary the architecture and he doesn't see any reason to do that as long as it truly is some Prairie style architecture, with not a foot or inch of overhang but overhang that is consistent with some of the drawings seen. The developer owns property in the area immediately by Randall and Prairie and he thinks that may be required to add extra lanes, like a double left turn lane because we cannot ignore this and prior traffic studies showing the impact on the light at Prairie St. This may not be dealt with right away but he thinks some land needs to be allowed, which is really not an out of pocket, and as far as the size of the building he doesn't see any reason to connect what already are large buildings, he doesn't see the gain, and those are his big unresolved issues.

Aldr. Turner said that Mr. Patzelt is not going to give on this number or the architecture, this is what we're looking at, one or the other, so someone can talk to him until they are blue in the face, but this is needed for the PUD. Mr. Patzelt said the Prairie style architecture being incorporated is not a problem. There was a difference of opinion on the Plan Commission as to every building looking the same like it's a business campus; say they all have orange brick, the same color trim and shingles, and his understanding was that was not desired. They could all have the same similar prairie style architecture but don't make the buildings all the same color and all the roofs the same color to not look like a business campus which he agrees with, to not have monotony across the entire development. Aldr. Turner said the main point is it will come down to the numbers; you really need these numbers to make it work with the affordable housing component. Mr. Patzelt said yes, he then shared the IHDA schedule which is on their calendar:

- March 3, 2017-- Pre-application submittal date where they need a letter from the city stating they are interested in affordable housing in their community and we have letter signed by Mayor Rogina.
- April 21, 2017--Complete approval needed from the city of architecture and a lot graded for this parcel.
- June 23, 2017--Full submittal with full architectural plans, as well as full engineering plans approved by the city. The packet is about 10" thick that has to go to IHDA and has to be on their doorstep on 6/23/17. All the things needed could take an engineer or architect at least 60-90 days to come back for approval, resolve all pending comments and have a clean bill of health to their doorstep by June 23<sup>rd</sup>.

Mr. Patzelt said in regard to why the buildings need to be connected; this is a senior living facility and in this case they are proposing approximately 70 units for that and it is critical that they are all under 1 roof to be under management by 1 staff. Aldr. Lemke asked if they are elevator buildings, would there be 1 elevator or 2. Mr. Patzelt said they are elevator buildings but he is not sure the need or make up for 70 units, it's their product and he is touring tomorrow as well and will see how many elevators are in the building. His training has told him that you need 1 per 100 units in a building, so just because it's stretched out doesn't mean they may have more than 1 elevator. Mr. Bazos added that at Plan Commission it was discussed that in the event of a connection, the buildings they wouldn't be butted head to head; there would be architectural connection. Aldr. Lemke said he appreciates the animation and again the overhanging roof that gives it a Prairie look and not just a tight vertical that has a non-flat roof.

Mr. Patzelt said if we miss March 3<sup>rd</sup> and April 21<sup>st</sup> we are dead in the water and we will talk about it in 2018.

Aldr. Lemke asked if it's possible to have a P&D committee added to the next Council meeting to keep apprised of the progress. Chairman Bancroft said he would commit to a special P&D meeting next Tuesday, February 21, 2017.

Aldr. Payleitner asked if this could be resolved for a vote next Tuesday. Chairman Bancroft said resolved means outstanding issue that were identified in the memo and we are on board and gave clear direction on the Inclusionary Housing.

Aldr. Lewis asked how much landscaping has to be included before taking the final vote on this because she is not happy with the landscaping plan, but she thinks we can work on that. Chairman

Bancroft said that probably is more a final document. Aldr. Stellato said that would be 3 weeks out, March 6.

Aldr. Lewis said one other issue she has is a bike path along Rt. 38.

City Attorney clarified that nothing needed to be tabled because a motion was not made.

- 4. ADDITIONAL BUSINESS-None.**
- 5. EXECUTIVE SESSION-None.**
- 6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS-None.**
- 7. ADJOURNMENT- Aldr. Gaugel made a motion to adjourn at 9:27 pm. Seconded by Aldr. Stellato. Approved unanimously by voice vote. Motion Carried. 9-0**

**MINUTES**  
**CITY OF ST. CHARLES, IL**  
**\*SPECIAL\***  
**PLANNING AND DEVELOPMENT COMMITTEE**  
**TUESDAY, FEBRUARY 21, 2017 7:10 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Matthew O'Rourke, Economic Development Manager; Chris Bong, Development Engineering Division Manager; Fire Chief Schelstreet; Asst. Chief Christensen; Chris Minick, Director of Finance; Peter Suhr; Director of Public Works

**1. CALL TO ORDER**

The meeting was convened by Chairman Bancroft at 8:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Lewis

Absent: None.

**3. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 201 & 203 S. Third Street and request to Commence Improvements in Fiscal Year 2016/17 with Reimbursement of Funds Contingent upon approval of the City's Fiscal Year 2017/18 Budget.

Mr. O'Rourke said this would be a tier 2 level grant and there are a number of improvements required in the building to help facilitate the owner, Mr. Tom Staroske, locating West Valley Graphics & Print into their facility. Upgrades include electric service both inside the building and through the building, replacement of mechanical equipment such as the furnace and air conditioning units, enhancements to the metering and the gas system is a little outdated, as well as some plumbing upgrades and a new exterior door to make it accessible to the street. The second part to this proposal is that in order to help facilitate this new tenant, there is a timing issue where they are being asked to leave the facility they are currently in, and unfortunately all the budget amount for this program has already been committed to other projects this year, so there are no funds for this project from this fiscal year. Mr. Staroske is asking if he could make the improvements now during this fiscal year with the funds being allocated into the next fiscal year; basically the money that's planned to be budgeted, he'd be able to use that and he wouldn't actually propose any repayment until the next fiscal year which starts May 1<sup>st</sup> and he understands, per conversation with staff, that this would be at his own risk should anything happen to the budget as far as funds not being approved. The real reason for this is the timing issues created that

our program currently doesn't allow the applicant to make any of the improvements before they're approved by Council.

Mr. Staroske-506 Bradley Circle- Said everything seems to be coming to head because the prospective tenant-West Valley Graphics-who has been in town for 30+ years would like to relocate into that building. However, he has been told by his landlord that he needs to get out of that building by the end of March, he also has many equipment leases that are all expiring and he would like to relocate the new equipment into his place. He said the dress shop that was there didn't succeed but Bill has expressed his interest to move in but it has to be done immediately so he cannot really wait until the next fiscal year and maybe not even get started until June, he really needs to move forward with it to hopefully get some reimbursement from the 2017/2018 budget.

*\*Aldr. Krieger left before the motion was made.*

**Aldr. Stellato made a motion to approve a Commercial Corridor and Downtown Business Economic Incentive Award for 201 & 203 S. Third Street and request to Commence Improvements in Fiscal Year 2016/17 with Reimbursement of Funds Contingent upon approval of the City's Fiscal Year 2017/18 Budget. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried. 8-0**

- b. Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for Prairie Center.

Mr. Colby said at the Feb. 13, 2017 meeting the Committee reviewed the application and at the meeting, staff noted there were a number of open items regarding the PUD ordinance draft that were not yet resolved. The Committee directed staff and the developer to attempt to resolve the outstanding items and provide an update tonight. In terms of the preliminary plan review staff has completed review of the recent engineering plan submittal, there are a few items to be resolved on that preliminary plan prior to City Council approval, including some comments regarding the watermain layout, which staff and developer are working to resolve those issues. If the committee does make a recommendation on the project tonight, staff would ask that a condition be placed on the recommendation that any of those outstanding plan review comments be addressed before final Council action on the project. In terms of the PUD ordinance draft, there is a memo in the packet summarizing the status of the ordinance as well as a complete draft of the ordinance included. At this time one item remains unresolved, which is related to the affordable units, as was presented previously the developer requested a variance to permit all of the affordable units to be located in one or more buildings, as opposed to being distributed throughout the site; that variance initially, as requested, would have applied to any type of affordable unit, not just senior. In response to the Committee discussion last week, the developer has agreed to only apply that location variance to a senior affordable unit and the ordinance has been written that way. The developer is now requesting a 3 year period after the approval of the project to begin construction on the senior affordable units and then after that 3 year period, if the project is not constructed, the developer would like the ability to pay a fee in-lieu payment instead of providing the affordable units. Staff and the developer have not agreed on how this fee in-lieu would be calculated; the developer proposed that it would be either the lesser of \$5,000 per unit which is the current fee set this evening, or the existing fee at the time. So it would be either \$5,000 or less if it were less 3 years after the approval when this timeframe has lapsed. Staff suggested that it be worded so that it would be the greater of either \$5,000 or whatever the fee is 3 years from now. Ultimately the fee could be frozen at the current rate if that was something that committee supported, and for a total of 61 affordable units that would be fee in-lieu payment of \$305,000.

Peter Bazos-Elgin-Attorney representing Shodeen Group-said there have been many meetings since we began this process and many meetings with staff and they really appreciate Mr. Koenen, Mr. Colby and Ms. Tungare. There have been a lot of compromises through this whole process, one of those being the variance for putting all affordable units would only apply to senior housing here. During the 3 Plan Commission public hearings, and then a 4<sup>th</sup> final meeting, it was made pretty clear to us that the most desired type of affordable project would be a senior affordable project. So Shodeen went out and found a senior housing developer that is a very reputable and experienced developer, and has in fact entered into a contract with them for 2 of the building sites by the northwest corner of the site near Prairie St. Those type of senior affordable projects have become affordable because the buyer applies to the Illinois Housing Development Authority (IHDA) for an award of tax credits, which each state gets through the IRS and then is allocated as they see fit as to which city needs more affordable housing, which doesn't and which project looks the best. This senior developer is going to be applying to IHDA for tax credits in this first round and it's very common that a developer doesn't get awarded in the first round and then has to wait for the next round, and sometimes not all applicants ever get the award. So it's not a certainty, even though we have a very qualified buyer, that this buyer will be able to get not only the tax credits but then find the buyer for tax credits as well as bank financing, but the reason Shodeen selected this group is because they have been successful. This could take anywhere from 1-3 years for this buyer to tell us that they have gotten what they need and are ready to close, they've seen the architecture that the Committee has specified and are agreeable to all of that, but now they need all this financing. Mr. Patzelt has agreed that in the PUD Ordinance that for a period of 3 years he will hold open this particular site that this buyer is interested in for nothing but the senior project, and at the end of that 3 year period this senior project has been unable to go forward at that point we'd like to then be able to pay a fee in-lieu and develop the project for the PUD plan that's been seen. We think its inherently unfair to have the developer be exposed after agreeing to wait for this 3 year period to try and encourage this senior project that the city has indicated they would really like to see. To be exposed to whatever the fee in-lieu might be then, you've just acted to reduce your fee in-lieu from \$72,000 to \$5,000 per unit and at the required 61 units times \$72,000 is \$4.4million or under the just enacted fee of \$5,000 is \$305,000, that's a \$4 million dollar swing and who knows what it will be in 3 years. We just think it's a risk that the developer cannot agree to take and we are hoping that committee will agree that in exchange for this developer reserving this project for 3 years for a senior project, that if the senior cannot come to fruition, that the fee in-lieu approved tonight be applicable; they feel its basic fairness and hope that Committee will agree.

Chairman Bancroft asked for confirmation from staff on a few things for the Committee. With respect to anything that is outstanding for this project, staff would comfortable with an approval or recommendation from this Committee that is subject to satisfaction of outstanding staff comments; that everything else really has been addressed and there is nothing lurking out there. Mr. Colby said correct, for all of the major terms listed in the memo, staff has reached an agreement with the developer. Chairman Bancroft said there's fee in-lieu and affordable units to satisfy our IHO and his read of the statute is that it's at the Council's pleasure whether or not to accept a fee in-lieu to satisfy the IHO. Mr. McGuirk said that's correct, although whatever we end up with in this negotiated PUD we'd be bound by it. Chairman Bancroft said a PUD is an agreement and that's what the developer is putting forth, and part of that agreement to date has been the delivery of the senior housing component and they are 100% correct, the fee was reduced in the interim, and from his own perspective he doesn't know if that had any bearing on the agreement because it was never part of the agreement. He then opened it up for discussion.

Aldr. Silkaitis said we just talked about this whole project at length last week and there is nothing about a change in affordable housing units, so he's a little confused there. Second, this was a good way to actually have affordable units in St. Charles; collecting money is great, but this is a place where units can actually be built, so he is not in favor of this at all. All this time we talked about building

affordable housing and the developer would get his bonus, and not 1 week later the whole situation is changing and he can't go along with this, he wants the actual affordable housing units built, or else he won't support it.

Aldr. Payleitner asked if there were a 5 year build out on this project. David Patzelt-Shodeen Group-77 N. First St., Geneva-said he sees this as a 10 year build out. Aldr. Payleitner said 3 years out of a 10 year project, she would like it taken out as well as Aldr. Silkaitis said, and then if need be in 3 years, 5 years or 10 years, she still thinks after 3 years, if the senior deal falls through unfortunately, but perhaps there will be another opportunity in the course of the remaining 7 years of the project to put in affordable housing someplace else. She said she would not want this added in and perhaps there's an option, because we have done it before in the last month, to change the PUD if need be to accommodate should the senior project fall through, to maybe then decide what our next step would be, not to do it upfront but to change the PUD later.

Aldr. Gaugel asked for clarification on the 3 year duration, he thought it was presented as if nobody comes forward and wants to develop that senior portion over a course of 3 years, then there's the option to do the fee in-lieu, and he wondered if Shodeen decides if what's brought forward is appropriate. He said say there are 3-4 different developers who come forward, does Shodeen have carte blanche to say yes or no to that, or is there any stipulations on what's appropriate to do that. Mr. Patzelt said we are currently under contract with GC Development; that is good for 2-2.5 years and in that time period they have the right to close and develop their product, however they have told us that in order to go forward and provide this product they have to get IHDA approval. So if today or in the next 2 years IHDA decides they don't want to work with GC Development, technically they are still under contract and have the right to close and build their product on the property. However, they have a right to back out over these next 2-2.5 years in the event they don't get the IHDA tax credits; in the meantime if somebody else came along and wanted to put affordable units on those 2 pads, he couldn't sell those because it's under contract with GC Development. He said another difficulty that we have in the PUD is supporting the affordable housing rules; once we reach 30% of the market rate units, we have to start deploying, once we hit 50% of the 609, we have to have at least 30% of the 61 units of affordable, so if that requirement is kept in there and we get to 49% of the market rate housing and we have none on board, the project is dead. Aldr. Payleitner said with a 10 year project that's 5 years down the road and guessing they'd be at 49%, that's 3 years we can revisit this. Mr. Bazos said those first units would be built without any affordable units hoping that the senior units come through, but if they fall through then you do the scattered units.

Aldr. Gaugel said if the IHDA approval is given will they build it, or is there still a chance they wouldn't build if they get the IHDA approval. Mr. Patzelt said there are several different steps; first they get an award from IHDA stating they will give them tax credits, they then have to go out and sell those tax credits typically to financial institutions or large organizations that are looking to purchase tax credits; they have to find a buyer for those tax credits. Since the presidential election the value of a tax credit has gone from \$1.04 to .82 cents per dollar, and if President Trump has his way and reduces corporate taxes there is less of a need for corporations to buy those tax credits, so even if you have a coupon for a tax credit it could be worthless and if it is worthless they are selling that tax credit and taking the cash and using it as dollars to build their project. If that becomes as little value or too low a value and then don't have enough money to build their project, it could die; if they can sell their tax credit and they get enough money they still have another portion of the project that they have to go out and get private financing for. They go to the private market to get their private financing and might be unsuccessful in getting that as well. So there are 3 major steps before they can put the shovel in the ground. Aldr. Gaugel said it would be difficult and even more difficult under the current political environment to see this go forward as of today with the senior housing affordable element added to this. If that's the case and after the 3 years and asking for the fee of \$5,000 or whichever is less, if the Council reduces the fee structure on that, he can appreciate that, but he'd almost go the opposite direction and put a cap on it. If we do decide to go over there would reasons why we would do that at



that point in time; granted we just dropped drastically from \$4 million down to \$300,000 and he would say it would be the \$5,000 or what's in place at the time not to exceed a cap of 10% or 15% as opposed to going in the other direction. If it were to change then there'd be reasons why we would change it, it could be driven by the state or the affordable housing ordinance.

Aldr. Lewis said she is not sure she understands what affordable housing looks like, she understands they have to look the same on the outside but can look different on the inside, but yet the ones she saw didn't feel different on the inside than the other 600 being proposed to be built. The ones she saw had washer and dryers inside the units, granite countertops, stainless steel appliances and hardwood floors; they are all very lovely and nice they have them but she thought that's how money was saved by not building them out as extensively as the others. So if we have these units that are going to be the same size and have the same things as the ones being built, how are they called affordable. Mr. Patzelt said there are some significant differences in walking through their buildings and ours; for example the ceilings in the hallways are acoustical tile ceilings, no hardwood floors, no granite countertops, the units are smaller and have less amenities, and another big difference is they get this tax credit and funding incentive that is another funding source to them versus paying a larger debt service.

Aldr. Lewis said has asked 3 or 4 different people and she cannot figure out what the affordable rents would be and could Mr. Patzelt help her with that. She said she thought you take the median household income of Kane County and then somewhere between 30-60% of the median income, and it depends on Social Security as well. She said in Glendale Heights they were paying \$1,000 for these units and she's trying to get a handle on what these will cost in St. Charles. Mr. Patzelt said he did respond; in talking with Mr. Colby today and he asked if staff had replied to Aldr. Lewis. Mr. Colby said Kane County is part of the Chicago Metro area for purposes of calculating the actual affordable rent based on area median income; some counties in Illinois are in separate metropolitan areas so there are different calculations, but in Kane County we follow the Chicago area calculation. For a 1 bedroom, the 2015 maximum rent for 1 bedroom is \$855 and a 2 bedroom is \$1,026, and based on his communication with the developer, these are very similar to the rents charged at the Glendale Heights development, and subject to the same income restrictions. Aldr. Lewis said she thought Glendale Heights was \$700 and \$1,000, she wrote that down. Mr. Colby said yes, but they're very close.

Aldr. Stellato said he also had a chance to tour along with Aldr. Lewis and he felt the proposed senior housing concept was very well done and he welcomes it to St. Charles and thinks it would be a great addition. He noted that he was on the Council when the Housing Commission was first formed and discussions were had regarding some type of direction of where this money goes, but what we didn't consider back then was IHDA, which is out there today but was not before. We always talked about using the Housing Commission money to help supplement a purchase of a piece of property or some developer to help put in product that we need. In this case this property offers 2 opportunities for economic incentives to help get what we all want done here: it's in the TIF district, so we have some discretion hopefully with some bond money if there's anything out there, or if we have to go for an extension. The second is we do have the ability in the Housing Trust Fund to bridge a gap should the developer, who he met and seems very qualified, not be able to bridge the gap, and make it work perhaps due to the shift in funding or the ratio for the bonds or tax credits to be traded, maybe we can make up that difference, he's just throwing that out there, it's not definite, just something we might have an opportunity to step up and do that. He doesn't want to lose sight of what he thinks we saw or of what they are proposing because it's a great idea; the only thing is what happens if he doesn't build, what's the failsafe if the deal doesn't go through.

Chairman Bancroft said from his perspective 1.) The senior housing component was one of the more attractive components of this deal, 2.) The fee in-lieu is in our discretion, and he is not sure he would have ever been in the position where he would have given the fee in-lieu for a project at 600 units on that site, personally. 3.) The PUD is an agreement, so there is nothing to prevent the developer from coming back and saying the purchase agreement was terminated and right now you can't sell senior tax

credits and Mr. Patzelt is absolutely 100% correct, he has seen turmoil in both historical and low income housing tax credits since the presidential election. There's nothing to say that if this doesn't work, that they don't come back and we revisit where we are at with the PUD, but the risk that Council has is not being a fan of satisfying out Inclusionary Housing Ordinance by segregating it within a development, as well as the risk of not being able to intersperse those units among 600 units if they elect to go forward and start building while this is all influx and pending; we all have risk in a deal and there's no real way around that if they start building.

Aldr. Payleitner said she would be willing to take that risk and to revisit the PUD in 3 years then, but as its written now she would really hate for the Council to give up our discretion to require the units by agreeing to this, or our discretion to use a fee in-lieu.

Aldr. Lewis said she understands we are talking about inclusionary housing, but we don't even have any restricted just senior housing in it either, full rent restricted. Chairman Bancroft said he thinks that would be part of the PUD agreement. Aldr. Lewis said but it's not in there that we would want a building like that, is it. Mr. Colby said that's correct, however any of the residential units that are proposed in the project could be restricted to seniors, that's a choice the developer could make, that option is available. Aldr. Lewis said it's also something we could request. Mr. Colby said it is, but that's a different residential use category for an independent living facility development, where it's specifically limited to those 55 and older. Chairman Bancroft said right, it's not a restriction on it, but they have the ability with the PUD to do what they are suggesting. Aldr. Lewis said I think we need all types of senior housing. Aldr. Payleitner clarified that in 3 years if the affordable housing senior falls through then maybe we can make our own; 1 of those buildings could be senior restricted. Chairman Bancroft said yes we can revisit this at that point. Mr. Bazos said the trend here seems to be that if the fee in-lieu is not part of this arrangement, that we will wait 3 years and hopefully the senior housing comes through that would solve the issue; but if it falls through, in the meantime between now and 3 years the developer wants to start putting up buildings as quickly as the market will absorb them. So he'd start building mixed use and hopefully the retail along the front, which is not relevant to this conversation, but then some all residential buildings, but how do we comply with the requirement that affordable units must be scattered unless they are senior? He said in regard to Aldr. Payleitner wanting to take that risk and if we have to come back to discuss that, but Mr. Patzelt will have since built a number of buildings. Aldr. Payleitner clarified that she was willing to take the risk that perhaps we won't be able to scatter them. Mr. Bazos said we couldn't scatter them in buildings already built. Aldr. Payleitner said in 3 years all the buildings won't be built, that why she asked about the 10 years down the road.

John Hall-3980 River View Dr.-Housing Commission member-said he doesn't speak for everybody on the Housing Commission, but to us the opportunity to see the homes or units built is important regardless, whether its senior or affordable housing. He honestly doesn't see an issue with having it in 2 particular areas designated for the senior living, and if that's where the affordable living went, then that's where it goes. As a Committee, the rules have changed here a bit and as Chairman Bancroft mentioned, we need to take a look at those things and he doesn't think putting any extra burden on something that's just recently been approved is bad. He doesn't mind everybody in the same area, as long as the buildings look fine from the outside, which is what's always been the plan, he doesn't think that matters; just his opinion.

Chairman Bancroft said Mr. Bazos brings a real objective point in that if we start building apartments and 300 are built and the senior housing component doesn't happen, he doesn't think it's fair under an agreement with them under the PUD for us to say it has to be scattered throughout. Aldr. Payleitner said if he's to the point of no return, correct. Chairman Bancroft asked if it makes logical sense to scatter among the remaining 300, or as Mr. Hall said, to keep them where the senior housing would have otherwise gone; what are the right solutions at that point in time. He said we are almost drifting into answering hypothetical questions; we have an agreement in place and they are going for the senior

housing component and it seems that's been an important thing from this Committee's standpoint going forward. He thinks we get this done with a motion to approve subject to the resolution of staff comments and subject to this discussion and acknowledgement of the complexity of dealing with the senior housing component; he feels a motion like that probably could get us where we need to be.

Aldr. Lewis stated she had 1 other issue but didn't want to bring it up until the affordable housing issues were done being discussed.

Aldr. Silkaitis asked if we are at the motion that's going to come up eventually and what will that involve with the request; how will it be worded, because he doesn't not want the unresolved item in red in the motion, we can revisit again in 3 years, no problem, but he will not go with what they are requesting. Chairman Bancroft said he understands and suggested a motion to advance this on to City Council; motion to approve subject to the resolution of all outstanding staff comments, as well as subject to resolution with staff of the IHO issue as discussed with the Council here, which means we have to agree that it is not realistic for us to have a requirement that affordable units be scattered among a 600 unit development, if half of its been built, that's just a reality. He said reading the Committee right now it does not appear that anyone is ready to agree to any sort of fee in-lieu in the exercise of the Committee and/or Council's discretion; he doesn't think that's going to happen. He suggested right now approving the PUD subject to resolution of staff comments and resolution of the 2 IHO issues presented; first being the scattered among the development issue should the senior housing not go forward mid-development. The second issue being the percentage issue and a requirement in the ordinance; it's a threshold issue based on the percentage of market rate units constructed; if they build 50% of the market rate units, then there is a requirement that at least 30% of the required affordable units be constructed. They are stating that physically, because of the allocation of the 2 lots, that would be the senior housing component, these are artificial thresholds that don't necessarily fit the PUD. Aldr. Payleitner asked if we can do a variance on that as well. Chairman Bancroft said yes, subject to a waiver of those issues.

Mr. Colby stated that he thinks we could put in the ordinance draft that the remaining units would need to be distributed through the remaining buildings to be constructed, if that of the committees interest, or would they rather leave it more open ended to potentially be relocated. Chairman Bancroft said to him he feels it's better for both if we just look at it at the time, it may be unfair to say spread it around and he thinks the intent is to make it work.

Aldr. Turner asked if they are getting extra units because they are providing us with affordable units and what happened 3 years from now and we don't get them, and for whatever reason we give you a fee in-lieu instead, what happens to the extra units because you will not get them. Mr. Patzelt said he doesn't get them, the only way that you get the 10% bonus is if you actually provide the units, so if not provided then the maximum number on the site is 609, not 670.

Aldr. Lewis said haven't they already expanded those buildings and what if they have already built those. Mr. Patzelt said uniformly all the buildings have been expanded, in theory 10% to take up all of the additional units. So again he can only get to 50% for 300 of the units and then he has to provide the affordable, if he cannot get the affordable, now I have 300 units yet to build and the building on the plan will be shown as larger but will have to get smaller in the event he doesn't have to provide the affordable. Aldr. Lewis said but the ones you've already built will be the larger ones. Mr. Patzelt said correct, he will not be able to shrink the already built buildings. Aldr. Lewis said so here we are with these gigantic buildings. Mr. Patzelt said that's the problem. Aldr. Lewis said I know.

Aldr. Lewis said her other issue is a bike path on Rt. 38, and she's has talked and talked about it but never sees it and she was disappointed not to read it in the draft today because she thought she would see it, and there was nothing there addressing having a bike path. It might just be her standing on her soap box for it, but it's something if at all possible to compromise with to have some sort of path on Rt. 38 that will eventually connect all the way down to Peck Rd. where the swimming pool is so people can

get connectivity around this community. We just had a developer last week put a sidewalk back in and that is something very important to her and she guesses she hasn't said it publicly enough, so now she is and she would like to see that in the agreement as one of staff's outstanding comments that could be addressed. She doesn't know if we can do that, or how it works. Chairman Bancroft said right now that is not existing in staff comments and the motion encompassed existing staff comments, so the motion would have to be amended. Aldr. Lewis said she doesn't that that'll go anywhere. Chairman Bancroft asked the recording secretary if she had the verbiage of the motion down. Ms. Nilles replied it is on the tape.

Mr. Koenen asked that the motion be repeated for clarity.

*\*Aldr. Krieger left before the motion was made.*

**Aldr. Stellato made a motion to recommend approval subject to resolution of all outstanding staff comments with the Inclusionary Housing Ordinance and the senior housing component as it stands acknowledging that should there be a situation where they have built part of the project and the senior housing development does not go forward, the Committee will revisit the scattered unit requirement; 1) we acknowledge that's an issue as a Council and 2) with respect to the artificial progress thresholds, those will be waived because they will be dealt with as part of the PUD. Seconded by Aldr. Turner.**

**Roll was called:**

**Ayes: Silkaitis, Payleitner, Turner, Gaugel, Bessner, Stellato**

**Absent: Krieger**

**Nays: Lemke, Lewis**

**Recused:**

**Motion carried 6-2**

**4. ADDITIONAL BUSINESS-None.**

**5. EXECUTIVE SESSION-None.**

**6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS-None.**

**7. ADJOURNMENT- Aldr. Lemke made a motion to adjourn at 8:47 pm. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion Carried. 8-0**