

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, DECEMBER 12, 2011 7:00 P.M.**

Members Present: Chairman Carrigan, Ald. Stellato, Monken, Payleitner, Turner, Rogina, Martin, Krieger, Lewis, Bessner

Members Absent: None

Others Present: Mayor Donald P. DeWitte; Brian Townsend, City Administrator; Bob Vann, Building and Code Enforcement Manager; Rita Tungare, Director of Community Development; Matthew O'Rourke, Planner; Russell Colby, Planning Division Manager; Chris Tiedt, Development Engineering; Chris Aiston, Director of Economic Development
Robin Jones, City Attorney

1. Call to Order

The meeting was convened by Chairman Carrigan at 7:00 pm.

2. ECONOMIC DEVELOPMENT

- a. Presentation of Proposed Joint Venture and Recommendation to endorse a revised building program for Phase 3 of the 1st Street Redevelopment Project.

Mr. Aiston said that over the last six months Economic Development staff has been meeting with the First St. Partners as well as Inland Real Estate Group and discussing the possibility of the two entities coming together in a joint venture to reignite the Phase 3 of First St. Redevelopment. He said there has been a slight change in the composition of the project and that members of both entities are present for questions.

Mr. Aiston then showed a PowerPoint presentation covering the existing conditions per the current redevelopment and the status of the existing TIF. He then addressed some of the changes to the existing plan which included eliminating the office use on the 2nd floor and replace all the owner occupied 62 condominiums with 125 rental units. There will be a potential to convert rental units as the market calls for it, into condos. He said in regard to the long term TIF status that every year there is not new project development in that area is another year revenue source is delayed to fund the TIF budget and currently the City is borrowing from a reserve to meet demand which is a short term fix. He said he feels it's an important need to continue to grow the city's population and that will bring new tax revenues, property taxes to include the TIF fund, retail sales tax, utility tax, state income tax allocation, motor fuel tax and more demand from the consumer.

David Howat-1106 S. Skoville Ave., Oak Park.-Inland Real Estate-gave a brief history of his company and said he feels this is a rare opportunity to be part of a public private partnership, he said he compliments the city's vision on what the First St. project represents and that they will

continue to have a sensitivity to the previous approved building plans but also the fabric of other downtown buildings.

Aash Desai-1841 N. Wilmont Ave., Chicago.-Inland Real Estate -presented the design change plans done by Harchorn Architects which included the parking deck plan with 222 spaces, residential units with rooftop terrace, first floor retail and retail frontage, east and west elevations, with 125 residential modules within site.

Aldr. Lewis asked about the East elevation, she is confused about not seeing the berm and asked if there is retail on that side as well.

Mr. Desai-said the berm was not shown on the plans and that at this point there is not retail due to the concern of the demand for retail and also the more retail produced it would push it toward the river.

Aldr. Bessner asked if on the east public plaza which is grass right now, would it be slated to match the west side. Mr. Aiston said it's shown as grass right now because its open space but that's it's expected to be rendered similarly to what has already been approved and it would work within the same timeline as the rest of the project. Aldr. Bessner asked if there would be any conflict with the future 1 W. Main building. Mr. Aiston said he feels it will be supportive. Aldr. Bessner asked if there would be any other amenities outside of the courtyard being proposed. Mr. Howat said possibly a club room with a business center with full internet capabilities.

Chairman Carrigan reminded the Committee that this is still in the Concept Plan stages. Aldr. Martin stated from the onset he was concerned with public access along the river and that he is now please with the amount of green space. Mr. Aiston said based on the previous plans that the space has doubled.

Aldr. Krieger asked if the parking garage would be restricted to just residents. Mr. Howat said he thought it would be open for general. Mr. Aiston said he expects that would be part of the redevelopment agreement as to what number of spaces would be exclusive use for tenants versus what will be open to meet demands of the downtown district. Aldr. Krieger said she is concerned with increasing the residential units and not having enough parking for residents. Mr. Aiston said in anticipating studios and 1 and 2 bedrooms and if that were the case that would generate fewer demands for parking than 2 and 3 bedrooms condos.

Aldr. Rogina asked if the only parcel along the river between Main and Illinois that could be used for a restaurant would be 1 W. Main. Mr. Aiston said that is correct. Mr. Desai said one of the corner retail spots could also be used for a restaurant depending on loading and the parking but that it's not part of the plan as of right now.

Aldr. Stellato said based on Mr. Aiston's comment that the east side elevation gives about twice as much open space and that he noticed on there is similar open space on the north side. Mr. Aiston said it's estimation at this point but that in the plan several of the private properties will be dedicated for outdoor seating. Aldr. Stellato stated he thinks there will be comments on the

architectural elevations and density but that overall the footprint is smaller and fits on the site better.

Aldr. Turner said he is pleased with the amount of green space and that apartments are viable and that in the long run the TIF will come up but that he feels it will be ok.

Chairman Carrigan said he was concerned about the canyon effect on 1st Street and to slide the 2nd story back it would add a lot to the building itself. Mr. Desai said they recognize that and a shadow study needs to be done. He also said he is curious about the number of dedicated parking spaces versus public parking spaces and asked about the entrances into the complexes. Mr. Desai said there would be separate public parking conveyance and separate residential parking but that it would depend on how the building is manned with security. Chairman Carrigan mentioned having a 10-year mark to transition the rentals to condos. Mr. Howat said that type of restriction would be very difficult to present.

Dave Amundson-500 Cedar St.-said pushing the building back would help the overall street feel and encourage pedestrian activity.

John Abel-142 Wittington Course-asked a question in regard to the exterior cladding of the building plan. Mr. Desai said at this point they know it will be brick and glass for windows and another accent material.

Tom Anderson-712 Horne St.-commented on the considering the size of the sidewalk space and said if apartments are the market that he feels this will be positive for the city.

John Glenn-820 King Henry Lane-said Inland is a great operation so he knows it will be done well, but he said in regard to 1 West Main that it was never part of the whole project and he said he was curious as to what would happen to the dug out land there. Chairman Carrigan said that is a separate owner and its part of the redevelopment agreement, not the TIF. Mr. Aiston said the PUD and the purchase agreement was just extended until Jan. 17

Jim Peterick-JP Jewelers-1st Street- spoke in favor of the project and also commented on all the consumer activity that 1st Street has brought to the area, he said there are definitely details that need to be worked out but feels it's a good thing.

John Rabchuk-914 Ash St.-Commented in favor of the public plaza extension and that the placement of the parking deck entrance really helps the flow of pedestrian traffic and if the sidewalks could be bigger it would be nice and that overall he feels it's a great potential addition to the city.

Aldr. Stellato made a motion to endorse the revised concept plan and instruct staff to prepare the necessary documents for the consideration of Council. The motion was seconded and passed by unanimous vote.

3. COMMUNITY DEVELOPMENT

- a. Recommend approval of a Special Use for a Daycare Center on Lot 2 of the Tyler & Rt. 64 PUD (Children of America).
 - Attachment: Staff Materials and Applications
 - Attachment: Correspondence

Mr. O'Rourke advised that the City Attorney has provided a legal opinion on the information submitted at the November meeting.

Robin Jones-City Attorney-stated that daycares are highly regulated by DCFS and there is limited authority for the City. The information submitted should not be considered in the determination of the Special Use application. A daycare is a permitted use for this site under the Zoning Ordinance, and the city would not be in a position to pass on the development application.

Aldr. Rogina asked for a response from a representative of Children of America regarding the charges again the South Elgin facility. Aldr. Rogina made note that those charges had been corrected.

Bob Rasmussen-Owner and Applicant for the site-explained that the DCFS charges brought forth are a standard operating procedure for all facility. He said Children of America did some research and all facilities in the area have the same guidelines, substantiated and then corrected for DCFS. Mr. Rasmussen said he had a print out of the guidelines in the area and also a letter from the chairman of Children of America stating how important it is for them to provide the correct day care and environment for children.

Aldr. Rogina said his concern is not relative to the standard procedure but to specific allegations at the South Elgin facility including corporal punishment, humiliation, physical punishment and emotional abuse.

Linda Thomas-741 Prairie Point Dr., Yorkville, IL-Representative in charge of all Illinois Children of America facilities-said that without too much detail because it's confidential, the complaint was made by a former parent at one of the centers and it was unfounded.

Chairman Carrignan said he didn't feel this is relevant to the subject at hand; it's a land use issue.

Ms. Jones said once a decision is made on the land use application that anyone wanting to operate a daycare center will have to be licensed by DCFS.

A motion was made and seconded for the approval of the Application for a Special Use for a Daycare Center and PUD Preliminary Plans for the Tyler & Rt. 64 PUD (Children of America).

Roll call:

Ayes: Stellato, Monken, Payleitner, Turner, Martin, Krieger, Bessner, Lewis

Nays: None

Abstained: None

Absent: None

The motion passed by a vote of 8 ayes, 0 nays, and Ald. Rogina voting 'present.'

Motion Carried.

- b. Recommend Approval of an Ordinance Proposing a Redevelopment Plan and Project for, and the designation of, the City of St. Charles Lexington Club Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

Chairman Carrignan said this is an administrative process right now and that the redevelopment plan had been filed on Dec. 7, it's on line on the city website, its public information and it triggers a 45-day wait period for the city to announce that it's looking at a TIF. He stated the next meeting will be the Joint Review Board on Jan 5. The public hearing will be held on Feb. 6 and the public will then be allowed to make comments relative to the TIF that is being applied for.

Aldr. Turner moved for Approval to Recommend Approval of an Ordinance Proposing a Redevelopment Plan and Project for, and the designation of, the City of St. Charles Lexington Club Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith. The motion was seconded and passed by unanimous vote.

- c. Recommend approval of a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan (Lexington Club PUD).

Mr. Colby gave a brief background to the Committee regarding the Comprehensive Plan future land designation for the site, which was changed to "Medium Residential" in 2008.

Henry Stillwell-Attorney representing Lexington Homes-Said they are happy to be back discussing preliminary plan materials that have been submitted and reviewed by the Plan Commission and with a recommendation before the Committee. Mr. Stillwell addressed that a change from the prior concept plan is the elimination of any of the affordable housing component, a waiver of the Inclusionary Housing Ordinance has been included in the application with respect to providing physical units as well as monetary fee-in-lieu, and that both the Housing Commission and Plan Commission have indicated their support of the waiver, but are looking for certain things to be done.

Chairman Carrignan said anything relative to the Inclusionary Housing portion should wait until the January meeting when Cindy Holler-Chairman of Housing Commission- would be present.

Terry Smith- BSB Design- presented a PowerPoint presentation regarding the current zoning of M1 and surrounding residential zoning. He said the current site plan is for 142 total units including 28 single-family, 102 townhomes and 12 row homes. He pointed out that there has

been a reduction from the original plan. Streets will be extended into the site. He also mentioned a Park District dedication for access into a 2.7 acre future park called Belgium Town Park that will be south of the site with pedestrian access off of Ryan St. and additional pedestrian connections to what they are hoping will be an extension to the Great Western Pedestrian Bike Trail. He said most townhome units will have front-load, two-car garages which will be 20 ft. off of the public right of ways for car stacking in front of the garages and the row home units facing Mark Street will have a private alley drive with detention basins along the corridor.

Sharon Dickson-Pugsley & La Haie, Ltd. Landscape Architect-gave a summary of the landscape plans for the site. Chairman Carrignan asked if in regard to retention and detention will they hold water or will they be dry unless it's a rainy day and then they will fill and then drain. Ms. Dixon said it is a wet bottom and will fluctuate with the depth depending on the rain events.

Joe Safin-BSB Design-said they are proposing three different offerings for Lexington Club being the single-family homes, townhomes and row homes. Mr. Safin then presented a PowerPoint presentation with the proposed variety of all three different types of architecture for each proposed structure including the elevations and the exterior design. He said they are proposing to invest the money where the masonry is visible along the front and as for the rear elevation there would still be articulation but no masonry.

Mr. Stillwell drew attention to the traffic study in the packet dated Dec. 1, 2011 requested by the Plan Commission for two off site intersections. He also pointed out that with respect to the Park District there is no longer the 0.9 acre park because the Park District elected to acquire what is being referred to as Belgium Town Park. Mr. Stillwell said the Plan Commission had identified some items of concern in their recommendation, first being the monument sign being eliminated, the second concern is the vinyl siding and he hoped that Council would look at some of the practical considerations with respect to what provides the appropriate benefit relative to the visual study considerations.

Chairman Carrignan called for an 8-minute break reconvening at 8:30PM.

Aldr. Stellato asked for clarification on if there are 2 parks on the site and also asked if the map was accurate as to the placement of detention ponds and buffers. Mr. Stillwell said there is only one park on site owned by the Park District, and that the map was accurate.

Aldr. Bessner asked how the number of single family homes versus row homes versus townhomes was determined and if it was economy driven. He said he would like to see more single-family homes and he is not sure that a section of row homes in the back corner is needed. Moises Cuikerman- Lexington Homes-said the determination was market driven and that single-family homes require more lot depth.

Aldr. Lewis expressed that she was concerned because a previous presentation that evening showed that single-family is not selling and that apartments are in demand. Mr. Cuikerman said it is certain that right now condos are not selling, not single-family. He said he estimates it would take 52 months for the homes to sell and that there would also be a home owner's association fee. Aldr. Lewis asked if 52 months is a typical time period to sell homes. Mr. Cuikerman said

no but that he is assuming by the time this project gets started that the economy will have improved.

Aldr. Turner expressed concern regarding recovery of the market for townhomes and feels they will not sell and he is concerned about getting half way through this project and the developer disappearing. Aldr. Turner feels the development would be better off with more single-family homes. Mr. Cuikerman explained that the ownership group had been in existence since 1963 and never walked away from a development. He explained that there is a difference between the way a homebuilder operates and sells and the way a homeowner sells.

Aldr. Rogina asked about property remediation and if easements exist for all areas of the existing neighborhood that do not have sidewalks. He stated there should be consistency in the old and new neighborhood. Mr. Colby said all streets in the neighborhood that are adjacent to the site generally are about 60 ft. wide in the street right of way and the 60ft. is sized so sidewalks can be constructed on both sides and accommodate the average street width. Sidewalks could be constructed in almost all instances where they do not exist today, but that an area like State St. because it's a collector street, is wider and may have issues fitting in a sidewalk. Aldr. Rogina asked if on State St. between 7th and 9th if a sidewalk could at least be put in on one side of the street. Mr. Colby said it would take some examination but staff feels it could be done.

Aldr. Rogina asked if Lexington, given the zoning, can begin construction after remediation. Ms. Tungare stated yes, but that the property is not currently zoned for residential, and that it would need to be rezoned before residential can be constructed on the property. But the applicant can apply for a permit to construct under the current zoning.

Aldr. Rogina asked if school bus traffic could be prohibited down Dean St. from Randall with the exception of D303 busses. Mr. Townsend said he felt that was a legal question and he had never heard of prohibiting vehicles except based on their size, type or class of the vehicle. Aldr. Rogina said he felt that additional school buses could create a problem.

Aldr. Rogina mentioned in the traffic study that there was contradictory information regarding State St. and 9th St., he also said in respect to the addendum referred to in the traffic study relative to State St. and Route 31 that he didn't feel it looked like warrants would be available for a traffic signal at the intersection.

Aldr. Stellato asked if the TIF could be discussed, not the exact details but the expectations that the developer would want to see, would some relief be given to the taxing bodies, and what would happen if the developer walked away. Chairman Carrignan asked Ms. Jones if it was ok to entertain TIF comments at that point. Ms. Jones said she didn't see an issue with posing some general questions and discussions because the present Committee is ultimately going to make the final decision. Aldr. Stellato said his concern is in regard to Lexington Homes walking away from this development after the TIF is in place and work has started on the property. He clarified that the first step would be to grade and cleanup the site and at that point if the developer walks away, the site is cleaned up with no reimbursement. Aldr. Stellato said he feels the most important thing is to clean up the site. Mr. Stillwell said what is being requested is a "pay as you go" TIF, with no bonds, no liability on the City in any regard, the City will enter into

a developer note, which means the developer could only recover the approved eligible costs if the project generates tax increment, which provides the revenue source to pay the developer note, so there is no exposure on the part of the City with respect to TIF component that's being proposed by the applicant. Chairman Carrignan said the performance of the reimbursement is called out in the redevelopment agreement and asked if that threshold would be reached in terms of payment from the TIF. Mr. Stillwell said yes the funds must be generated out of the incremental tax revenues to support the payment of the developer note; there is no recourse for general obligation funds or any other factor on the City.

Chairman Carrignan asked to be walked through what needs to happen to get the land to a buildable property. Jim Huff-Huff & Huff Inc.- said there had been fair amount of study of the site including three soil investigations, two recent extensive investigations on certain areas, and the next step is to remove the pits that were under the buildings. There is also an open underground storage tank release that needs to be remediated. He then recommended putting in about ten monitoring wells to evaluate ground water and at that point enrollment in the voluntary site remediation program with the Illinois EPA. He said he recommends moving along at developing from a priority standpoint. Mr. Huff said there are ten areas of known contamination and these areas would be broken down into separate entities, a sampling plan would be put together, presented to EPA, conduct a sampling and remediation, at the end a full NFR letter would be issued. Chairman Carrignan asked about the terrain. Mr. Huff said as part of the grading it could be done all at one time or parts as they develop, but he said there is an environmental component to that as well, the site has a number of mounds in the REC3 area and a lot of fiber glass, so as part of the grading a lot of soil will need to be taken to a landfill not because of contamination but because of debris mixed in. Aldr. Stellato said based on the amount of work he asked how long cleanup will take. Mr. Huff said it could be broken down into different areas and get formal "no further remediation" letters on each area.

Aldr. Turner asked if from a preliminary study if these areas can be confidently remediated within a decent cost and being able to still build the project at price points that would sell. Mr. Huff said he had provided engineering estimates based on their knowledge, 9,000 cubic yards have been identified to be taken off the site, not as a hazardous waste but as a solid waste and then possibly another couple thousand yards due to the fiberglass debris and will also have to be land filled. Aldr. Turner asked if there is already a cost estimate. Mr. Huff said yes.

Aldr. Rogina asked if in theory the development could start in one area but have no further remediation letter in another area. Mr. Stillwell said some clarification is needed and he said that because of the difficult topography on the site, the mass grading would all need to be done at one time. Aldr. Rogina asked if it was suggested that before any building is done that there be a NFR letter. Mr. Stillwell said that is beyond his scope and he would have to find out how much delay there is. Mr. Huff said this has contradicted his thought of phasing the project, he said typically once work is completed in an area a draft "no further remediation" letter can be acquired from EPA and many times the filed "no further remediation letter" would lag until the whole site is completed, so if the whole site will be done with no restrictions a "no further remediation" letter can be acquired. Mr. Cuikerman said this is a very complex site and that mass grading will be done all at once but with many phases.

Chairman Carrignan asked if the railroad from Main St. west has been abandoned. Mr. Townsend said the railroad right of way has been abandoned from east of Tyler Rd. all the way west to the former Cardinal property.

Chairman Carrignan said he would like to see a wide variety of trees on this site due to the current spending of millions of dollars due to the Emerald Ash Borer.

Aldr. Martin said he has concerns with the sidewalks and traffic and what would be done with the 9,000 cubic yards that needs to be removed off the property.

Brian Lavolpe-1219 Dean St.-asked how long Lexington has owned the property. Mr. Stillwell said since 2006. Mr. Lavolpe asked why in 4-5 years has nothing been done to the site and he wanted to know why cleanup is not starting now. Mr. Stillwell said they need the plans to be approved so they know how to proceed before they can begin. Mr. Lavolpe then asked how many units will be west of 9th St. in the circle area. Mr. Smith answered 91 units. Mr. Lavolpe commented on the congestion it will cause in that area due to 9th Street being the only way out. Luay Aboona-KLOA-Traffic consultant for Lexington Homes -said the site will have multiple ways to make it out of the development with connections to 9th Street and Mark St. Mr. Lavolpe asked where all the traffic will go seeing there is not an exit to the west but to State St. which is already congested. Mr. Aboona said there is a cross-access planned for the future. Aldr. Krieger asked how long it would be until that extension access is in place. Chairman Carrignan said that would be predicated on what happens to the property on the west.

David Amundson-500 Cedar St.-said that it was his understanding that the City Ordinance requires that when a demolition permit is pulled, there is 30 days to demolish and remove the building, and under special conditions a six-month extension can be granted. He said the Applied Composites complex had been down since 2008 and he wanted to know why the developer had not seen fit to follow the Ordinance and also why has the City had not enforced their own Ordinances. Ms. Tungare said the City has engaged with the developer to tear down the buildings following incidents that occurred on the property while it was vacant, but that the cleanup has not been completed because the zoning entitlement process is ongoing. Mr. Vann said permits are good for up to two years and that staff had met with the developer over the last couple weeks to clean up the truck and parking lot areas. Mr. Amundson asked when the entitlement process started. Ms. Tungare said she would need to verify this. Chairman Carrignan asked if it's better to have buildings torn down than empty buildings standing. Mr. Vann said yes it's the lesser of two evils.

Mr. Amundson said that at a September Housing Commission meeting the developer promised a good faith effort to secure funding for the affordable housing units and he wanted to know what has been done over the last three months. Mr. Stillwell said they did not agree that there would be financing from outside sources and that what was said was they were in agreement with the suggestion of Chair Holler that while the waiver seemed appropriate, it would also be appropriate for the developer throughout the course of the project to make good faith efforts to avail itself of third party funding that might open up opportunities to have affordable housing in the site. He said that it has been clearly stated at the Housing Commission meeting that they needed to obtain entitlements to know if they even have a project before anything was done to

secure funding. Mr. Stillwell said they continue to work with Chair Holler who has given the name of a professional consultant to work with the developer throughout the project to facilitate the effort. Mr. Cuikerman said that throughout the 52-55 months that every so often they are to contact the agencies to find financing for buyers and that it will be an ongoing effort.

Aldr. Turner said he feels the City is over the limit and requires no more affordable housing and that the Ordinance is in place for fee in lieu.

Mr. Amundson said in regard to the industrial site in the area, that there are concerns about houses being 15 ft. off the property and that there will be concerns about neighbors complaining due to the shoehorn effect next to a three-shift noisy factory. Mr. Stillwell said the characterization of shoehorning is very much inappropriate and that the staff report identifies that the density proposed is consistent with what is suggested in the Comprehensive Plan that was adopted in 2008. Mr. Cuikerman said that there will be more intense landscaping provided between the townhouses and the industrial building and that the marketing will make buyers aware of the noise.

Mr. Amundson asked how the developer felt that the placement of a monument declaring "Lexington Club built by Lexington Homes" is in any way compatible with the historic nature of the neighborhood which was developed unplanned. Chairman Carrignan said the neighborhood is not historic and that the Plan Commission said the monument sign should be removed. Mr. Cuikerman said they plan to take out the monument sign.

Mr. Amundson said there is \$4.96 million worth of TIF assistance on the table and by the developer's calculations, \$1.25-1.5 million worth of monetary relief in the forms of potentially not building the affordable housing and there is the rebate for vinyl rather than what code stipulates. He said his math puts him at somewhere between \$6.25-6.6 million worth of concessions essentially. He asked if this is a negotiation and Lexington is asking for \$6 million worth of concessions for the City, then what is the City getting in return. Chairman Carrignan said from the City's standpoint we are looking at millions of dollars on the tax rolls and remediation. Mr. Cuikerman said it's complicated and that is where the TIF comes into place.

Mr. Amundson asked how an addition of a collection of buildings that need to be relieved of their own monotony benefits a neighborhood that prides itself on the individuality and the eclecticism of the architecture that is currently in the neighborhood. Mr. Safin said that in communities today you cannot go back and duplicate what is already there, and that they try to create a streetscape that has variety with using different materials and colors.

Mr. Amundson referenced the traffic report and asked in regard to an aerial photograph given to him by Kane County from 2001 when Applied Composites was a fully functioning going concern, he said the photo shows 77 cars parked and 3 semi-tractor trailers, and he asked how those automobiles generate 1,545 car trips per day. Mr. Aboona said the assumption made in the report was what would an industrial building of 220,000 sq. ft. generate and that the report is not implying that the area generated that amount of traffic. He said that business did not do well in the end and that is why there are not many cars in the parking lot in the photograph, but that under the current underlying zoning, if the building gets reactivated at its maximum capacity,

that is what it would generate. Mr. Amundson said that he sees maximum 225 cars and that it's a three-shift operation and 110 employees have space to park on the site and he wanted to know how that generates 1,545 car trips a day, and said his point is this proposed development will produce a massive increase in the neighborhood and not the decrease that the report suggests. Mr. Aboona said the 220,000 sq. ft. is the potential that could be activated as industrial and that they are not referring to the previous use and that it is just to give a perspective that that type of use would have a bigger impact on the neighborhood.

Mr. Amundson referred to the traffic report in regard to data for Dean St. and State St. and felt the numbers did not make sense. Mr. Aboona said he would be happy to sit with Mr. Amundson after the meeting to explain the report.

Ms. Tungare offered that HLR, the City's traffic consultant that reviewed the report produced by KLOA, can attend the meeting in January.

A motion was made to continue the discussion at the January 9, 2012 meeting; the motion was seconded and passed by unanimous vote.

d. Update on the Comprehensive Plan Project-Information only.

Chairman Carrigan passed on this item.

4. ADDITIONAL BUSINESS-None.

5. ADJOURNMENT-The meeting adjourned at 9:45 p.m.