

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES PLAN COMMISSION
TUESDAY NOVEMBER 8, 2011 – 7:00 P.M.**

Members Present: Tim Kessler
 Brian Doyle
 Curt Henningson
 Tom Schuetz
 Thomas Pretz

Members Absent: Wallace, Amatangelo

Also Present: Rita Tungare, Community Development Director
 Russell Colby, Planning Division Manager
 Matthew O'Rourke, Planner
 Sonntag Court Reporter

1. Call to order

A meeting of the St. Charles Plan Commission was called to order at 7:01 p.m. by Vice Chairman Kessler.

2. Roll Call

3. Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the October 18, 2011 meeting.

PUBLIC HEARING

4. 3655 Illinois Ave. (Inter-Plastics, Jose Gutierrez)

Application for Special Use for a Recycling Center

The attached transcript prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Mr. Doyle made a motion to close the public hearing. Mr. Henningson seconded the motion. Motion passed unanimously.

MEETING

The attached transcript prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Minutes – St. Charles Plan Commission

Tuesday, November 8, 2011

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5. Children of America (Bob Rasmussen)(Tyler and Rt. 64 PUD, South of St. Charles Chrysler Dealership)

Application for Special Use for a Daycare Center; Application for PUD Preliminary Plans

Supporting Documents:

- PUD Preliminary Plans - Preliminary/Final Engineering Plans
- Landscape Plan
- Architectural Elevations

Mr. Schuetz made a motion to recommend approval of the applications for Special Use for a Daycare Center and the PUD Preliminary Plan for Children of America. Mr. Henningson seconded the motion. Motion passed unanimously.

6. 3655 Illinois Ave. (Inter-Plastics, Jose Gutierrez)

Application for Special Use for a Recycling Center

Mr. Doyle made a motion to recommend approval of the application for a Special Use for a Recycling Center at 3655 Illinois Avenue, Inter-Plastics. Mr. Schuetz seconded the motion. Motion passed unanimously.

7. Corporate Reserve of St. Charles PUD (JCF Real Estate) (Lot 8, north of Woodward Dr.)

Application for Concept Plan for Residential/Mixed Use

Supporting Documents:

- Concept Plans dated 9/9/11

8. Meeting Announcements

Tuesday, November 22, 2011 (Cancelled)

Tuesday, December 6, 2011 at 7:00pm in the Council Chambers

Tuesday, January 3, 2012 at 7:00pm in Century Station, 112 N. Riverside Ave.

9. Additional Business from Plan Commission Members, Staff, or Citizens

Update on Comprehensive Plan Project (Visioning Workshop, November 30, 2011, at 7:00pm in the Council Chambers)

10. Adjournment at 8:53pm

S60521A

STATE OF ILLINOIS)

) SS.

COUNTY OF K A N E)

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

In Re the Matter of:)

3655 Illinois Avenue)

(Inter-Plastics, Jose Gutierrez))

Application for Special Use for a)

Recycling Center.)

REPORT OF PROCEEDINGS had at the hearing of
the above-entitled matter, before the City of
St. Charles Plan Commission, taken in the offices
of the City of St. Charles, 2 East Main Street,
St. Charles, Illinois, on November 8, 2011,
at the hour of 7:01 p.m.

1 **PRESENT:**

2 MR. TIM KESSLER, Vice Chairman;

3 MR. BRIAN DOYLE, Member;

4 MR. CURT HENNINGSON, Member;

5 MR. TOM PRETZ, Member; and

6 MR. TOM SCHUETZ, Member.

7 **ALSO PRESENT:**

8 MS. RITA TUNGARE, Community Development Director;

9 MR. RUSSELL COLBY, Planning Division Manager; and

10 MR. MATTHEW O'ROURKE, Planner.

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1 VICE CHAIRMAN KESSLER: This meeting
2 of the St. Charles Plan Commission will come to
3 order.

4 Roll call.

5 Schuetz?

6 MEMBER SCHUETZ: Here.

7 VICE CHAIRMAN KESSLER: Henningson?

8 MEMBER HENNINGSON: Here.

9 VICE CHAIRMAN KESSLER: Pretz?

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Kessler, here.

12 Now, Item No. 3, presentation of the
13 minutes of the October 18th meeting.

14 Do I have a motion?

15 MEMBER SCHUETZ: Motion to accept the
16 minutes as written.

17 MEMBER PRETZ: Second.

18 VICE CHAIRMAN KESSLER: All in favor?

19 (The ayes were thereupon heard.)

20 VICE CHAIRMAN KESSLER: Moving on to
21 Item No. 4.

22 Item No. 4 is a public hearing on an
23 application for special use for a recycling
24 center at 3655 Illinois Avenue.

1 And what we do now, we are -- we are
2 commissioned by the City Council to hold public
3 hearings on applications that come before the
4 City.

5 The way the process works is, the Plan
6 Commission will hold hearings to consider all
7 relevant evidence either for or against this
8 application for special use.

9 The Plan Commission is then mandated to
10 issue a recommendation to the City Council either
11 to approve or deny the application based on those
12 facts.

13 The only thing we look at are the facts and
14 whether they weigh for or against the findings of
15 fact that are set forth in our Zoning Ordinance.

16 What we'll do tonight, we're going to be
17 gathering information, and if we believe that we
18 have enough information to make a recommendation,
19 then we will close the public hearing.

20 If we don't feel that we do, we can
21 continue the public hearing.

22 So the way we're going to conduct the
23 public hearing tonight is, first of all, the
24 Applicant will be asked to make a presentation in

1 favor of the application.

2 (Member Doyle joined the
3 proceedings.)

4 VICE CHAIRMAN KESSLER: After the
5 Applicant is done, then the Plan Commission
6 members -- hello, Brian -- will have an
7 opportunity to ask questions on any of the
8 evidence that was submitted by the Applicant, and
9 after the Plan Commission asks questions, the
10 members of the audience will be able to ask
11 questions just specifically toward the evidence
12 that was presented.

13 After that's done, then we'll have time for
14 comments by both the Plan Commission and members
15 of the public, and at the end the Applicant will
16 have an opportunity to provide any type of
17 rebuttal testimony as he wishes.

18 Any questions on that part?

19 (No response.)

20 VICE CHAIRMAN KESSLER: All right.
21 Everything is being taken down today by a Court
22 Reporter who is there in front of the room, and
23 because of that, only one person can speak at a
24 time. Therefore, in order to maintain order, I'm

1 going to require that anyone who wishes to speak
2 must first be recognized by me, and when you
3 speak, you will approach the lectern and speak
4 into the microphone, and for purposes of
5 maintaining the public record, I'm going to ask
6 that you state your full name, spell your name
7 for the record, and also state your address.

8 So anyone at this time who wishes to speak
9 or ask questions, you are required to be sworn
10 in. Anyone who thinks they may speak or ask
11 questions, please raise your right hands.

12 MR. EDGERTON: Are you talking about
13 just for No. 4 or anything else today?

14 VICE CHAIRMAN KESSLER: This is just
15 for the public hearing, Item No. 3 on -- I'm
16 sorry -- 4 on the agenda for the application for
17 special use.

18 MR. EDGERTON: Okay. I just wanted
19 to make that clear whether or not. Thanks.

20 VICE CHAIRMAN KESSLER: Raise your
21 right hands.

22 (Two witnesses were thereupon
23 duly sworn.)

24 VICE CHAIRMAN KESSLER: All right.

1 So we'll move forward and move on now with the
2 Applicant.

3 Before we get started we do have a couple
4 of items, exhibits to be read into the record for
5 Item No. 4 on the agenda, 3655 Illinois Avenue,
6 Inter-Plastics, Jose Gutierrez, application for
7 special use.

8 We have Plan Commission Exhibit A dated
9 10/6/2011, the special use application, and Plan
10 Commission Exhibit B, dated 11/4/2011, the staff
11 report.

12 So is the Applicant ready?

13 MR. COOKE: Sure.

14 My name is Jim Cooke. I represent the
15 Applicant tonight, 215 West Illinois Street,
16 St. Charles, Illinois.

17 I think the application is fairly
18 self-explanatory. This is an existing industrial
19 building in the M-2 zoning area. Basically, my
20 client wants to rezone for a special use for a
21 recycling business.

22 As the proposal shows from staff, this
23 is -- there are no hazardous materials being
24 utilized.

1 There are to be no improvements to the --
2 external improvements to the building itself.
3 All the operations will be internal.

4 The amount of truck traffic is minimal,
5 two to five -- two to four -- I'm sorry -- trucks
6 per day. He's going to park some stuff on the
7 site. He may have some trucks -- a couple of
8 trucks parked on-site overnight, but that --
9 again, that's not a very large number.

10 The number of people -- staff working there
11 will not exceed the parking allowed with the
12 building, and we feel this is a reasonable use
13 certainly within that area and will have minimal
14 impact, and I hope you find this is a favorable
15 use to grant the special use today.

16 VICE CHAIRMAN KESSLER: Okay. Any
17 questions from the Plan Commission?

18 (No response.)

19 VICE CHAIRMAN KESSLER: Any questions
20 from the public?

21 (No response.)

22 VICE CHAIRMAN KESSLER: Okay.

23 Thank you.

24 MR. COOKE: Thank you.

1 VICE CHAIRMAN KESSLER: So at this
2 time, if we feel we have enough information, we
3 can close this public hearing.

4 MEMBER DOYLE: I move to close the
5 public hearing.

6 MEMBER HENNINGSON: Second.

7 VICE CHAIRMAN KESSLER: All in favor?
8 (The ayes were thereupon heard.)

9 VICE CHAIRMAN KESSLER: Opposed?
10 (No response.)

11 VICE CHAIRMAN KESSLER: Okay. The
12 public hearing is closed.

13 (Which were all of the
14 proceedings had in the
15 above-entitled matter at
16 7:10 p.m.)

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STATE OF ILLINOIS)

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) SS.

COUNTY OF K A N E)

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BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

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In Re the Matter of:)

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Regular Meeting.)

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REPORT OF PROCEEDINGS had in the above-
entitled matter, before the City of St. Charles
Plan Commission, taken in the offices of the
City of St. Charles, 2 East Main Street,
St. Charles, Illinois, on November 8, 2011, at the
hour of 7:10 p.m.

1 **PRESENT:**

2 **MR. TIM KESSLER, Vice Chairman;**

3 **MR. BRIAN DOYLE, Member;**

4 **MR. CURT HENNINGSON, Member;**

5 **MR. TOM PRETZ, Member; and**

6 **MR. TOM SCHUETZ, Member.**

7 **ALSO PRESENT:**

8 **MS. RITA TUNGARE, Community Development Director;**

9 **MR. RUSSELL COLBY, Planning Division Manager; and**

10 **MR. MATTHEW O'ROURKE, Planner.**

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1 VICE CHAIRMAN KESSLER: Okay. Moving
2 on to Item No. 5 on our agenda, the meeting
3 portion.

4 Children of America, Bob Rasmussen, Tyler
5 and Route 64 PUD, south of St. Charles Chrysler
6 dealership.

7 We have an application for a special use
8 for a day care center. If you recall at our last
9 meeting, we held the public hearing regarding
10 this.

11 Is there any -- is the Applicant here?

12 MR. RASMUSSEN: Yes.

13 VICE CHAIRMAN KESSLER: Does staff
14 have anything that we want to add?

15 MR. O'ROURKE: Just briefly, staff
16 has reviewed the proposal and we have summarized
17 that review in the staff report and distributed
18 it to the Plan Commission and sent it out for
19 review.

20 We have looked at all the items in
21 conjunction with this, and as it relates to the
22 underlying zoning for the PUD, we are
23 recommending approval based on our review. We
24 haven't found anything to state otherwise, and

1 they have provided a draft set of findings of
2 fact for the Plan Commission to consider this
3 evening.

4 VICE CHAIRMAN KESSLER: Okay. Does
5 the Plan Commission have any questions?

6 (No response.)

7 VICE CHAIRMAN KESSLER: Any discussion?

8 (No response.)

9 VICE CHAIRMAN KESSLER: Anything from
10 the Applicant?

11 MR. RASMUSSEN: No.

12 VICE CHAIRMAN KESSLER: Okay. I
13 guess at this time we could entertain a motion.

14 MEMBER SCHUETZ: I motion to approve
15 the preliminary plan for the Children of America
16 day care center as is.

17 VICE CHAIRMAN KESSLER: So you're --

18 MEMBER SCHUETZ: Recommending approval.

19 VICE CHAIRMAN KESSLER: -- recommending
20 approval that we --

21 MEMBER SCHUETZ: Move ahead.

22 VICE CHAIRMAN KESSLER: Go ahead,
23 Brian.

24 MEMBER DOYLE: Mr. Chairman, are

1 there two applications?

2 MR. O'ROURKE: There are. There's an
3 application for a PUD preliminary plan and an
4 application for a special use for a day care
5 center. There are two.

6 VICE CHAIRMAN KESSLER: So, Tom, is
7 your recommendation for approval for one or both?

8 MEMBER SCHUETZ: I was including both.

9 VICE CHAIRMAN KESSLER: Okay. So
10 you're -- you're recommending approval for the
11 application for special use for a day care center
12 and application for a PUD preliminary plan?

13 MEMBER SCHUETZ: Correct.

14 MEMBER HENNINGSON: Second.

15 VICE CHAIRMAN KESSLER: Okay. All in
16 favor?

17 (The ayes were thereupon heard.)

18 VICE CHAIRMAN KESSLER: Opposed?

19 (No response.)

20 VICE CHAIRMAN KESSLER: Okay. On to
21 the next item.

22 Item No. 6 is the discussion on the
23 3655 Illinois Avenue, Inter-Plastics,
24 Jose Gutierrez, application for a recycling

1 center. As you may recall, we just held the
2 public hearing on that matter.

3 MEMBER PRETZ: We did?

4 VICE CHAIRMAN KESSLER: And -- yes,
5 we did.

6 MEMBER PRETZ: Okay.

7 VICE CHAIRMAN KESSLER: And now we're
8 at the meeting portion where we may discuss.

9 Any discussion?

10 (No response.)

11 VICE CHAIRMAN KESSLER: Any questions?

12 (No response.)

13 VICE CHAIRMAN KESSLER: Anything from
14 the Applicant?

15 MR. COOKE: No.

16 VICE CHAIRMAN KESSLER: Anything from
17 staff?

18 MR. O'ROURKE: Just similar to the
19 last proposal, staff has given you a report
20 summarizing our review.

21 Staff is recommending approval of
22 this special use application and has provided
23 seven draft findings of fact that go along with
24 that recommendation.

1 VICE CHAIRMAN KESSLER: Okay. Well,
2 if there's no discussion, we would entertain a
3 motion at this time.

4 MEMBER DOYLE: I will move for a
5 recommendation -- recommendation for approval of
6 an application for a special use for a recycling
7 center at 3655 Illinois Avenue for Inter-Plastics.

8 MEMBER SCHUETZ: Second.

9 VICE CHAIRMAN KESSLER: All in favor?

10 (The ayes were thereupon heard.)

11 VICE CHAIRMAN KESSLER: Opposed?

12 (No response.)

13 VICE CHAIRMAN KESSLER: Okay. That
14 item passes unanimously.

15 MR. COOKE: Thank you very much.

16 VICE CHAIRMAN KESSLER: I have to
17 assume that Item No. 7 is the reason all these
18 people are here tonight.

19 Item No. 7 on our agenda is the Corporate
20 Reserve of St. Charles PUD, JCF Real Estate,
21 Lot 8, north of Woodward Drive, and at this time
22 I want to -- I want to just make it clear that --

23 UNIDENTIFIED SPEAKER: Could you
24 speak louder, please?

1 VICE CHAIRMAN KESSLER: I'm sorry.

2 UNIDENTIFIED SPEAKER: Thank you.

3 VICE CHAIRMAN KESSLER: You're welcome.

4 I just wanted to make clear that at this
5 time this is a concept plan and so there is no
6 application for construction and there's no
7 application to begin this project, and the
8 Applicant is simply looking for feedback from the
9 Plan Commission on the -- you know, the details
10 and the concept of putting this project in that
11 place.

12 So, you know, we're -- we're going to try
13 and stay a little bit above the details of how
14 wide the roads are and, you know, beyond the
15 building at this time as it doesn't make sense.

16 So what I would like to do is have the
17 Applicants start by just describing what it is
18 they are proposing.

19 MR. STILLWELL: Good evening,
20 Mr. Chairman, members of the Plan Commission.

21 My name is Henry Stillwell. My address is
22 300 East Roosevelt Road, Wheaton, Illinois. I'm
23 the attorney for the Applicant this evening.

24 We have a very well-crafted staff report or

1 memo that gives you some good details regarding
2 the subject of tonight's discussion.

3 Back in 2008 the City approved a planned
4 unit development and all the ancillary ordinances
5 dealing with annexation agreements, et cetera,
6 for the subject property which is located on the
7 north side of Main Street immediately east of the
8 Nigas right-of-way, and that planned unit
9 development concept provided for a mixed-use
10 development of office and commercial uses.

11 Given the circumstances that are now
12 confronting the nation economically and this
13 industry in particular, there is a desire to
14 revisit this planned unit development and to seek
15 amendment to allow an alteration of the use of a
16 portion of the development, so our purpose this
17 evening is to be able to give you an overview of
18 what's currently approved and then what's
19 proposed based upon the materials that have been
20 submitted for this concept review.

21 So what we'll do this evening -- and,
22 again, I will adhere to the Chairman's
23 identification of more of an aerial, bird's-eye
24 view. We won't get into the nitty-gritty

1 tonight. We'll restrict ourselves to just
2 concept discussions.

3 Paul Robertson, who is a representative of
4 JCF Real Estate, which is the developer
5 Applicant, will give a little bit of a background
6 on JCF.

7 Then Terry Smith with BSB Design will go
8 through the site plan in the general form that's
9 being requested for consideration, and Joe Safin
10 of BSB will go through the architectural drawings
11 with you, and then along the way we'll be able to
12 answer any questions that you or Plan Commission
13 members might have.

14 Thank you.

15 MR. ROBERTSON: This is just hard
16 copies of the PowerPoint presentation. I just
17 want to give you a chance to see them as we go
18 through them.

19 VICE CHAIRMAN KESSLER: Thank you.

20 MEMBER HENNINGSON: Thank you.

21 MR. O'ROURKE: Thanks.

22 MR. ROBERTSON: Again, my name is
23 Paul Robertson. I am with JCF Real Estate. Our
24 address is 1930 North Thoreau Drive in

1 Schaumburg, Illinois 60173.

2 I'd like to give you a little background on
3 what our entitlement is today and explain where
4 we'd like to go with the project based on, as
5 Hank said, what's going on in the world these days.

6 We originally brought before you a
7 50.4-acre development, the former Cardinal
8 Industries site. At the time we envisioned an
9 office project north of Woodward and a commercial
10 and mixed-use project south with the frontage
11 along Main Street.

12 We at the time got entitled the -- the
13 buildings that are shown here on Lot 6 and Lot 5
14 and had just underlying zoning for the rest of
15 the site.

16 North of Woodward we have the ability to
17 build 576,000 square feet of -- of building there
18 with the OR underlying zoning which is general
19 office research. We always envisioned this as a
20 multiphase development, building as we leased
21 buildings and not getting too far ahead of
22 ourselves.

23 As of today, the two buildings on Lot 6
24 are -- are up and they are -- they are leased.

1 They will be fully occupied by the first quarter
2 of next year.

3 We have in front of the City a plan to do
4 two more single-story buildings on Lot 5 instead
5 of the three-story building that's shown. That's
6 really reflective of what's going on in the
7 office market and -- and delivering a product
8 that's more readily leasable these days.

9 This shows a little bit of what we had
10 originally shown you three years ago for the
11 Phase II.

12 We envisioned two 200,000-square-foot
13 five-story office buildings in the northwest
14 corner of this site. In order to accommodate
15 that, we had structured parking. There was a
16 three-story parking deck that we had shown on
17 this and then two two-story parking structures,
18 with the -- with the intensity of the site kind
19 of pushed at the edges to allow for the -- the
20 campus that we all wanted to create out there.

21 Again, this shows where the two office
22 buildings are that we have built, and the area
23 just south of that is where we intend to build
24 two more office buildings, but what we're here to

1 talk to you about tonight is the -- the -- what's
2 shown as Lot -- Lot 8. It's the vacant land in
3 this parcel.

4 Today, as of today, we have graded that all
5 and planted it. There's a detention pond in the
6 northwest corner, so all of our infrastructure is
7 in place.

8 The area along the west edge of the
9 property, you can see, we have -- we put a bike
10 path in on the NiCor right-of-way, did our best
11 to preserve as many trees as we could in there,
12 and -- and maintain that buffer that's on the
13 NiCor property.

14 Again, this shows where we're considering
15 the -- the apartment product. Again, to the west
16 is Remington Glen, multifamily for-sale, and --
17 and to the east of us is Regency Estates, which
18 was recently down zoned and is now doing
19 single-family homes over there, so we're here
20 because the -- the estimated absorption of this
21 land based on office is much longer than we had
22 originally anticipated.

23 We would like to get this utilized and --
24 and we originally thought it was going to be a

1 maybe six- to eight-year absorption for all of
2 the land. We're two years behind schedule today,
3 and I don't have a crystal ball. I don't know
4 when the market is going to change and when the
5 economy is going to come back.

6 So given what's happened in the residential
7 markets for the for-sale product and the for-rent
8 markets, this is a viable alternative. We
9 believe that given the residential use to the
10 west and to the east, that it's an appropriate
11 use. That's what started the whole discussion of
12 doing apartments here.

13 So we have done a study that -- by
14 Tracy Cross & Associates. They are an authority
15 on -- on residential. They have identified this
16 as an opportunity. It's a product that's not
17 available in the market right now. It's luxury
18 apartments, very high amenity, high design. It's
19 not -- it's targeted to a very high-end renter.

20 So without further adieu, I will turn it
21 over to Terry Smith from BSB.

22 MR. SMITH: Thanks, Paul.

23 My name is Terry Smith with BSB Design.

24 Before I go to the site plan, I'd like to

1 just provide you a little additional orientation
2 of our site.

3 The site that we're considering for
4 redevelopment of this parcel, as Paul had
5 mentioned, is Lot 8 within the overall
6 development.

7 Access into the site will be off of
8 Main Street on Corporate Reserve Boulevard.
9 There are future plans for a signal at
10 Main Street and Corporate Reserve Boulevard.

11 Fronting our site along the south side is
12 Woodward Drive, which is a street that's in, and
13 then access into our site will be at a -- at a
14 curb cut located at this point right there.

15 Actually, the setting of this site is
16 rather -- is really rather nice.

17 As Paul had indicated, there is a Northern
18 Illinois Gas easement that's actually 66 feet
19 wide on which there's some -- a considerable
20 growth of -- of tree canopy running along --
21 north/south along the western boundary.

22 There's also a bicycle trail that runs
23 along the west side of the property. It turns
24 and runs along Woodward Drive and then makes a

1 bend continuing north, circling around the
2 detention basin and stopping at -- at that point
3 just -- just to the north of the detention basin
4 on Lot 7, and the trail does connect into the --
5 to the Great Western Trail, which actually veers
6 north forming part of the Randall Road trail. Of
7 course, there's an access to the forest preserve.

8 And this is all tree lined, and this old
9 Union Pacific Railroad right-of-way is -- is tree
10 lined and, of course, there's future plans, once
11 the -- once that right-of-way is abandoned, for
12 that trail, that pedestrian trail, to -- to
13 continue.

14 The site is generally flat although it does
15 kind of slope down towards the northeast corner
16 of the site to the -- to that detention pond.

17 What we wanted to accomplish in this -- in
18 our -- in our -- in our concept was this concept
19 of a -- of a main street entry; that is, upon
20 entering the site, there would be, you know,
21 flanking our entrance -- and, oh, by the way,
22 there's -- there's -- presently there's a median
23 kind of that has the beginnings of a little
24 boulevard median, and so our thought was maybe

1 that perhaps within that median we could have an
2 entrance feature.

3 Then flanking these -- this entry would be
4 two three-story mixed-use buildings with some
5 amount of retail/office on the first floor and
6 two floors of -- of rental residential above
7 that, and then in front of this office/retail
8 would be a streetscape, angled parking,
9 sidewalks, trees at flush grade to provide that
10 ambiance of a streetscape.

11 I will say this that we are keenly aware
12 that this necessary -- isn't necessarily the best
13 location for retail, so I will say that -- and I
14 think that Matt raised this point in the staff
15 report -- that as we move forward, we will
16 carefully consider, you know, what this
17 retail/office/live/work is and how much of it
18 we -- we incorporate, so that's something that --
19 that's still -- that's still being considered.

20 But as we continue into our entry, the
21 entrance terminates on a -- on a circular
22 drop-off and our club building at the -- at the
23 north end of the -- of the entrance.

24 Now, the balance of the site will comprise

1 a combination of two building types.

2 One building type shown with the lighter
3 color is a three-story rental building. It will
4 have 21 units with 8 attached garages. We call
5 them "walk-up buildings," because they won't
6 actually have elevators, or three-story buildings.

7 The darker buildings represent four-story
8 buildings with subgrade garages. These buildings
9 will have 44 units and 36 garages -- 36 spaces
10 that will actually be in a subgrade garage.

11 So what we tried to do with our site plan
12 is in the placement of these buildings kind of
13 continue this urban -- this urban form, this
14 gridlike form that we established at our entry,
15 and then, also, what we wanted to do was to
16 position the four-story buildings away from
17 the -- the residential to the west and -- and
18 have the building -- have these taller buildings
19 as -- as far away from that -- from that property
20 line as -- as possible.

21 This will be a -- a multiphase development.
22 It will -- I'm not sure how many phases there
23 will be, but suffice it to say it will probably
24 be executed in -- in -- in -- in several --

1 several phases.

2 Something else to note on this particular
3 graphic is that we did show the -- I think, in
4 the original submittal we submitted just the
5 17 of the 22 acres, and staff had wanted us to
6 show, you know, what the entire parcel would look
7 like built out.

8 So this particular plan -- you kind of see
9 this light color -- shows the darker -- the base
10 plan shows a total of 342 units, and this -- the
11 additional parcel or the remaining parcel shows
12 the inclusion of three more of -- of the 21-unit
13 three-story buildings.

14 As Paul had indicated, one of the -- the
15 goals that we want to accomplish with our
16 proposed rental community is have a community
17 that -- that has a strong emphasis on amenities.

18 We talked a little bit about the club
19 building. The club will have a -- a fitness
20 room, swimming pool, theater, Internet cafe, and
21 with the change of grade, you know, could be a
22 two-story structure situated out onto the --
23 overlooking the detention pond and provide a
24 nice -- a nice feature to the residents.

1 Additionally, we'll have where we can work
2 in small pocket parks, pedestrian areas,
3 accessibility to the trails. Matt had made the
4 point in the report, a good point about
5 pedestrian connectivity and, of course, as we
6 move forward, we will continue to -- to make this
7 plan better as -- and to refine it.

8 Overall, our plan has a total of -- let's
9 see. We're working on a parking ratio of about
10 1.75 to 1. With all these detail -- attached
11 garages of the three-story buildings, there's an
12 opportunity for an additional stack of tandem
13 parking in front of the garages, so if you count
14 that, we're at about a ratio of 1.93 to 1, so
15 that's where you kind of want to be with --
16 with -- with rental communities, in that 1.75 to
17 2.0 parking ratio.

18 I think -- in the total, I think we're --
19 we are at about 232 garage spaces for this -- for
20 this first -- first phase.

21 I'd like to now turn the -- turn the
22 microphone over to Joe Safin, who will discuss
23 with you some of the architecture that we have
24 proposed.

1 MR. SAFIN: Good evening.

2 I'm Joe Safin. I'm with BSB Design. Our
3 address is 3436 North Kennicott in Arlington
4 Heights.

5 BSB Design is a national residential
6 architectural firm. 95 percent of our business
7 is in various types of residential, whether it's
8 single-family homes, townhomes, apartments,
9 condominiums, and what we're seeing nowadays is a
10 resurgence of a variety of apartment projects in
11 a variety of markets around the country.

12 Here in Chicago we're probably involved in
13 five different communities that are apartment
14 rental communities that are in various stages of
15 entitlement.

16 We're also looking at projects in Texas, in
17 Ohio, in Utah, and Des Moines, Iowa, and these
18 projects are -- are a lifestyle by choice. The
19 way people nowadays are -- are turning to live
20 as -- as an alternate to for-sale housing because
21 of the market, and these communities are much
22 different than what you might picture in your
23 mind from years back of the old garden apartment,
24 T1-11 siding apartments with, you know,

1 playground equipment on the patios and things
2 like that.

3 Today's apartment units are well very
4 amenitized. As Terry said, they will all have
5 wonderful clubhouses that can range anywhere from
6 4,500 square feet up to 8,000 or 9,000 square
7 feet that really provide a marketing element and
8 a sense of community for -- for all of these
9 communities that we're seeing. It becomes an
10 element that draws people to the community.

11 We're proposing to really include
12 two different building types. One, as Terry
13 said, is a four-story building that's over
14 underground parking, and the other two are
15 three-story buildings, one with retail and
16 one without retail.

17 The elevation that you see here is the
18 elevation -- an anticipated elevation of
19 two buildings that flank main street as we come
20 into the community.

21 You're seeing the elevation that faces the
22 boulevard. We see the retail along the main
23 level and then the two floors of rental units
24 above that.

1 What we tried to do from a -- a design
2 standpoint on the elevation is maybe go away from
3 some traditional detailing with brick and siding
4 and really create an elevation that's maybe a
5 little more exciting and a little more
6 interesting with the use of colors and a variety
7 of different materials in the elevation.

8 As we see here, we've got typically asphalt
9 shingles on the roof; Hardie panel siding; an
10 area for store signage; a little bit of stone;
11 and the use of some galvanized metal siding that
12 would be sort of in the central part of the
13 elevation; our typical storefront glass; some
14 fabric awnings to add interest to the elevation;
15 and then some standing metal roof.

16 As you look at these elevations, you can
17 see how the front plane of the buildings moved
18 back and forth.

19 We created these tower elements that really
20 add interest to certain parts of the building,
21 whether it's the -- the entry to the breezeway
22 building or whether it's just a part of an
23 outdoor living space for the units. We think it
24 adds a little more modern look to the elevation

1 and really creates a nice environment for people
2 to live.

3 This is the elevation that you would see
4 along Woodward. It shows the two mixed-use
5 buildings, the end elevation, and then a
6 potential tower element would be located in the
7 boulevard as we enter down the main street.

8 Again, we're looking at a variety of
9 elements. In this particular elevation, the play
10 of the planes that come out and recede back in
11 adds interest to the elevation and varying
12 heights of the tower elements that add roof
13 bounds to the elevation so it's not just like one
14 long ridge line that tends to be boring and dull.

15 This is the straight three-story buildings.
16 These buildings are what we refer to as a "double
17 breezeway." They have corridors that run
18 transversely across the buildings, and they would
19 typically service -- in this particular case, it
20 would service 12 units, 4 per floor.

21 Still utilizing some of the detailing
22 materials that we show on the main street
23 mixed-use buildings, an important aspect of it
24 is -- what we're seeing today is a -- is a use of

1 vivid colors. Here we're showing some yellows,
2 some greens. They go along with the awnings. We
3 can vary awning colors from building to building.

4 This would be the opposite side of the
5 three-story all-rental building. We're showing
6 the garage doors in this particular case.

7 As Terry said, we have 8 garage spaces
8 for -- for these buildings, to 21 units. We're
9 going to show more of a premium-type door that
10 adds some -- maybe a sense of detail to it so
11 it's not -- so it doesn't detract from -- from
12 the garage door itself.

13 On the four-story building we're using,
14 again, the same materials, proposing the same
15 materials, the same color package so the
16 buildings can -- can sort of live together.

17 This particular building has a -- it would
18 be an elevator building with a common corridor
19 down the spine of the building.

20 What you're seeing here are two secondary
21 entrances to the building. On the opposite side
22 we would have a -- have a main entry with a lobby
23 that would come in and service the elevator to go
24 up to the four floors but, again, utilizing some

1 of the same materials that we were using in the
2 other two building types.

3 And with that I'll just turn it over to
4 Terry Smith so he can sort of wrap it up.

5 MR. SMITH: Just in closing, I wanted
6 to just point out about -- something about the
7 overall plan.

8 This is -- this represents a total of -- of
9 407 units, and my -- if we were to -- to look at
10 the -- the -- the most applicable zoning overall
11 for that, it would be the RM3 zoning
12 classification in which there's a requirement
13 of -- of 2,200 square feet of lot area per unit.

14 One of the -- the thing just I wanted to
15 point out is that my -- by calculating everything
16 out, we're at about 2,100 square feet. I know
17 there are some other things that we have to
18 consider, but we are fairly -- not too far off,
19 at least on an overall density, at least for that
20 underlying -- if we were to change the zoning to
21 RM3 or the underlying zoning to RM3, so that was
22 just something that -- a comment that Matt had
23 made in his report that I wanted to address.

24 And -- and, finally, I -- again, I want to

1 extend our thanks to you and to staff
2 for providing comments and the reviews help to a
3 point. We are certainly looking forward to -- to
4 working with you and staff as we -- as we move
5 this project forward.

6 So at some point, if there are additional --
7 any additional comments or questions, we're here
8 to answer them.

9 Thank you.

10 VICE CHAIRMAN KESSLER: Thank you.

11 Thank you very much.

12 Again, I want to just remind us that, you
13 know, this is a concept plan and this Applicant
14 is coming before us and with the City staff to
15 get our feedback and comments on -- on this plan
16 and on its general merits of this type of plan on
17 this site, so we're not -- there's no -- there's
18 no application to build at this time. But what
19 I'd like to do now is go to the Commission.

20 Does anybody have any questions of the
21 Applicant based on what they have told us so far?

22 MEMBER HENNINGSON: I have one question.

23 The -- it says it's 342 total units.

24 Does that include the 51 affordable or are

1 the affordable units on top of that?

2 MR. SMITH: It's just 342 units total.

3 MEMBER HENNINGSON: Okay. Included
4 in that, 51 of those would have to be affordable.

5 MR. SMITH: That would be worked out.

6 MEMBER HENNINGSON: Okay. We're not
7 at that point yet?

8 MR. SMITH: Right.

9 VICE CHAIRMAN KESSLER: Okay. Any
10 other questions?

11 MR. O'ROURKE: Mr. Vice Chair, if I
12 could comment.

13 Basically, that number comes from --
14 there's an inclusionary housing worksheet that is
15 part of the application and just mathematically
16 calculates what that number should be based on,
17 and that's where that 51 number came from.

18 VICE CHAIRMAN KESSLER: Okay. Then,
19 if there's no questions from the Plan Commission,
20 we'll get some --

21 MEMBER DOYLE: I have --

22 VICE CHAIRMAN KESSLER: Go ahead.

23 MEMBER DOYLE: I have a couple of
24 questions.

1 VICE CHAIRMAN KESSLER: Sure.

2 MEMBER DOYLE: So one thing I'm
3 wondering about is ADA-complying units and
4 specifically how this relates to your target
5 market.

6 Obviously, some of the buildings -- the
7 taller buildings -- have -- have elevators.

8 Could you maybe comment a little bit more
9 about who your -- I mean, you mentioned high-end
10 renters, but I'm curious about additional
11 demographics in terms of who your target market
12 is, what their buying habits are, why -- you
13 know, what your preliminary market analysis says
14 about this product and -- and specifically, you
15 know, what -- where do -- where do baby boomers
16 fit into your plans.

17 MR. ROBERTSON: I'm -- I'm -- I need
18 to take a look at Tracy's report. Tracy usually
19 tells us, you know, what the market is and things
20 like that, but what we're typically seeing in
21 these communities is, we try to create sort of a
22 rental campus, so to speak, and that means that
23 we come in here and -- and -- and have a couple
24 of different product types, maybe three different

1 product types, and what that does is that attracts
2 a different sort of renter.

3 From the standpoint of the -- the
4 three-story building with the -- with the
5 breezeway might be a more affordable unit, maybe
6 your price leader, so to speak. It might attract
7 a younger renter.

8 The common corridor building with the --
9 with the elevator could attract -- in addition to
10 the younger renters, it's probably your -- your
11 maybe upper scale product, maybe more
12 condominiumlike, that would probably attract an
13 older renter.

14 So you're really going to get -- we're
15 seeing a lot of different demographics going to
16 rental communities, and it's -- and it's by
17 choice as well as they have to.

18 From a handicap, from an ADA standpoint, on
19 the three-story buildings, our ground floor
20 units, this is not an elevator building. You
21 need to, you know, meet the -- the ANSI A and B
22 standards.

23 The elevator building, all of the units
24 would be a minimum of ANSI B. We'd have a

1 certain proportion of ANSI A units, as required
2 by the Illinois Accessibility Code, I think
3 that's 20 percent.

4 Those tend to include the 5-foot circle and
5 the dropped countertop to -- to be able to be
6 accessible by a person in a wheelchair, but they
7 still live -- the unique thing about these is,
8 people are moving from homes to rental
9 communities. They're looking for something
10 that's -- that's as nice as their single-family
11 homes, and that's what we're seeing in these.

12 I mean, we have washer/dryers in the units.
13 We have nicely amenitized master bathrooms. The
14 kitchens are wonderful. So it's really sort of
15 a -- just a shrunk-down single-family home that's
16 attracting a variety of people.

17 So I don't know if there was any other
18 handicapped questions.

19 MEMBER DOYLE: I guess I'm wondering,
20 you know, if -- maybe it's too early yet -- but
21 I'm wondering if, when you mentioned a State
22 statute that requires a certain percentage --

23 MR. ROBERTSON: Uh-huh.

24 MEMBER DOYLE: -- of units, but are

1 you, in terms of your -- the design, in terms of
2 the marketing of this, are you thinking that --
3 that this would be marketed specifically for
4 renters who are looking to age in place or are
5 you looking across the entire -- the entire
6 market?

7 MR. ROBERTSON: We would look at it
8 across the market, and that's why we're coming in
9 with two product types.

10 MEMBER DOYLE: Okay.

11 MR. ROBERTSON: The affordable with
12 the double breezeway and maybe the upper scale or
13 nicer ones would be a common corridor, and it
14 would really be based on do we need a -- do we
15 want a one-bedroom or a two-bedroom? I don't
16 think the -- the market research called for any
17 three-bedrooms, which we -- in our communities we
18 are seeing a small portion of three-bedroom
19 units, like maybe 5 percent, for that family that
20 needs -- needs a place, but we're finding very
21 little families, you know, in these types of
22 communities.

23 MEMBER DOYLE: Okay.

24 MR. SMITH: I just wanted to add, I

1 think preliminarily we're looking at units that
2 average about 920 square feet of which 5 percent
3 might be studios, one-bedroom would be
4 45 percent, two-bedrooms would be 50 percent, so
5 we're looking at perhaps smaller units, not --
6 not really large units, but units that average
7 about 900 square feet or so.

8 VICE CHAIRMAN KESSLER: Okay. Any
9 other questions?

10 MEMBER SCHUETZ: I have one.

11 VICE CHAIRMAN KESSLER: Go ahead.

12 Excuse me.

13 MEMBER SCHUETZ: Since we're on that
14 topic of upper-scale renters.

15 VICE CHAIRMAN KESSLER: Hold on.

16 Can we --

17 MEMBER SCHUETZ: Since we're on the
18 topic of upper-scale renters and a demographic
19 across the board, what do you see as far as rents
20 in these typical communities you refer to from
21 low to high?

22 MR. SMITH: Well, first of all, I
23 want to -- let's just talk about -- I don't mean
24 "upper scale" as in luxury living. I'm looking

1 maybe two price points, an affordable price point
2 and then maybe one that's not too affordable, but
3 not like a luxury-type rental.

4 We've seen these range -- buildings like
5 this in -- and I'll have to default to what
6 Paul's thoughts are -- but we've seen them
7 anywhere probably from -- and based on the
8 location -- maybe a \$1.10 to \$1.40 a square foot.
9 I mean, even -- even in some -- we've seen in
10 some locations -- we did a project in -- in
11 Oak Brook. I think it was like \$2 a square foot,
12 and they're, you know, 95 percent full and even
13 get close to 100.

14 MEMBER SCHUETZ: Okay. Thank you.

15 VICE CHAIRMAN KESSLER: Anything?
16 Any questions?

17 (No response.)

18 VICE CHAIRMAN KESSLER: All right.
19 At this time we'll -- at this time we'll
20 entertain questions from the audience but
21 remember we're questioning the Applicant on what
22 they've presented at this time. We'll have time
23 to comment and give our feedback after we're done.

24 So, sir, come on up.

1 MR. BURRELL: Hi, there. My name is
2 Roger Burrell, B-u-r-r-e-l-l. I reside at
3 283 Birch Lane here in St. Charles, 60175, and
4 this is more of a --

5 VICE CHAIRMAN KESSLER: Could you use
6 the microphone?

7 MR. BURRELL: -- more of a follow-up
8 to your questions.

9 If I understood correctly, there would be
10 no three-bedroom apartments at all. They all
11 would be either studio, one or two bedrooms.
12 They would average about 900 square foot, about a
13 \$1.10 a square foot, so they would be under
14 \$1,000 rental per --

15 MR. ROBERTSON: I think he may be a
16 little under on that.

17 I think the rents are probably more in the
18 \$1.50 to \$1.70 range.

19 MR. BURRELL: A little bit over
20 \$1,000.

21 Now, you mentioned that 51 -- 51 of the
22 units would be affordable housing.

23 What price points would they be based on
24 that?

1 VICE CHAIRMAN KESSLER: Staff can
2 answer that.

3 MR. O'ROURKE: That is actually an
4 ordinance that the City has in place. It
5 requires a certain percentage of units to be
6 considered "affordable."

7 What the ordinance does, it uses the
8 State -- the Illinois Housing Development
9 Authority has a formula for finding out what that
10 is, and it's based on the area median income and
11 the formula kind of spits out a number, and then
12 it's a sliding scale based on how many bedrooms
13 there are.

14 MR. BURRELL: So your best guess is
15 for a one-bedroom would be --

16 MR. O'ROURKE: As of right now, I
17 think for a one-bedroom apartment is about \$815.

18 MR. BURRELL: So would the 51 units
19 be the affordable units or would it be the
20 two units or would they be studio units or a mix
21 of those units?

22 MR. STILLWELL: I don't think we've
23 gotten that far in detail of that.

24 MR. BURRELL: Okay. So I guess the

1 question that you haven't disclosed is whether --
2 how many would be studios, how many would be
3 one-bedroom, and how many would be two-bedroom as
4 of yet.

5 MR. STILLWELL: No.

6 MR. BURRELL: I just wanted to clarify
7 that.

8 I guess there's -- there's a group of us --
9 who are residents of Remington Glen and Renaux
10 Manor -- got involved in the conversation, and
11 there are several things that have come up in
12 conversation that they've brought in, and I'm
13 looking at the concept map --

14 THE COURT REPORTER: Could you use
15 the microphone, please?

16 MR. BURRELL: Oh. I'm sorry.

17 Looking at the concept map that is behind
18 you, and we're talking 342 units, and it appears
19 from at least that map there's only one entrance
20 and exit into that facility.

21 Is that -- is that how you do it? So if a
22 fire truck had to come in and it was blocking the
23 main gate, they would not be able to get to the
24 back side?

1 MR. SMITH: Well, what -- what
2 we're -- what we've -- what we're showing
3 actually is showing a main entrance here. We're
4 also showing an emergency access point coming out
5 here, so there's a looped street, so the idea is
6 that there would be circulation and fire access
7 in that fashion.

8 Additionally, at this phase -- I believe
9 this is Cardinal Drive that serves Lots 5 and 6.

10 MR. BURRELL: Correct.

11 MR. SMITH: Eventually is also a stub
12 into --

13 MR. BURRELL: So that will end up
14 going through?

15 MR. SMITH: Yes.

16 The thinking is is that this street would
17 actually continue a connection to the -- to the
18 Cardinal Drive stub so that you would have
19 what -- we'll have as much circulation as we
20 could, as possible.

21 MR. BURRELL: One of the other things
22 that you mentioned is that there would be this
23 pocket park design.

24 MR. SMITH: Right.

1 MR. BURRELL: I guess when you're
2 looking at a population of 340 units, 600 people
3 there, and if there's no designated park district
4 to put in a park and there's nothing out there --

5 MR. SMITH: Sure.

6 MR. BURRELL: I mean, there's nothing
7 out there. There's no park out there.

8 So where would those -- if you look at the
9 density, with four units and three units, where
10 would -- where would a couple hundred kids go to
11 play? And it appears that they would either have
12 to travel into the forest preserve or -- or
13 arrange for some type of bus service to come into
14 downtown St. Charles, and there's nothing there
15 for a couple hundred kids to play at.

16 MR. SMITH: Well, I think -- I'm not
17 a demographer but I -- it would be a challenge to
18 think that this would generate 200 kids. It's --
19 we're smaller units.

20 MR. BURRELL: I think the number that
21 the State put on regarding students and children
22 is like 1.3 per unit.

23 MR. SMITH: For a single-family unit.

24 MR. BURRELL: I thought I read

1 "apartment," so when I look at this number, there
2 is a gap there, and I do have to tell you that,
3 from many of the residents' perspective, the
4 density of 342 units -- originally, this was
5 going to become Corporate Reserve and it would be
6 about 220 units. Now it appears that it has
7 almost doubled in number of units, and the
8 density of the units being three stories,
9 four stories high, where does this traffic go?

10 I know there would be a plan based upon
11 studies to come out to Corporate Reserve and get
12 State approval for a light. The question you
13 have to ask is that why wouldn't we extend
14 Woodward to Randall Road, get State approval, put
15 a light there so there would be right in, right
16 out so you get traffic out to there because if
17 you go over to Peck, even now in the morning,
18 traffic is backed up two to three lights trying
19 to get traffic out of there, and you're going to
20 put another 700 cars out there. Where do they go?

21 So -- so when you look at that, I've got to
22 tell you that the -- the buildings, the way you
23 have it laid out, where does the traffic move to?
24 How do you get out of that subdivision? And you

1 look at this and -- and say, "Okay. We have a
2 concept that was approved several years ago"
3 based upon what many people on this Board had
4 envisioned for that site.

5 Now, you mentioned that --

6 VICE CHAIRMAN KESSLER: Sir, you know
7 what? If we can save that -- that testimony for
8 when we're done, let's just ask questions about
9 what they have presented to us right now.

10 MR. SMITH: And I'll note and make
11 one comment, as was noted in Matt's -- the staff
12 report, we'll be working with a traffic engineer
13 as we work on this.

14 MR. BURRELL: I'm just trying to kind
15 of go to the things that were addressed tonight
16 and based upon the concept plan.

17 But, you know, I can say that many
18 residents are very concerned regarding the
19 congestion, the high density of the units, how
20 the traffic flow is going to go.

21 And another question is while we may not
22 have a direct impact at a City level, what would
23 the potential impact be for the police
24 department, fire department, school district, and

1 they haven't been notified yet because it hasn't
2 been published so they would have an opportunity
3 to talk about that.

4 VICE CHAIRMAN KESSLER: Right.

5 MR. BURRELL: So I just -- I just
6 bring those up because I think that should be
7 part of the -- of the questions that we have.

8 VICE CHAIRMAN KESSLER: And I think --
9 I think --

10 MR. O'ROURKE: Let me comment on
11 that.

12 The school and park district have been
13 notified. They have received copies of the plans
14 and the application. They have not sent staff
15 any comments, and we asked them several times to
16 do so, and they are aware of this proposal.

17 MR. BURRELL: Okay. Okay.

18 VICE CHAIRMAN KESSLER: That
19 information is -- is the information that we want
20 to give feedback to them about, but at this
21 particular time, let's just ask questions about
22 this particular -- you know, this -- what they've
23 proposed so far, and we will get into that, but
24 it is a concept plan at this time. We're

1 considering the relative merits of a plan like
2 this -- like this -- in that place.

3 MR. BURRELL: And I appreciate the
4 opportunity to kind of bring up a couple things
5 that should go through the process and we realize
6 that, but I think, as you said earlier, Tim, is
7 that now is the time for us to express our
8 thoughts about what's being talked about, make
9 sure you clearly understand the impact that could
10 be for the residents out there, because the
11 conversation has been very heated and there's
12 been a lot of e-mails flying around this, and
13 when we're talking 200 units, that's one thing,
14 and now we're talking 300-some-odd units and
15 51 -- 51 of those units will be affordable,
16 brings a different dynamic to how that community
17 is being structured out there as to what was
18 originally being planned and what the vision of
19 the comprehensive plan of the Village was or the
20 City was for the last several years and how that
21 project was supposed to look out there, so I
22 appreciate the opportunity.

23 Thank you.

24 VICE CHAIRMAN KESSLER: Thank you.

1 Any other questions for the Applicant at
2 this time?

3 MR. EDGERTON: Good evening. Hello.

4 My name is Patrick Edgerton. I reside at
5 181 Remington Drive, St. Charles, Illinois,
6 as well.

7 I have some questions for the people from
8 JCK (sic) with regard to the project.

9 One is that, if I recall correctly, JCK --
10 are they the owners of the property that built
11 the five-unit townhome complex that hasn't sold
12 and the one residential unit that's just east of
13 there?

14 MR. ROBERTSON: No.

15 MR. EDGERTON: When you look at this,
16 you had said in your opening statement --

17 MR. STILLWELL: By the way, it's JCF.

18 MR. EDGERTON: JCF. I apologize. JCF.

19 Is JCF in the business of operating
20 apartment complexes?

21 MR. ROBERTSON: Yes.

22 MR. EDGERTON: With regard to that,
23 in your opening statement you said, "What is
24 going on in the world these days" was the reason

1 why you wanted to open up apartment complexes.

2 When they first started developing that
3 property, they set out to do an apartment
4 complex. Now there's single-family residences to
5 the east of you, now office buildings.

6 If the economy turns around again and goes
7 back to the -- wanting to buy property, where the
8 people choose to change their focus and you're
9 still proceeding with this project and decide to
10 abandon it, then what do you do with the
11 remainder?

12 MR. STILLWELL: Well, first of all,
13 you're getting into issues that are a little more
14 advanced.

15 When we come in for preliminary plan
16 approval, once we know that this is a concept
17 that makes sense to the community to at least
18 proceed with more detailed examination, we will
19 come in with more thorough testimony relative to,
20 first of all, what's really happening in the
21 marketplace today. Why do we project that the
22 absorption capabilities of this site, as
23 currently zoned, are not feasible, not just in
24 the short run or the medium run, but really

1 long-term horizon?

2 There's a serious readjustment and
3 reassessment in the real estate industry and
4 various components of the product types that are
5 out there. One of them is the type of product
6 that is shown here.

7 So we'll give you a lot more testimony at a
8 preliminary plan level, and then we'll also
9 identify why we believe, based upon market
10 analysis, the absorption capabilities are there
11 to support the project that we're showing.

12 As you -- as you understand, any time that
13 you make a decision on an investment and try to
14 do a lot of thorough analysis to determine
15 whether or not what you believe to be viable, in
16 fact, is viable based upon market -- market
17 studies, and that's extremely important in
18 today's world simply because of the financing
19 environment. You have to have a project that
20 folks that are going to put money into believe,
21 with data that supports it, that it will, in
22 fact, succeed and that it will be able to be
23 absorbed by the marketplace.

24 So you're kind of anticipating some of the

1 more detailed testimony that we'll get into when
2 we get into the preliminary plan stage of this.

3 Right now we have a market analysis that
4 gives us a strong encouragement that this is a
5 viable land use, a viable density for absorption
6 within this market area based upon what's
7 currently available and what the demand is,
8 including the kind of rents that would be
9 supported, so to get into the specifics and try
10 to address it at this stage I think is premature.

11 MR. EDGERTON: One follow-up question
12 to that.

13 Are those the same market analyses that
14 thought building office complexes was the right
15 way to go just a few years ago?

16 MR. STILLWELL: There's not a single
17 land use market analysis that you will get today
18 that bears any resemblance to the market analysis
19 we were working with prior to 2007.

20 I can tell you right now that there has
21 just been a sea change in the world of real
22 estate, land use, and what's viable. We all
23 realize that. We see it every day on the
24 television. We read it in the newspapers, and

1 you've got to deal with it. You've got to live
2 with the realities of the current day environment
3 and try to find solutions so that communities
4 continue to grow and flourish, tax dollars are
5 generated, and people's needs are accommodated,
6 so that's what we're doing here.

7 MR. EDGERTON: It's a lot of
8 speculation as to whether or not the market down
9 the road will support this project because like a
10 couple of years ago the market down the road
11 would support an office project.

12 MR. STILLWELL: It depends on how you
13 define "speculation." It's basically making a
14 decision based upon available data that's
15 gathered by sophisticated analysis by qualified
16 people. That's the way you make any business
17 decision. You don't simply make a knee-jerk
18 decision. You don't shoot from the hip. This is
19 going to be based upon criteria that supports
20 this type of land use.

21 MR. EDGERTON: Didn't you do that
22 when you were planning the development originally
23 with the existing plan?

24 MR. STILLWELL: Well, unless you've

1 been asleep for the last five years, what's
2 happened in the interim time frame has totally
3 rewritten what's capable of being done.

4 At the time that that project was reviewed
5 and approved, there was, in fact, a market
6 analysis that would support there was, in fact, a
7 market that would --

8 MR. EDGERTON: But --

9 MR. STILLWELL: Just a minute. Let
10 me finish.

11 MR. EDGERTON: I thought you were done.

12 MR. STILLWELL: -- there was also a
13 market that would support it.

14 Those circumstances have changed
15 dramatically, and we don't apologize for the fact
16 that it's changed. We had no control over that
17 and, unfortunately, we have to deal with that, as
18 does the community and every community throughout
19 this country and, frankly, globally.

20 MR. EDGERTON: Fair enough. Sorry.

21 MR. STILLWELL: We're trying to find
22 solutions that -- that will be productive and
23 provide a benefit not just to the Applicant.
24 That's why we're asking that we would like to

1 move forward on a positive note with this project
2 but also with what works with the community.

3 MR. EDGERTON: Fair enough. You
4 haven't been asleep for the last five years.

5 You haven't been asleep for the last
6 several hundred years when the real estate market
7 was --

8 VICE CHAIRMAN KESSLER: Excuse me.

9 MR. EDGERTON: Okay.

10 VICE CHAIRMAN KESSLER: Okay. I
11 think we're getting a little far afield here.

12 MR. EDGERTON: I'll move on to the
13 next question.

14 VICE CHAIRMAN KESSLER: Tell you what.

15 Why don't you ask the questions of the
16 Plan Commission.

17 MR. EDGERTON: All right. With
18 regard to the easement that's to the west of the
19 project, is there any prohibition of that
20 easement of knocking down the trees by the
21 utility company?

22 MR. STILLWELL: Well, first of all,
23 the only work that's been done in that area was
24 what was required as a part of the planned unit

1 development, and the objectives of the park
2 district and the City relative to pedestrian
3 connections along the Nigas right-of-way, Nigas
4 is cooperating with the governmental entities to
5 allow for the construction of that facility and
6 the necessity, therefore, of effecting some of
7 the vegetation within that area for that limited
8 purpose, but beyond that there would be no
9 intention nor would there be authority to alter
10 any of those trees.

11 MR. EDGERTON: That's not the point I
12 was asking.

13 One of your arguments that was presented to
14 the panel is that there is a barrier of a tree
15 line between the west side of your property and
16 the east side of the adjoining property.

17 Is it by easement that that tree line is to
18 remain, or could the utility company exercise its
19 rights and knock down those trees?

20 MR. STILLWELL: I think the utility
21 company could come in and clear cut it if they
22 needed to, I'm sure.

23 MR. EDGERTON: Fair enough.

24 VICE CHAIRMAN KESSLER: You know

1 what? I'll tell you what. Why don't you tell us
2 your questions and then we'll have them come up
3 and respond because the back and forth is going
4 to take all night.

5 MR. EDGERTON: I'll move on.

6 VICE CHAIRMAN KESSLER: Okay.

7 MR. EDGERTON: Now, in your report,
8 they state that -- in the traffic section -- it
9 was assumed that the majority of the traffic
10 generated by the development would be heading
11 west or against the majority of traffic in the
12 morning and to the east in the evening.

13 Why did they assume that an apartment
14 complex -- people would be going west, away from
15 this city, instead of east like everyone, or a
16 substantial part of the people when they commute?

17 VICE CHAIRMAN KESSLER: Okay.

18 One second.

19 Okay. So your question is the direction of
20 traffic relative to their report.

21 Okay. What's your next question?

22 MR. EDGERTON: Are there any
23 other buildings out there that are in excess of
24 two floors? It's proposed to be three floors and

1 four floors.

2 Are there any other developments of
3 residential units west of Randall that are in
4 excess of two floors?

5 VICE CHAIRMAN KESSLER: Okay. What's
6 your next question?

7 MR. EDGERTON: The developer was --
8 or the designer was discussing the prices of --
9 where they got the price.

10 Where are the locations of the other
11 comparables, you might say, to developments
12 similar to this? So far you have Chicago and
13 Oak Brook.

14 VICE CHAIRMAN KESSLER: So you want
15 to know where the comparables --

16 MR. EDGERTON: Are there any other
17 comparables that are similar to St. Charles?

18 VICE CHAIRMAN KESSLER: Okay. Where
19 are the comps for this? Okay.

20 MR. EDGERTON: They were discussing
21 how they are going to have a clubhouse with a
22 pool and what have you.

23 What is the impact of having a brand-new
24 pool opened up within about a quarter of a mile

1 or half a mile away to their proposed development?
2 And, likewise, what was the impact of having
3 already a preexisting XSport nearby suggesting
4 the need for another pool and supporting facility?

5 What I'm getting at is, I -- I'm an
6 attorney who represents a lot of complexes, and
7 many times if they're not used, nobody wants to
8 pay for them, and down the road what is the
9 impact of the fact that we already have
10 substantial workout facilities and pools, and how
11 is this going to be assured that it's going to be
12 maintained?

13 VICE CHAIRMAN KESSLER: Okay.

14 MR. EDGERTON: Now, one of the people
15 testified talking about how this is an urban
16 form, the program they have here.

17 Are there any other urban forms of
18 apartment communities that are compared to
19 St. Charles? I -- that kind of threw me off for
20 a minute.

21 VICE CHAIRMAN KESSLER: So where
22 would another project like this be?

23 MR. EDGERTON: Similar. A city
24 similar to St. Charles.

1 VICE CHAIRMAN KESSLER: Okay.

2 MR. EDGERTON: Because we heard
3 Chicago and Oak Brook. Those are substantially
4 different communities than the City of St. Charles.

5 VICE CHAIRMAN KESSLER: Okay.

6 MR. EDGERTON: I have no other
7 questions.

8 VICE CHAIRMAN KESSLER: Okay. We
9 have a couple of questions we just want to
10 address quickly.

11 Regarding the traffic --

12 MR. O'ROURKE: Yes.

13 What staff was highlighting in the report
14 was that the original traffic study for the
15 office development stated that most of the
16 traffic would be heading westerly in the morning
17 during the rush hour, and what the consultant
18 was -- the study that the consultant for the City
19 said was he would assume that that would be the
20 opposite, and so it would probably warrant a new
21 traffic study be redone to reexamine this, but he
22 was not implying that the apartment use would
23 generate more westerly traffic in the morning.
24 In fact, he was saying just the opposite.

1 VICE CHAIRMAN KESSLER: Okay. The --
2 you know, did you do -- when you looked at this,
3 are there other -- other developments, you know,
4 west of town and relatively close to town that
5 are over two-story?

6 MR. O'ROURKE: Staff hasn't gone to
7 that level of detail yet.

8 VICE CHAIRMAN KESSLER: Okay. This
9 was a question that I had.

10 What -- what would you compare developments
11 like this to around? I mean, are there other
12 developments like this around Chicago? Do you
13 know? Anywhere? I mean, just so I can get it in
14 my head.

15 MR. SMITH: Let me answer the question
16 about -- when we first met with JCF, they had
17 looked at a lot of conventional apartment
18 communities around Chicago, and they -- they --
19 although they -- they felt that we were very nice
20 and -- very nice, they wanted to do something a
21 little different. They wanted to -- to do
22 something that was sort of out of the -- out of
23 the box and beyond the traditional suburban
24 apartment complex.

1 I think they -- they visited a -- a project
2 whose name escapes me near Austin, Texas, and
3 that development, that rental community had sort
4 of the same concept of a -- of a main street
5 entry and had this sort of urban form and urban
6 motif and design style associated with it that
7 they were attracted to, so that's where we're
8 kind of trying to go, I think, with this, with
9 the contemporary architecture, maybe
10 incorporating some -- some urban planning quirks
11 and forms into the -- into the site plan.

12 That's really the -- so when you look at --
13 if there -- if there are any precedents in
14 Chicago -- there might be; there might not be.
15 Offhand, I don't know. We're just trying to do
16 something a little bit different here.

17 VICE CHAIRMAN KESSLER: All right.

18 MR. STILLWELL: One thing we have to
19 be careful of is that we don't use terms that are
20 confusing because sometimes one person's "urban"
21 is another person's "suburban" or whatever, but
22 an example, but not necessarily one that doesn't
23 even exist but in the process being considered,
24 the City of Wheaton last night at its City

1 Council meeting had a presentation by a developer
2 who is interested in building a 300-unit
3 apartment project on a site generally known as
4 the Norwood property immediately north of the
5 railroad tracks. Obviously, I'm familiar with
6 that area, having lived in Wheaton for a while
7 before coming here, and that same fill project
8 was originally condominiums or owner-occupied
9 condominiums and it never got off the ground
10 because of the change in economic circumstances
11 and, quite frankly, mid-rise elevator
12 condominiums are just absolutely gone, so they
13 are looking at a more -- a more dense apartment,
14 but -- and, also, with a lot of structured
15 parking underneath the building.

16 But the point is that it's more of the
17 upscale concept. It's -- they're shooting for
18 about \$1.85 per square foot of product. It will
19 be a six-story building as opposed to four
20 stories proposed, at least as some part of this
21 project.

22 So while this is -- and it also will have
23 some amenities to it but not -- it doesn't have
24 enough room to put in the -- the stand-alone

1 clubhouse and a lot of other things that this has.

2 The point -- the reason I bring that up is
3 that changes of circumstances require a creative
4 thought process that help to provide flexibility
5 to address the world within which we currently
6 operate.

7 And so as Terry was indicating, you
8 basically look to what are the -- the new
9 realities that you have to plan for and shape
10 your product so that it addresses that type of
11 reality.

12 You'll see more and more, I think, with
13 this type of development coming into reality
14 throughout our metropolitan area, simply because
15 of some of the shifts that are happening now
16 between owner-occupied, but also because of what
17 the expectations of -- of individuals are in our
18 society relative to the creature comforts they're
19 looking for in whatever house they have, whether
20 it's owner occupied or rental.

21 So that's the goal of this project, is to
22 provide a concept that will meet those needs as
23 being expressed by the marketplace and as
24 supported by analysis of the specialists that we

1 rely upon.

2 VICE CHAIRMAN KESSLER: Hold on.

3 Hold on one second.

4 What I'm getting from the question is there
5 probably -- you haven't really identified
6 anything that's similar to this. This is a new
7 concept that you seen in other places but perhaps
8 you believe because of what your research has
9 done that could work here.

10 That's what you're saying?

11 MR. STILLWELL: Yes.

12 VICE CHAIRMAN KESSLER: And as far as
13 comps go, I have to say that based on the fact
14 that this is just a preliminary plan, we're
15 not -- we're not at that level of, you know,
16 scrutiny at this point.

17 You know, you wonder about the amenities,
18 as well. I mean, is this a private club? Is it
19 a private clubhouse that would be part of --

20 MR. ROBERTSON: It's an amenity for
21 the apartment --

22 VICE CHAIRMAN KESSLER: For the
23 apartment complex.

24 You know, I want to make sure that --

1 because I know there's a lot of people here -- if
2 I can, there's a lot of people here that may want
3 to say something and I'd like to give everybody
4 an opportunity to, so if there's anybody else
5 that -- I'm just seeing if there's anybody else
6 before I come to you.

7 Does anyone else want to make comments?

8 Yes, ma'am.

9 MS. DESTOCKI: I would like to know --

10 THE COURT REPORTER: Your name,
11 please? Your name.

12 MS. DESTOCKI: Barbara Destocki.

13 THE COURT REPORTER: Spell it, please.

14 MS. DESTOCKI: D-e-s-t-o-c-k-i.

15 THE COURT REPORTER: Thank you.

16 MS. DESTOCKI: My address is
17 228 Birch in St. Charles.

18 I would like to know, would there be
19 management on this property?

20 VICE CHAIRMAN KESSLER: You mean, are
21 you asking if there's going to be on-site
22 management --

23 MS. DESTOCKI: Yes, sir.

24 VICE CHAIRMAN KESSLER: -- on the

1 property?

2 MS. DESTOCKI: Yes, sir.

3 VICE CHAIRMAN KESSLER: All right.

4 MS. DESTOCKI: That's my question.

5 VICE CHAIRMAN KESSLER: Thank you.

6 MR. ROBERTSON: Yes.

7 VICE CHAIRMAN KESSLER: Yes.

8 MR. ROBERTSON: There would be a
9 leasing and management office on-site.

10 VICE CHAIRMAN KESSLER: Okay.

11 MS. DESTOCKI: Daily?

12 MR. ROBERTSON: Yes.

13 VICE CHAIRMAN KESSLER: Okay. Let me
14 just check one more time. I know you're coming
15 back. Hold on.

16 Anybody else?

17 MR. BURRELL: This is just -- this is
18 just more of a follow-up question because of all
19 the phrases that were tossed about. I'm just
20 trying to get an understanding here.

21 I'm going to start with the comprehensive
22 plan.

23 The current City comprehensive plan
24 basically says that the property is zoned as?

1 MR. O'ROURKE: The current
2 comprehensive plan designation for this site is
3 something called "business enterprise," which is
4 basically --

5 MR. BURRELL: Low-level?

6 MR. O'ROURKE: -- low-level office,
7 sort of a light manufacturing.

8 MR. BURRELL: So this would go to a
9 four-store, high -- there's nothing west of the
10 river that's --

11 MR. O'ROURKE: It's really a
12 different use than what was contemplated by the
13 concept plan. I don't know that height really is
14 at the heart of the issue here.

15 MR. BURRELL: So there's -- if I
16 understand correctly, there's about 17 acres.

17 MR. O'ROURKE: For this portion?

18 MR. BURRELL: Yes.

19 MR. O'ROURKE: I believe so.

20 MR. BURRELL: Based on the concept
21 plan, what's -- what's the number of maximum
22 units that could be put on this type of
23 neighborhood?

24 VICE CHAIRMAN KESSLER: Well, would

1 that be R3?

2 MR. O'ROURKE: The -- the concept --
3 the comprehensive plan didn't contemplate
4 residential uses on this property --

5 MR. BURRELL: Yes.

6 MR. O'ROURKE: -- as it was, so even
7 with the recommended density, the highest density
8 in the City Zoning Ordinance is RM3, which would
9 allow 20 units an acre.

10 MR. BURRELL: So there's 17 acres and
11 there's going to be 340 units?

12 MR. O'ROURKE: 342, I think.

13 MR. BURRELL: Okay. Another phrase
14 that was tossed out was "urban design."

15 I -- is that similar to what we have down
16 on First Street? Would you call that similar
17 type of design "urban design," that type of --

18 VICE CHAIRMAN KESSLER: I suppose you
19 could but, I mean --

20 MR. BURRELL: Because I'm trying to
21 understand what "urban design" is, so -- so, I
22 mean, would First Street be kind of called "urban
23 design" because that was built with retail
24 parking, was zoned for condominiums, things of

1 that nature? Is that similar?

2 MS. TUNGARE: Mixed use. The
3 First Street development represents what is
4 called "mixed use."

5 MR. BURRELL: So that would be
6 similar to what we're describing as "urban" --

7 MS. TUNGARE: There is a component of
8 mixed use in this proposal --

9 MR. BURRELL: Would that --

10 MS. TUNGARE: -- but the remainder is
11 purely residential here, so it is slightly
12 different in nature. It is significantly -- or I
13 should say it is significantly different in
14 nature than the First Street development.

15 The First Street development was a
16 mixed-use development that is suitable for a
17 downtown environment.

18 MR. BURRELL: Right. Because you had
19 the for-sale and you had the rental units at the
20 far end and then you had the office and retail
21 space. That would be very similar, too.

22 MS. TUNGARE: And you have a higher
23 mix of retail and office compared to the
24 residential.

1 MR. BURRELL: So that would be very
2 similar to what we're calling urban design?

3 MS. TUNGARE: Mixed use. They call
4 it "mixed use."

5 VICE CHAIRMAN KESSLER: When you use
6 the word -- I understand what you're asking and,
7 to me, what -- when you say "urban design," it
8 represents to me the concept of designing
9 something. Whether it's mixed use, residential,
10 office, it's a concept of designing something for
11 a particular site.

12 MR. BURRELL: Well, someone used the
13 term "urban design," and I'm trying to understand
14 exactly how -- how would that kind of fit in, so
15 I was trying to figure -- and I think Rita
16 answered the question -- it's going to be kind of
17 a mixed use with rezoning as such.

18 Is that --

19 MS. TUNGARE: No. I think -- I
20 think -- I think what I was saying is, the
21 First Street redevelopment here in downtown
22 St. Charles is purely mixed use because every
23 building, for the most part, within that
24 development has a variety of uses -- office,

1 retail, residential; whereas the proposal being
2 presented by JCF is primarily residential, but
3 they do have two buildings within the development
4 that will have a retail component, as well, along
5 with the residential.

6 MR. BURRELL: I understand --

7 MS. TUNGARE: So they are different
8 in nature.

9 MR. BURRELL: I understand that the
10 condos that were supposed to go to the --
11 immediately to the west of the river was going to
12 have retail on the bottom, so that's why we are
13 calling them that. I see. Okay.

14 So I guess the -- the last question I have
15 is -- is regarding the streets.

16 Now, will those streets be dedicated to the
17 City versus being privately owned by the
18 subdivision? Has that been determined yet?

19 MR. SMITH: No. It's -- we haven't
20 determined -- we haven't even looked at --

21 MR. BURRELL: Okay. Just when you're
22 talking about the roads, that kind of thing, that
23 is a question that should be addressed because we
24 have all seen where roads are privately owned,

1 fall into deterioration and they run into
2 problems dealing with that. I just wanted to
3 make sure that that would addressed.

4 MR. ROBERTSON: And that definitely
5 would be addressed if this application moves
6 forward.

7 MR. BURRELL: Thank you very much.

8 VICE CHAIRMAN KESSLER: Okay.
9 Anybody else?

10 (No response.)

11 VICE CHAIRMAN KESSLER: Well, at this
12 time I'd like to see if we have a little
13 discussion here among the Plan Commissioners from
14 what we've heard here.

15 Again, this is a concept plan and they have
16 come to us for feedback on this concept plan.

17 You know, there are some items that we
18 should consider in giving feedback to the
19 Applicant.

20 You know, is this a desired land use for
21 this location?

22 Density. What about the density?

23 You know, is the architecture okay?

24 So does anybody have any comments regarding

1 just the --

2 MEMBER SCHUETZ: I have a general
3 question, I guess, comments as far as the density.

4 Has there been any given thought -- I'm
5 sure there has been -- as far as what's
6 financially feasible as the number of units from a
7 low -- say, a low end as far as 200 versus 342 or
8 whatever?

9 What would be financially feasible for you
10 guys? Any thought on that yet?

11 MR. ROBERTSON: We've run a lot of
12 sensitivities on the different unit sizes and
13 densities and -- and it -- it -- you cannot
14 reduce the units by a tremendous number and still
15 have the project be feasible.

16 MEMBER SCHUETZ: That is my question.

17 But you don't really know what that is yet;
18 is that correct?

19 MR. ROBERTSON: I'm sorry?

20 MEMBER SCHUETZ: You don't know what
21 that is at this time?

22 MR. ROBERTSON: No. No. We don't
23 know what that is.

24 Again, we -- we need to -- we are here to

1 get feedback on the concept, and as we refine it,
2 we can -- you know, we can probably reduce some
3 density marginally to try to address that.

4 VICE CHAIRMAN KESSLER: Do you have
5 any other questions?

6 MEMBER SCHUETZ: Not other questions.
7 I have a comment.

8 VICE CHAIRMAN KESSLER: Let's give
9 them our comments now and kind of go through.

10 MEMBER SCHUETZ: As far as the urban
11 design, I guess maybe to kind of address your
12 question over here, how I see urban design is
13 more of a generality of a facade and how the
14 buildings are placed on the -- on the -- on the
15 land, and, frankly, I think it would be terrific
16 to have something in this area that was more of
17 an urban design similar to what we see downtown
18 on First Street.

19 You know, we have three children in their
20 20s and they're empty nesters. They're gone --
21 we're empty nesters, and one of them stuck around
22 here and bought a home over by Pottawatomie, but
23 I'd like to see the other two stick around and,
24 you know, maybe they'll rent something and they'd

1 like more of an urban setting so I don't know.

2 I'd like to see our -- see our young kids
3 stick around the community and, I think, if we
4 had something that was desirable to them like
5 downtown Chicago has or other cities around the
6 area, I think that would be terrific.

7 VICE CHAIRMAN KESSLER: Okay. Do you
8 have any comments, Brian?

9 MEMBER DOYLE: Yes. Of course, I do.
10 I guess the first thing I want to do is
11 respond to this -- the -- this question of
12 urbanism on style here particularly in light of
13 what I heard in terms of what the property owner
14 has requested and what we've seen elsewhere and
15 what I understand you're trying to go for.

16 I think this is going to be a very
17 difficult site to develop in a truly neourbanist
18 or neotraditionalist way because it's not an
19 urban -- it's not an urban parcel. It's a --
20 it's a semirural parcel and there are infill
21 parcels in the city that are better suited for a
22 neourban use.

23 As far as -- the first thing I see when I
24 look at the concept plan is parking lots, lots

1 and lots of surface space parking lots. The --
2 and to pick up on some things that were -- that
3 were included in the staff memo, the -- it's --
4 that -- that the -- the concept does not use a --
5 a consistent or a regular street pattern or
6 internal greenspace efficiently, and that's the
7 first thing that leaps out to me is that it's
8 basically -- and part of this is because of the
9 parcel itself, but it's basically one big
10 cul-de-sac. You go in here and you're -- you're
11 in this sort of warren.

12 And I would contrast that to one of the
13 aspirations of the concept plan which says that
14 development in this area should foster strong
15 relationships and transitions between the
16 different residential neighborhoods.

17 Now, we're challenged by the fact that
18 you've got those easements on the west side of
19 the parcel so you can't really have a transition
20 through the easement, of course, and you already
21 have some office development to the east, and
22 you've got the trail to the north, and so you're
23 boxed in. Very much like the Lexington Club PUD,
24 you're boxed in with one access point.

1 That being said, I guess I -- I would say
2 that I -- I think somehow the street pattern
3 needs to be more regular.

4 If there could be -- the curb cut you have
5 for the emergency access point, I'm wondering if
6 it could be pushed further west so that it --
7 there's a more direct sort of path into the
8 street structure.

9 And is there a way to -- the reason why I
10 don't think that this really -- my personal
11 opinion -- doesn't capture the goal of a -- of an
12 urban lifestyle center -- you didn't use
13 "lifestyle center," but that's sort of what I'm
14 sensing the market is -- is what people are
15 looking for -- is that the streetscape is
16 dominated by perpendicular parking rather than
17 parallel parking.

18 There are -- I do see sidewalks here, but
19 the thing that we heard a lot during the
20 Lexington Club PUD -- and that I agree with -- is
21 that there should be a way to facilitate social
22 spaces in a residential area.

23 The gentleman asked, you know, for our kids
24 here, where are the kids going to play? Where

1 are the pocket parks going to go? I don't see
2 any space for those social spaces to -- to occur
3 or for those pocket parks to go in, so I -- I --
4 and part of that may be that you have your --
5 your financial needs, you know, and -- and we're
6 coming up against financial realities and what
7 I'm looking at as a city planner.

8 I like the idea of having the fitness
9 center or a club on-site. I think that's a
10 strong point to it. I would encourage you to
11 keep that.

12 I am the odd bird in this area who believes
13 that -- who's not afraid of height. I would
14 rather see creative, bold use of building height
15 in return for more open space, in return for more
16 amenities in terms of social -- social spaces,
17 substantive, substantial parks, and I think that
18 what people in this area -- one of the things we
19 think about is a semirural environment. What we
20 like about it is vistas, and you said this is a
21 very compelling parcel.

22 You know, I was driving down there tonight
23 before I came here just to take a look at the --
24 at the environment, and I don't know if this is

1 classified as a greenfield or brownfield.

2 Do you? Is either one applicable?

3 MR. O'ROURKE: It's technically
4 greenfield. I mean, there was a smaller
5 industrial building there but --

6 MEMBER DOYLE: Okay. So my
7 hobbyhorse for greenfield development is that I
8 think it's critical that we maintain open space
9 and not have fully distributed medium-density
10 development that just sort of swallows up all of
11 the greenfield, and that's really what I think
12 you're going to get a lot of push back from
13 people in this community, you know, for.

14 So in terms of creative use, that would be
15 one of the things that I would want to see
16 incorporated.

17 Finally, I'm not quite -- when I look at
18 the conceptual elevation, I'm not quite certain
19 what architectural style this represents. You
20 know, I -- it doesn't -- it doesn't do it for me.

21 You know, prairie style, particularly with
22 a low-pitched roof that -- with long overeaves
23 would, I think, reduce the visual impact of
24 height, maybe reduce the -- the massing; whereas

1 the towers that you have here accentuate height,
2 so architecturally, if you could do something
3 that -- that would, you know, be consistent with
4 the environment, the environment you have here --
5 which is a greenfield -- and that you preserve
6 some aspect of the vista, and I think that, in
7 the end, you would have a much more -- my
8 personal preference is that you would have a much
9 more marketable product.

10 I think people would be more apt to see
11 that as a differentiator, you know, in terms of
12 what makes this community appealing and attractive
13 to people.

14 So I'll stop there.

15 VICE CHAIRMAN KESSLER: Tom.

16 MEMBER PRETZ: Well, I'd like to say
17 that -- thinking out of the box -- and uniqueness
18 is not something that we should be fearful of.
19 That uniqueness of -- as we take a look at a
20 project today is something that develops the
21 character of a city, and for the next 25,
22 50 years, when people take a look back at a
23 unique project, that it is definitely part of the
24 character of the city.

1 Understanding that uniqueness and the
2 thinking out of the box, one thing that sticks
3 out to me is in relation to the parking.

4 I understand that there's a certain ratio,
5 so many parking spaces per, you know, the
6 development, but when I take a look at that
7 aerial view, to me, it looks like a parking lot,
8 and since you are on this creative effort, I
9 would like to see at least something done in
10 order to break that up a little bit, to change
11 the sight lines from being solid cars.

12 I don't know what that would be, but you're
13 in this concept plan and you're doing a lot of
14 thinking and taking a look at other projects
15 throughout the country and that. That would be
16 something of interest to me.

17 VICE CHAIRMAN KESSLER: Curt.

18 MEMBER HENNINGSON: You know, to
19 start with, I'd like to just let the public that
20 came tonight know that we appreciate your input,
21 and, also, it's often assumed that we've had this
22 information for weeks. We got it at the same
23 time the public got it last Friday, so we don't
24 have any -- you know, we didn't get this

1 information until last Friday, either, and
2 haven't had a lot of time to study it.

3 From strictly a land planning standpoint, I
4 can see why the Applicant has proposed this use.

5 To the east we have office, industrial type
6 of -- type of product that's proposed, and in a
7 real traditional sense, and a lot of cities will
8 have that kind of product. Right next to it you
9 may have a high-density residential component --
10 which this would be -- and not a medium-density
11 component -- which is Remington Glen -- and then
12 your single-family.

13 So from a land planning perspective, I -- I
14 can see why they're thinking of this, and I -- I
15 think it can work, and it's our -- it's our, you
16 know, position to pass it on to Planning and
17 Development, you know, and to make our suggestions,
18 and I -- I am certain that we need to pass it on
19 because their -- we deal more with land use
20 issues and they deal more with the economic issues.

21 So in terms of the other things, the
22 architecture has already been talked about, and I
23 would -- I will suggest that the Applicant
24 proceed and get feedback from the Planning and

1 Development Committee.

2 VICE CHAIRMAN KESSLER: Okay.

3 Thank you.

4 I'll be brief.

5 I'm concerned about the density relative to
6 the surrounding neighborhoods, and I'm concerned
7 about the height of the buildings relative to
8 the -- not just the surrounding neighborhoods,
9 but to Leroy Oakes, as well; and, thirdly, I have
10 the same concern that Brian has regarding the
11 fact that -- I like your expression -- it's like
12 a warren. It's like you go in and there's not
13 really a good -- you're kind of stuck in there
14 when you get in there.

15 I do think that your idea of pursuing a
16 residential component on that site is a good
17 idea. You know, when you really look at that
18 site and how it's developed -- not just that site
19 but the surrounding areas -- it is residential
20 and there are a lot of people there and there are
21 going to be some, you know, commercial amenities
22 along Woodward Drive, so I think you're on the
23 right track, but those are the three things that
24 are of concern to me.

1 Anything else?

2 MEMBER HENNINGSON: No.

3 MEMBER DOYLE: Well, you know, I --

4 I -- the other thing I want to say that I think
5 that -- I think that there is a clear market need
6 right now for resident -- for rental residential
7 development and it's -- therefore, it's logical
8 that this would come forward.

9 You know, I wonder -- I -- I have a
10 relative that owns -- it's actually a condo in
11 Indianapolis, but it looks like a Victorian home.
12 It's built on a corner.

13 You've got -- I think you actually
14 talked about this in Lexington Club. You have
15 one entryway on one street and another on another
16 street so that, you know, you have something that
17 looks like a home but actually is a multifamily
18 house, and I wonder if -- I just wonder if there
19 are any other architectural models for -- for
20 rental -- multifamily rental development that
21 gets away from the sort of, you know, buildings
22 that are sort of the long lozenge box-type
23 structures arranged around -- you know, arranged
24 on the parcel.

1 I mean, you know, we have townhomes in the
2 area. You know, I -- you know, if there were, I
3 think, low-rise row homes that -- that were --
4 that allowed you to have this sort of social
5 space, the neourban sort of approach that you
6 were talking about before but prairie style, if
7 you could do that, then that would be great.

8 I -- I don't know. I -- I -- to answer the
9 most basic question that you came to us with
10 tonight, you know, should you move forward with
11 this? I'm very concerned that -- that, given the
12 financial realities that I think are behind here
13 in terms of the amount of units that you have to
14 have and the way these things go in the public
15 hearing process, I think you're going to have a
16 very hard road ahead of you unless you come in
17 here with something that really has a -- a
18 demonstrative aesthetic that fits with the
19 semirural character of this area than completely
20 180 degrees from what I said about neourban
21 tonight and in other forums, but, you know,
22 we've got a traditional looking residential
23 neighborhood to the west, to -- to the
24 one gentleman's point, we don't have high density

1 in this area, and it's really the transition that
2 I'm looking at.

3 In terms of the transition, as you move
4 westward along Woodward Drive, you're not -- you
5 don't have a transition to where, at Randall,
6 you've got high density moving into medium
7 density moving into low density and then -- and
8 then semirural subdivisions. You've got
9 low-rise, low-rise stuff, and then, "boom," this
10 higher-density development and then low-density
11 and so forth, and so I -- I appreciate the desire
12 to be creative and to adapt to changing market --
13 market conditions, and I hope that the feedback
14 that you have received tonight gives you some
15 constructive things to work with.

16 MS. TUNGARE: Brian, can I ask for
17 some clarification.

18 So what I'm hearing you say is that you're
19 okay with the change in land use to residential;
20 however, what you're suggesting is that they need
21 to go back and rethink the site plan, the
22 density, the composition of -- of -- of their
23 proposal.

24 Does that make sense?

1 MEMBER DOYLE: Yes.

2 MS. TUNGARE: I want to make sure
3 they go back with some clear feedback that the
4 change of land use to residential is acceptable,
5 and then the other comments that you provided
6 also provide them with some feedback.

7 MEMBER DOYLE: I think that, given
8 the fact that there is residential both to the
9 east and west north of Woodward Drive, it is
10 consistent with the current development pattern
11 for there to be residential on this part.

12 I think that the concept plan is not
13 consistent with the development pattern that we
14 see today, and I don't know that -- if it's --
15 and I also don't think that it's consistent with
16 what the comprehensive plan contemplates, even
17 though we -- in the course of that, corrections
18 can be made.

19 So the things that I -- to be affirmative,
20 the things that I want to affirm are the
21 importance of preserving greenfields, the
22 importance of -- of semirural vistas, rural
23 vistas that I think are important part of the
24 character of this community, and social spaces,

1 which is where we sort of get into what we were
2 talking about, urbanism, but I don't think that
3 we really want an urban aesthetic here, but we
4 do want social spaces, and I hope that that
5 provides some clarity. I know that it's sort of
6 a mixed bag.

7 MEMBER HENNINGSON: Brian, I guess
8 you're okay with -- you're saying you're okay
9 with the land use.

10 MEMBER DOYLE: Residential, I mean.

11 MEMBER HENNINGSON: Right.

12 The site plan. What bothers you? Is it
13 the density or the architecture?

14 MEMBER DOYLE: It's the streetscape.
15 It is -- yeah. The circulation through the site,
16 the preponderance of perpendicular parking --
17 Tom, you said it looks like a parking lot, and
18 that was exactly my first reaction to it -- and
19 the absence of open space and -- and areas for
20 people to enjoy the scenery.

21 MEMBER HENNINGSON: Maybe it's the
22 way it's presented, but I look at this as a
23 pretty traditional apartment type of site, and I
24 see quite a bit of open space here. Behind all

1 of the buildings, if you look at the different
2 buildings, it seems like they all have open space
3 around them to a certain degree.

4 MEMBER SCHUETZ: I think what Brian
5 was saying, Curt -- I think it was Brian who was
6 saying -- was open space in a larger area instead
7 of just sprinkled all over the site.

8 MEMBER DOYLE: Yeah.

9 MEMBER SCHUETZ: So it's more usable
10 open space instead of just being open space,
11 parks or, you know, something that is worthwhile.

12 MEMBER DOYLE: Well, and visual relief.

13 I mean, you know, if you have -- if you
14 have high density in one area and you've got --
15 you've got a large tract of open space in another
16 area, you know, that provides, to me, visual
17 interest that -- you know, that -- that I would
18 rather see the tradeoff between the more
19 intensive uses -- more intensive in terms of
20 strategic use of -- of density in some areas in
21 exchange for preservation of greenfield.

22 And I agree with you. I think it's a very
23 traditional use. I think it's very traditional,
24 and -- and -- and that is why, you know, I -- I

1 would submit to the Applicant that this may not
2 get at what I understand your client is looking
3 for, which is something that is bold and out of
4 the box because it seems very in the box to me.

5 Now, I don't know if I'm typical of your
6 market. I may not be.

7 MEMBER SCHUETZ: That brings up a
8 thought as far as urban.

9 You mentioned, as you enter the main site,
10 those two buildings are the most urban looking is
11 what I recall you saying.

12 But as you get into the site, it does look
13 like the buildings were kind of plopped in here
14 and there, and it doesn't appear to be an urban
15 feel, to me, more of a city environment where you
16 hide the parking and -- and you -- whether it's
17 parks or pedestrian of some sort, I don't know,
18 it's just -- it seems like -- like Curt says, any
19 other apartment complex with maybe the exception
20 of the two buildings as you come in. That might
21 be kind of cool, but the other ones seem kind of
22 to be plopped all over.

23 Just a thought.

24 MEMBER HENNINGSON: Tom, I didn't

1 mean it looked like a neourban location. I meant
2 it looked good.

3 MEMBER SCHUETZ: I know what you
4 mean, but that's how I interpreted it.

5 MEMBER HENNINGSON: Yeah. Thanks.

6 I -- I looked at it and I think here is a
7 pretty livable plan, where people will park their
8 car, want to walk into their building, where they
9 can walk to the other buildings. The fact that
10 it's so small must be hurting us all because in
11 reality you're seeing a lot of greenspace here.

12 MEMBER SCHUETZ: Yeah. But we're --
13 I know what you're saying, Curt -- and I
14 apologize -- but if we're looking at an urban
15 feel, this doesn't appear to me -- is there any
16 way parking could be under the buildings more? I
17 know it gets involved with the cost and et cetera.

18 MR. STILLWELL: You'd really, really
19 change the whole dynamic.

20 The -- the three-story component is
21 something that would -- would have similarity to
22 perhaps the AMLI project, which is in town, the
23 north side of Main Street -- or the south side of
24 Main Street; and there's the AMLI project located

1 on Kirk Road down near Butterfield.

2 You -- you -- the challenge in this kind of
3 market is that you have to provide for parking.
4 You have to do it in an affordable fashion. You
5 have to do it in a convenient fashion, so it
6 dictates you can't just concentrate on isolated
7 parking facilities, screen them, and then have a
8 lot of greenspace around the buildings because
9 then the people aren't interested in coming there
10 because it's too inconvenient to have to walk a
11 long distance. You've got to find ways to
12 incorporate the parking in a reasonable proximity
13 to the units so that they are convenient.

14 But we're not in a product-type or a market
15 environment that will support, in our opinion, a
16 structured parking design which would go
17 underground with structured parking which really
18 changes the economic dynamic tremendously, so it
19 would not even fall anywhere close to the kind of
20 price range that we think this market will
21 sustain in this location.

22 So we understand what you're saying. I
23 think part of the thing that would be helpful --
24 I think Curt just alluded to it a little bit --

1 we're looking at a pretty small scope plan right
2 now, so it's pretty hard to identify just how
3 much area is out there as far as what's green.

4 I think Curt's right. There's a lot of
5 greenspace shown. It's -- it's somehow sometimes
6 difficult to know just what -- what is the size
7 of those individual areas and how can they
8 potentially be utilized.

9 For example, with your social space.
10 If you look in the center between those two main
11 buildings, the inside component, you've got a
12 fully-sized green area between those buildings
13 that open up opportunities for social space, and
14 how do you encourage that and bring it together,
15 and that's always an issue anytime you're dealing
16 with -- with an apartment environment, finding
17 ways to bring people out and getting them
18 together as opposed to coming home and getting in
19 your apartment and you don't see anybody, and
20 that's part of the benefits of -- of the
21 community center, the club, the fitness center,
22 the pool. It helps to encourage social activity.
23 It allows for development of programs and
24 activities that people can participate in.

1 So I think we've really got some good
2 direction. We really appreciate your -- your
3 statements regarding the residential suggestion.
4 That gives us encouragement.

5 We understand that there are some things
6 you'd like us to at least look at to see how do
7 you try to balance these conflicting interests,
8 because we have to ultimately submit a plan --
9 and hopefully get approved -- a plan which we
10 believe will be marketable, and so we have to
11 always ground ourselves in that reality and then
12 find ways to try to address the concerns you've
13 raised this evening, and I think it's been very
14 helpful.

15 We appreciate everything that you've had to
16 say. We'll also go to Planning and Zoning -- or
17 Planning and Development and see what additional
18 input they may have, and then go back and analyze
19 all those things to try to distill them down into
20 what may be workable and work on some ideas with
21 staff and go through the process accordingly.

22 Thank you very much.

23 VICE CHAIRMAN KESSLER: Thank you.

24 Okay.

1 MR. O'ROURKE: Are there any more
2 comments from the Commission?

3 VICE CHAIRMAN KESSLER: No.

4 MR. O'ROURKE: I just wanted to add
5 that should the Applicant decide to proceed with
6 further applications, there will be an amendment
7 for the zoning; a map amendment to change the
8 underlying zoning district; the PUD will need to
9 be amended, so there will be an application for
10 that; and there will be an application to amend
11 the PUD preliminary plan, and those applications
12 do come with public hearings in front of this
13 group and formal approval by the City Council.

14 Notices will get sent out again to the
15 surrounding property owners. There will be
16 notification given so that this will be back in
17 front of this group for more comments, feedback
18 at that time, so I want to make sure that was
19 clear.

20 VICE CHAIRMAN KESSLER: There's a lot
21 more discussion to go on here --

22 MR. O'ROURKE: Correct.

23 VICE CHAIRMAN KESSLER: -- before
24 anything moves forward.

1 MR. BURRELL: When you say there's
2 public notice that would be sent out, is there a
3 distance that which they could be sent so that
4 everybody in Remington Glen would receive those
5 notices or what's the process?

6 MR. O'ROURKE: It's 250 feet from the
7 perimeter of the proposed property.

8 VICE CHAIRMAN KESSLER: 250 feet
9 around the perimeter.

10 MR. BURRELL: Okay.

11 MR. O'ROURKE: So anybody within
12 250 feet would get notified.

13 MR. BURRELL: So the forest preserve
14 and everybody would get the same notification?

15 MR. O'ROURKE: Yes. If they are
16 within that 250 feet.

17 MR. BURRELL: Yes. Thank you.

18 VICE CHAIRMAN KESSLER: Okay. Moving
19 on to Item No. 8.

20 Oh, my gosh, meeting announcements.

21 Our meeting on November 22nd is canceled.
22 That's the Tuesday before Thanksgiving.

23 December 6th. December 6th is my wife's
24 birthday, so I don't know if I can be here. She

1 will probably send me to the meeting.

2 MEMBER HENNINGSON: I'm more than
3 happy to be Chairman.

4 VICE CHAIRMAN KESSLER: Curt is more
5 than welcome to be Chairman.

6 Okay. Does anybody know if they're going
7 to not attend -- going to attend or not going to
8 attend any of those meetings?

9 MEMBER SCHUETZ: Yes. The last
10 meeting, January 3rd, I will be out of town that
11 entire week.

12 VICE CHAIRMAN KESSLER: Working, I
13 assume.

14 MEMBER SCHUETZ: No.

15 VICE CHAIRMAN KESSLER: Okay.

16 MEMBER SCHUETZ: Skiing.

17 VICE CHAIRMAN KESSLER: All right.

18 Additional business from Plan Commission members?

19 (No response.)

20 MEMBER DOYLE: There is additional
21 announcements, No. 9.

22 VICE CHAIRMAN KESSLER: Well, I'm
23 getting there.

24 MEMBER DOYLE: Okay. Sorry.

1 VICE CHAIRMAN KESSLER: Plan
2 Commission members, staff.

3 Anything from citizens? Anything else?

4 (No response.)

5 MR. COLBY: I would like to comment
6 on this item regarding the comprehensive plan
7 visioning workshop that we have scheduled for
8 November 30th.

9 We want to specifically invite all of the
10 members of the Plan Commission to attend that
11 meeting, and we will be sending out more
12 information on that.

13 VICE CHAIRMAN KESSLER: What night of
14 the week is that?

15 MR. COLBY: It's a Wednesday.

16 VICE CHAIRMAN KESSLER: Okay.

17 MEMBER SCHUETZ: Okay.

18 VICE CHAIRMAN KESSLER: Wednesdays
19 are hard for me.

20 MEMBER SCHUETZ: I know because
21 you're busy every other night.

22 VICE CHAIRMAN KESSLER: All right.

23 Is there a motion to adjourn?

24 MEMBER HENNINGSON: So moved.

1 MEMBER PRETZ: Second.

2 VICE CHAIRMAN KESSLER: All in favor?

3 (The ayes were thereupon heard.)

4 (Which were all of the

5 proceedings in the

6 above-entitled matter at

7 8:53 p.m.)

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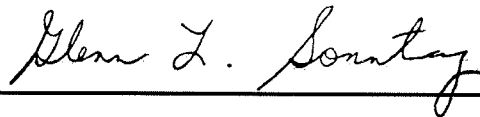
2 COUNTY OF K A N E)
3

4 I, Glenn L. Sonntag, Certified Shorthand
5 Reporter No. 084-002034, Registered Diplomat
6 Reporter, do hereby certify that I reported in
7 shorthand the proceedings had in the
8 above-entitled matter, and that the foregoing is
9 a true, correct, and complete transcript of my
10 shorthand notes so taken as aforesaid.

11 In testimony whereof I have hereunto set my
12 hand on this 17th day of November, 2011.

13

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15

Certified Shorthand Reporter

Registered Diplomat Reporter

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Certified Legal Video Specialist

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