

--- On Mon, 1/16/12, Craig <cbobowiec@sbcglobal.net> wrote:

From: Craig <cbobowiec@sbcglobal.net>

Subject: 2011 Priorities Survey

To: "Ed Bessner" <ebessner@stcharlesil.gov>, "Cliff Carrignan" <ccarrignan@stcharlesil.gov>, "Jo Krieger" <jkrieger@stcharlesil.gov>, "Maureen Lewis" <mlewis@stcharlesil.gov>, "Jim Martin" <aldrmartin@stcharlesil.gov>, "Jon Monken" <jmonken@stcharlesil.gov>, "Rita Payleitner" <rpaleitner@stcharlesil.gov>, "Dan Stellato" <dstellato@stcharlesil.gov>

Date: Monday, January 16, 2012, 8:20 AM

Dear Council Members,

After just finishing looking over the City's 2011 Survey, I see clear results that support the neighbors issues and petition requests in regards to the proposed "Lexington Club" plan.

I expect Council uses this info in their decision about Lexington which clearly shows Condo/Townhomes and apartments are the least desired developments by residents with residential following in third and that Main St - Downtown traffic circulation is rated the worst as well. It also shows as our survey suggests that inclusion of some small industrial/office like Dean St or mixed use is highly wanted by residents.

Clearly the plan Lexington has put forth would not be considered to fall in any way within the positive results of this survey but that the requests residents have asked for in their Petition do mirror what residents across STC want to see.

I trust you will represent the wishes of immediate residents as well as the STC residents as a whole which in the "Methodology" states the City is "95% confident that answers are representative of the entire population" and follow the results of this survey and unanimously vote to remove the townhomes from this plan and highly consider the industrial/office like Dean St or mixed use the survey suggests is wanted.

Respectfully yours,

Craig Bobowiec



<liptonblue@aol.com>

02/04/2012 01:32 PM

To <rrogin@stcharlesil.gov>, <wturner@stcharlesil.gov>

cc <rcolby@stcharlesil.gov>

bcc

Subject Lexington Club PUD

Hello,

My name is Kelly Neidel; I have lived at 105 N. 7th St since 1979. The reason I have stayed here for so long is the neighborhood and the charm. It has obviously changed over the years especially with the growth in traffic and have accepted it without complaints, even when I am blocked in my driveway when I am trying to go to work and our street is backed up with busses. I have dealt with the limited parking (especially in the winter) when they took out parking on one side of the street because of the traffic. I have been fine with this and have never gone to the extreme contacting **MY** alderman, I say **MY** because I need you to be **MY** voice. This expansion is something I can not accept, **I LOVE MY** neighborhood and the plans will change the whole dynamics. I am not against adding new homes as long as they are single family homes keeping up the "feel" of our area. I have worked in Elgin at Head Start for 21 years; and we are in a neighborhood with single family homes and one apartment building next to us. Years ago the apartment building next to us went from a nice place to live to a building filled with drug dealers and police raids, slowly the nice families are leaving their homes and investors are purchasing them for dirt cheap moving more undesirable people moving in; I witnessed a raid for a gang member accused of murder living in a house right next to our building. I have watched the beautiful townhouses turn to dangerous areas to live where a few years ago people wanted to live there. The housing market is not good and I don't need rowhouses or townhouses lowering my "investment" I honestly can't afford it. My husband is disabled and we are counting on our house for our retirement. I am begging you with tears in my eyes to please consider the people who will be affected by this development. **Please** hear my voice!!! I need your help; **SAVE MY NEIGHBORHOOD!!** Maybe the money spent on the project could be spent on something else, something positive, people are struggling these days.

Sincerely,

Kelly Neidel
(A citizen begging for your help)



"mikehansen1@netzero.com
"

<mikehansen1@netzero.co
m>

Sent by:
<mikehansen1@netzero.net>

To <rrogina@stcharlesil.gov>, <rcolby@stcharlesil.gov>,
<wtturner@stcharlesil.gov>, <mlewis@stcharlesil.gov>

cc

bcc

Subject

02/05/2012 10:54 AM

In regards to Lexington Homes proposal for 'Applied Components' property it seems that the St Charles 2011 survey reaches the same conclusions that we petitioners did , namely concerns over density (too many multi-family not enough single family homes) and traffic congestion has in no manner been addressed adequately



David Jackson
<dabuffhunter@yahoo.com>

02/08/2012 01:20 PM

Please respond to
David Jackson
<dabuffhunter@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Opposition to Lexington Club PUD

Hello Mr. Colby,

The following letter has been sent to the City Council members.

The people have spoken...400 of them signed petitions against the Lexington Club PUD project as presently constituted and over 500 of them from across the whole city partook in the 2011 Priorities Survey and it was clear from the results of the survey that they do not think additional housing is needed in the city at the present time. Furthermore, they especially don't think that townhouses and such are needed. I would think that is rather significant, if I were an elected official.

Are there benefits to be realized from the Lexington Club PUD? The only surety is that the property tax base will increase if the builder can successfully sell the properties. Those who feel that there will be ancillary benefits like more bodies walking around downtown and spending money and generating sales tax revenue at local businesses had better think again. The city already has over 35,000 residents and there aren't that many of them going downtown to walk around and spend their money; and that is with 60,000 vehicles a day crossing the Fox River presently. Furthermore, few, if any, of the dwelling units are going to be sold to current residents of St. Charles. If those buyers come from other areas in the Chicago area, they will probably already have restaurants they like to frequent, stores they like to buy merchandise from regularly, and so on, closer to where they came from. And as easy as it is to head west on Dean Street and north on Randall Road, they might well do a lot of business in South Elgin and Elgin...I know I do because it is easier to go that way than through St. Charles.

Don't count on much from the Lexington Club PUD. In 2004, home ownership reached the highest level it has ever been in this country--69.2 % of all households owned their own home. California-based John Burns Real Estate Consulting, one of the most respected prognosticators of real estate trends in the United States, predicts that it will reach a low of 62.1 % of all households by 2015 and will not reach 67% again for at least another decade after that. Currently, people are very apathetic about moving in the United States. New homes really need to stand out in order to sell because almost 75 % of Americans prefer existing homes over new homes; existing homes are perceived to be much less expensive. By and large people don't have the money, the credit, or the inclination to go out and purchase a home, whether it be existing or new.

Every resident I know who has seen the site plan for the Lexington Club PUD has said, "What are they thinking? That is way too many homes for that site. Where are the children going to play? Where are guests going to be able to park? Aren't all the vehicles that are going to be there add considerable traffic to our area that is already becoming overburdened with traffic?" We, residents of St. Charles, like to take pride in what our city

stands for and has stood for throughout the years. Is this project, if it is approved as it is currently presented, going to be something the city will be proud of or is it going to be something we will want to forget? Unfortunately, we who live in the area near the project will never be able to forget it...we will have to live with it. As it stands, the Lexington Club PUD will be too dense for the property, will lack sufficient space for children to play, will add too many students to our schools, and will generate too much traffic for the local neighborhood. Say no to the proposal and tell the developer to come back with a proposal that more closely resembles the surrounding neighborhood in terms of density of housing units and the types of units...only detached single family homes should be there.

Respectfully yours,
David Jackson



Harriet Rosenquist
<roseyharriet@yahoo.com>

02/08/2012 01:01 PM

Please respond to
Harriet Rosenquist
<roseyharriet@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Lexington Club PUD Traffic Problem--A letter to the
Aldermen

Dear Mr. Colby,

In light of the City's 2011 Priorities Survey which clearly shows that most residents of the City do not think that additional housing units are needed at this time, especially if those units are townhouses or the equivalent, and in light of recent articles in the St. Charles Patch which clearly show that the Lexington Club PUD does not conform with the City's Comprehensive Plan Amendment and that the proper number of units in the project should be 80 or fewer rather than 142, I restate my opposition to the PUD and hope you will vote that way as well.

In my original email to you I was greatly concerned with the increased traffic volume that would be generated by the Lexington Club PUD, and I still am. I realize that eventually, in all likelihood, some amount of residential units are going to be built on the former Applied Composites property. Unfortunately, no matter how many or how few units go there, they are going to have a detrimental impact on the existing neighborhoods because no new roads are going to be built to accommodate the increased traffic.

I have seen Lexington Homes' traffic consultant's proposed additional turning lanes at the North Seventh Street and Main Street intersection and the State Street and North Second Street intersection. In my opinion, if this project or some variation of it is eventually approved, then one must think creatively to alleviate the traffic burden as much as possible. There is a way to lessen the traffic impact on some of the streets in the affected neighborhood: make North Seventh Street a one-way Southbound street from State Street to Main Street, make North Sixth Street a one-way Northbound street from Main Street to Mark Street, leave North Fifth Street as a two-way street, make North Fourth Street a one-way Northbound Street from Main Street to Mark Street, make North Third Street a one-way Southbound street from State Street to Main Street, make State Street a one-way Eastbound street from Seventh Street to North Second Street, and make Cedar Street a one-way Westbound Street from North Second Street to North Seventh Street. The two streets--North Seventh Street and State Street--would not require additional construction to achieve the ideal of creating an additional turning lane and some of the traffic burden could be shifted around a bit.

Sincerely yours,
Harriet Rosenquist

Sincerely,
Harriet Rosenquist



Betty Masiokas
<betm23@yahoo.com>

02/08/2012 01:57 PM

Please respond to
Betty Masiokas
<betm23@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject The Case Against The Current Lexington Club PUD
Proposal

Dear Mr. Colby,

I have heard all kinds of ways to keep the traffic impact that the Lexington Club PUD, as presented, will generate to a minimum: one-way streets, new entrances to North 12th Street, an underpass to Sedgewick Circle in the Timbers. But the only way to ensure that the impact of the traffic generated by the PUD will not be an enormous burden on the citizens of the existing neighborhoods is to not allow the density of housing units that Lexington Homes is seeking. I think I would still consider the underpass as well, if I were you.

I have also heard varying estimates concerning the number of students that will be added to the St. Charles school system...anywhere from 45 to 200. Well, nobody can know for certain what the number will be, but, currently, the average household in the United States has .94 children under the age of 18; if that applies in the case of the Lexington Club PUD, then 133 more students will be added to the St. Charles Schools. The only way to lessen that impact is to not allow that many units on that property. The way that project is designed where would all those children be playing? The yards are going to be miniscule. An article, "The Weight of Density" from the St. Charles Patch greatly illuminates the fact that the Lexington Club PUD has a far greater density of dwelling units than the 13 block surrounding area does. If the developer were to meet the median density in those existing blocks, there would only be 76, rather than 142, dwelling units there. Obviously, if that were the case, the traffic generated would be about halved, the number of school-aged children would be reduced from 133 to 71 and everyone would be happier.

To go along with that, there are no townhouses or rowhouses in the surrounding neighborhood blocks. If the Lexington Club PUD project is going to be one that will reflect the Pride that residents have in St. Charles as a place to live and to raise families, then it seems only logical that the dwelling units there should all be single family homes--reflecting what already exists in the neighborhoods.

Another thing I have heard is about the economic impact of the Lexington Club PUD. Well, 76 single family homes would produce almost exactly the same increase in property taxes that the 142 mixed units would. And the people who would buy those single family homes are probably going to have more disposable income and produce a bigger impact on St. Charles businesses than the people who would be buying rowhouses and townhouses.

I and most of the people I know are not opposed to something being done with that property. What we are opposed to is a project that is overly dense (compared to the surrounding neighborhood blocks), that will generate way more traffic than should be there on the neighborhood streets because of that density, that will place a burden on the

St. Charles schools, and that has a mix of housing types not present in the surrounding neighborhood (townhouses and rowhouses) and that the community, as a whole, does not feel is needed or greatly needed in St. Charles according to the City's own 2011 Priorities Survey.

The Lexington Club TIF district was approved because the property is blighted. Who let it become that way? The supposed owner of record is St.Charles--333 North Sixth Street, LLC and when you track Marilyn Magafas' contact information--www.fapllc.com--you wind up at the site of First American Properties. The Chairman of the Board is Ronald J. Benach, the founder of Lexington Homes, and it says on the site that Lexington Homes is a related entity. They say, "The firm aggressively seeks to purchase properties where value can be added through leasing existing vacant space, completing physical improvements and the development of new projects." I can only conclude that they let it deteriorate because they decided that it would produce more profit as residential property than it would to put one of their self storage facilities on it and to fix up the rest for industrial usage, even though it was not zoned for residential use when it was purchased.

Saying no to this proposal isn't saying no to progress...it is saying that we want to have a project we can be proud of having in St. Charles and one that reflects the neighborhood, the neighborhood values, and St. Charles values.

Sincerely yours,

Betty Masiokas



Jay Thomas
<heyjaywasp@yahoo.com>

02/08/2012 07:01 PM

Please respond to
Jay Thomas
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To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Lexington Club PUD--Is It An Apartment Complex Waiting To Happen?

Mr. Russell Colby,

At the January Planning and Development Committee meeting, there was some concern about tenants being in the Lexington Club PUD. In light of some recent information, that fear might be well-founded. As it turns out, in 2011, the Chicago area was third out of the 100 largest Metropolitan Statistical Areas in the United States in the percentage of NEW HOMES bought by investors. The Chicago area trailed only the Grand Rapids, MI and the Detroit, MI areas with its 53% of all new homes being purchased by investors for the purpose of renting them out. Investors are buying primarily condos, townhouses, and rowhouses rather than detached single family homes because they are generally cheaper to purchase. That information comes from the January 2012 issue of BUILDER, the magazine of the National Association of Home Builders. With interest rates remaining so low, it actually makes sense for an investor to considering purchasing units up to \$300,000 in price. Whether the investor holds onto those units long-term or merely waits for the overall economic condition to improve and housing prices to rise in a few years so that he can profitably divest himself of the units is his decision.

While it may not be your intention to approve an apartment complex for this property given that several others are going to be coming before the City Council in the near future, you may unwittingly be doing so, if you approve the Lexington Club PUD proposal as it stands. There are no townhouses or rowhouses in the thirteen block area surrounding the Applied Composites property on the east, south and west; and most St. Charles residents do not see a need for additional townhouses in the town, according to the St. Charles 2011 Priorities Survey. Something has to be done with the property, but if it has to be residential, it should at least be similar in character to the surrounding area...and that means primarily detached single family homes.

This is a unique parcel of property because of its proximity to downtown St. Charles and what goes there should be something that will bring pride to the City and will help the City maintain its ranking as one of the best towns for families rather than a mishmash of housing types with little green space. The density of housing units per acre being proposed is almost twice the median density of the thirteen block surrounding area. Say no to this proposal and tell the developer to bring his density more in conformance with what is there already and to focus on detached single family homes so that it will have a chance to be a project the City can take pride in having so close to its downtown.

Jay Thomas



Joseph Masiokas
<jthomasiokas@yahoo.com>

02/09/2012 10:58 AM

Please respond to
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To "ddewitte@stcharlesil.gov" <ddewitte@stcharlesil.gov>

cc "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

bcc

Subject My Opinion About the Lexington Club PUD Proposal

Dear Mayor DeWitte,

While I would rather see the Applied Composites property developed into independent and assisted living for seniors and the handicapped, or at least see a combination of that type of housing mixed with single family housing, I realize that Lexington Homes is probably never going to do it. On the other hand, just because Lexington Homes owns the property, and has owned it through its sister corporation, St.Charles--333 North Sixth Street, LLC, since August of 2006, doesn't mean that you cannot exert some influence and control over what it does with the property.

Citizens for Responsible Redevelopment of Applied Composites collected the signatures of 400 residents and stakeholders who are opposed to the Lexington Club PUD proposal which is on the table. We know that the folks who signed the petition were clearly disturbed about the use of lesser quality building materials, smaller lot sizes and higher density than the surrounding properties, and that the proposed development would produce more traffic congestion on streets that are not equipped to handle increased congestion. Not all of those signators came from the Dean Street/St. Pat's area; many came from the south side of Main Street, where neighborhoods will be impacted by the new traffic as well.

Additionally, the St. Charles 2011 Priorities Survey, which was conducted in the fall of 2011 and which is a 95% accurate reflection of the community's thoughts and feelings, clearly shows that the residents of St. Charles are not in favor of more housing at this point in time; particularly so if that housing happens to be townhouses and such.

It is not easy trying to find a balance between what the entire city thinks, what the developer wants, what the surrounding neighborhood and those other neighborhoods which will be impacted by the traffic as well want, or, in this case, don't want.

From my perspective, it only seems logical to reject the developer's proposal for 142 dwelling units on the property and to ask the developer to come back with a proposal that would be more acceptable to the community. Such a proposal would be focused around 80 or fewer non-attached single family homes. With less units, there would be: 1) less density and more green space, 2) less traffic because of the fewer number of dwelling units, 3) less impact on the District 303 schools because there would be fewer children, and 4) less chance that the neighborhood's fear of the PUD becoming inhabited by tenants would ever become a reality. On the other hand, there would: 1) still be an equivalent increase in the property tax rolls because the single family homes would be more highly taxed than would less expensive townhouses and rowhouses, 2) probably be an even greater impact for the city's business community and sales taxes to the city because the more affluent purchasers of the single family homes would have more disposable income,

and 3) be more compatibility between the types of dwelling units found in the surrounding neighborhood, where there are no townhouses and rowhouses, and what would then exist in a revised Lexington Homes proposal.

Thank You,

Joseph Masiokas
23 North 7th Street



David Amundson
<david.amundson@att.net>

02/10/2012 08:52 AM

To <rcolby@stcharlesil.gov>

cc

bcc

Subject Please put in Agenda packet for Monday's mtg.

Russ:

I hope I am not too late, but if you could please put the following two articles into the agenda packet for Monday's Planning & Development Comm. mtg., I would appreciate it.

Thanks -

David Amundson

A Rebuttal to 'On Fair Certainty—A Defense of Lexington Club'

Posted on January 31, 2012 at 9:00 am

Email



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My friend Brian Doyle (a member of the St. Charles Plan Commission) recently offered a considered defense of the proposed Lexington Club development. I know Brian to be a very thoughtful person, and I know from conversations with him that he gave the arguments both for and against the Lexington Club proposal full and fair consideration when the application was in front of the Plan Commission. Brian's essay is essentially an apologia for fairness that is devoid of emotional appeals, as governmental deliberations ought to be. His argument is for one of "fair certainty;" the idea that the parties entering into a venture should know what the rules are, know that the rules will be upheld, and know that those rules will not be changed on them midway through the process. I accept Brian's thesis that the 2007 Comprehensive Plan Amendment (CPA) must be the rulebook that governs any proposed redevelopment plans for the former Applied Composites site. While Brian has argued "fair certainty" must be upheld for the developer, my rebuttal is that "fair certainty" must also be upheld for the residents.

As Brian explained, the CPA was a community effort. Input was taken from residents, and the elected officials affirmed it. This action created a bond of trust between the city government and the residents, who were led to believe that the CPA established design guidelines against which any proposal would be judged. Based on this, I believe that a reasonable person, reading through the CPA, would come to reasonable expectations as to what kind of development would be delivered to the community, believing that any development would have to meet most, if not all, of the benchmarks established in the CPA.

What follows is my attempt to comb through the CPA and point out the places where the proposed Lexington Club development appears to have departed from the original goals of the CPA. With each of the points discussed, I believe that a reasonable person, with reasonable expectations set by the CPA, would believe that those expectations had not been met.

The CPA sets the expectation that any development will “preserve the character of the surrounding neighborhood” by maintaining “the existing typology of the surrounding residential neighborhood through the interconnection of streets and similar types of housing styles” (page 7) and that “future development within the study area should be an extension of the development pattern of the existing older neighborhoods generally located south of the former Applied Composites site. These adjoining residential areas consist of a diversity of housing stock including detached single-family homes on a variety of lot sizes, duplexes and small-scale multi-family structures” (page 12). In other words, any proposed development should look and feel like the existing neighborhood that surrounds the redevelopment site. Where streets are concerned, the proposed extension of the street grid (one of the bedrock defining elements of the neighborhood) is weak at best, and instead of adding to the architectural character of the existing neighborhood, 80% of the proposed units (townhouses and rowhouses) are of two housing styles that are completely alien to the existing neighborhood. Additionally, even some of the proposed single-family home designs are also stylistically alien to St. Charles.

The CPA sets the expectation that any development will “provide buffers or transition areas between different uses such as industrial and residential” (page 7) and that “effective screening may include a combination of fencing and landscaping as well as creative building design that becomes a part of an effective transition. Measures to attenuate noise emanating from industrial facilities should also be considered as part of any development plan” (page 13). Here, the proposed development seems to fall completely flat. In each of the places in need of such buffering/sound attenuation between residential and industrial uses, the proposal offers what appears to be nothing more than what would be supplied if the adjacent building were simply another residence.

The CPA sets the expectation that any development will “locate any areas of redevelopment that have a higher density away from existing lower density development, and provide appropriate transitions between dissimilar uses” (page 7). Although points should be given to the developer for using the retention ponds as a method to buffer most of the proposed higher density residential development from the existing lower density residential neighborhood, the fact remains that a child could stand in the front or rear yard of several of the proposed homes and hit an adjacent working factory or industrial building with a thrown baseball.

The CPA sets the expectation that the city will “require high quality construction for new development” (page 7). In stark contrast to this, the developer has requested a waiver from the construction standards set by St. Charles’ ordinance. Furthermore, one could argue that since the building code sets only minimum standards, the “high quality construction” invoked by the CPA could only logically mean construction materials and/or methods that go beyond the minimum threshold set by the building code; seeking to actually lower the bar for construction standards is clearly not what the CPA contemplated. The CPA sets the expectation that “there should be a variation of lot sizes to reflect the variety found in the existing historic St. Charles neighborhoods” (page 9). Comparing only the proposed single-family homes to existing single family homes in the neighborhood, the proposed plan (with the exception of three end lots) seems to provide only two lot sizes for that housing type: 56’ x 110’ or 58’ x 110’; a variance of 3.57 percent. In contrast, lot sizes in the existing neighborhood vary by more than 200 percent.

The CPA sets the expectation that “Mark Street should continue to the west and eventually connect to 12th Street. Both Seventh and Ninth streets should connect to Mark Street. A second east-west road south of Mark Street between Seventh and 12th streets should also be studied to provide a much needed connection and means of egress” (page 11). Of those four objectives, only one was fully met (Ninth Street does connect to Mark Street in the proposed plan).

The CPA sets the expectation that “a variety of housing choices and price ranges should be distributed

throughout the development, rather than being located in one area ...The architectural design of all the housing types should support the ability to provide a mix of housing in which each structure contributes to creating an attractive streetscape and a diverse overall neighborhood” (page 12). In contrast to the diverse, egalitarian planning present in the existing neighborhood, the proposed development limits the housing to just three types (with just one type accounting for 72 percent of all units), and economically segregates the development by placing all the rowhouses in one discreet area, all the single-family homes in a second discreet area, and all the townhouses in a third discreet area (with the exception of four townhouse buildings that are on Seventh Street). Compounding this problem is the fact that the townhouses are easily the most repetitious, monotonous element of the proposed development, and I am unsure how a street faced on both sides by these buildings will contribute to an “attractive streetscape and a diverse overall neighborhood.”

Furthermore, the developer has requested total relief from the Inclusionary Housing Ordinance, which means, by default, that the diversity of income levels that will be welcomed into this development will be curtailed. Yes, the developer has agreed to attempt to find funding sources to underwrite the construction of the required affordable housing units, but there are absolutely no guarantees that any funding will ever be secured, or that any of these units will ever be built.

The CPA sets the expectation that “garages accessed from the street should be de-emphasized with setbacks to move the garage further into the lot from the established ‘build to line,’ and beyond the primary building façade” (page 12). Thus, the streetscape in the proposed development should not look like a virtual wall of garage doors—a sight that is totally alien in the existing neighborhood, as the vast majority of homes have either detached garages or no garages. To the developer’s credit, the single-family and rowhouses (28 percent of the proposed units) uphold this design guideline. However, the townhouses (72 percent of the proposed units), fail to meet this guideline, as their streetscape will likely feel like a virtual wall of garage doors.

The CPA sets the expectation that “any newly constructed homes should be able to be clearly and easily categorized into one [of] these seven [Craftsman, American Four Square, Queen Anne, Tudor Style, Dutch Colonial, Prairie Style, and Vernacular Style] St. Charles common styles. Using this variety of styles and design variances within each style, the ‘cookie cutter’ effect of similar homes found in newer developments will be avoided” (page 14). I believe the proposed development has utterly failed in this regard, as the rowhouses and townhouses fall neither typologically nor stylistically within any precedent set by the neighborhood to the south, nor in any other historic building stock in St. Charles of which I am aware. Adding to the alienation is that they seem to do almost nothing to avoid the “cookie cutter” effect mentioned in the CPA.

Finally, the proposed single-family home designs also fail to meet the expectations set by the CPA to abide within the seven historic styles present in the older sections of St. Charles. The proposed development adopts six of the sanctioned styles, but then feels free to add in two completely un-sanctioned and alien styles in the form of “French Country” and “Old English” styles. Furthermore, there is no indication that the proposed models will incorporate the CPA’s directive for “design variances within each style.” The proposed home designs come off as mere shadows of the historic styles from which they claim to seek inspiration, as they all seem to be modeled off virtually the same basic building massing; they read as if they are minor variations of the same home, dressed up in eight different sets of clothes.

Part of what makes the existing neighborhood special, as is true throughout St. Charles’ older neighborhoods, is the diversity of housing styles, materials, colors, building placements, and sizes. On any one block, styles, materials, colors, setbacks from the street, and garaging (if any) will vary, and the sizes of the homes may vary by as much as 100 percent. Compared to that precedent, the proposed development offers single-family homes that have weak stylistic pedigree, what one imagines will be a limited palette of materials and colors, setbacks that will probably vary by little, if any, garages that will be uniformly front-loaded, and home sizes that will be uniform to within 10-15 percent (if memory serves me correct). To address just one of the proposed home designs, actual Four Square homes in the existing

neighborhood typically have shallow roof pitches, deeply overhanging eaves, dormers that are wider than they are high, some with entries on center, some with entries that are off-center, some are brick, some are stucco, some are clapboard, and they typically do not come with shutters. There is not much similarity between the developer's proposed elevation for this style of home and examples of the real thing, located just two blocks south of the proposed development.

In conclusion, the concept of "fair certainty" is a vitally important one. The developer deserves fair certainty so he can operate in a stable business climate. The residents and business owners in the neighborhood deserve "fair certainty" so they can be assured that promises made as to the nature of future changes to their neighborhood will be promises kept. Both the developer and the residents have had possession of the rulebook meant to be the standard-bearer of that "fair certainty" for over four years now. We want to see that site developed into something of which we can all be proud; we want that site developed in a manner that fully respects the wishes of the community as expressed in the Comprehensive Plan Amendment of 2007.

The Weight of Density

Posted on January 30, 2012 at 11:01 am

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If any one single issue has animated the debate over the proposed Lexington Club development (to be built in the core of St. Charles, on the site formerly occupied by Applied Composites), it is the issue of density. Traffic concerns may have actually received a bit more direct attention at the public meetings, but since the impact on traffic in the neighborhood is directly related to the overall density of the proposed development, density is actually at the heart of the opposition to the proposal. The reasons for this opposition are that first, traffic is already troublesome at certain intersections in the surrounding neighborhood at certain times, and second, density is at the heart of what defines the feel of a neighborhood—the residents who are already here do not want the character of their neighborhood significantly changed.

Although one might believe that opposition to the proposed density is irrelevant given the 2007 Comprehensive Plan Amendment's (CPA) charge about the density of any proposed developments on the Applied Composites site, ("*...the current Special Manufacturing land use designation be predominantly changed to the Medium Residential land use designation. In accordance with the definitions in the St. Charles Comprehensive Plan, this designation provides for an overall density of 2.5 to 6.5 dwelling units per acre. The average density in the surrounding residential neighborhoods ranges from 2.7 to 8.0*

du/acre, which corresponds well with the proposed Medium Density designation) and a 11/30/11 Staff Report that, on page 4, determined that the density of the proposed Lexington Club development is 6.0 dwelling units per acre (du/ac); it would appear that the proposed Lexington Club development is a perfect fit with the CPA's mandate.

While the overwhelming gut reaction of the residents in the impacted neighborhood is that the proposed development is far too dense to be a good fit with the neighborhood, the numbers presented to us seem to tell a different story; something was not quite right. When I studied architecture at the University of Illinois, I had a very wise professor who was very fond of quipping that "if you torture the numbers enough, they will confess to anything." While I am not suggesting that anyone at the City purposely tried to mislead anyone with data provided, I am suggesting that the heart of the widely-shared belief that the development is far too dense to be a good fit for the neighborhood is a fight about numbers. In short, what follows will be this policy wonk's dissection of the numbers presented, along with a good-faith effort to establish a methodology for being able to more fairly compare apples (the existing neighborhood) to apples (the proposed development).

After much careful study of the data the conclusion I reached is that the gut reactions of the residents are indeed correct; the proposed Lexington Club is 68.8 percent more dense than the surrounding neighborhood. How I arrived at this conclusion is described as follows: the Staff Report of 11/30/11 laid out the calculation for the density of the proposed development. In those calculations, the size of the development is given as 28.7 acres. However, the developer's own survey drawings give a size of 26.95 acres. After making this correction, the density immediately rises from 6.0 du/ac to 6.49 du/ac. Next, I looked at the "environmental constraints" figure, where the total gross site size is reduced to take out unusable land, defined as areas of "...ponds, lakes, wetlands, floodplains, slopes greater than 12 percent..." The Staff Report listed the total area of environmental constraints as 5.1 acres. My own calculations (arrived at by doing careful overlay drawings of the 1:100 scale site plan on file with the City, marking and measuring areas that would meet the definition of "environmental constraints"), revealed that there appear to be 5.84 acres of environmental constraints present in the proposed site plan, which means that the adjusted site size falls from 23.6 acres listed in the Staff Report to 21.11 acres. This means that the adjusted site density increases to 6.72 du/ac, putting it just a smidge outside the bounds set for medium density residential.

In an effort to arrive at a true apples-to-apples comparison between the existing neighborhood and the proposed development, I embarked on a survey of the entire neighborhood bounded by Main Street, the railroad tracks, Fourth Street and 12th Street or, as the CPA puts it, the neighborhood "generally to the south of the site." First, I mapped, at scale, the entire neighborhood using Sidwell maps that are on file at the City. Next, I conducted an informal walking survey of the entire neighborhood, looking to quantify which of the properties were businesses, which of them were residential, and if residential, how many units they each contained. While I cannot absolutely guarantee my residential unit counts, as I do not have access to all the data that the City does, what I can say is that I made a good faith effort to be as accurate as possible, looking at each single family home for evidence of more than one primary entry, electric or gas meter, or mailbox. I then took the total number of dwelling units on each block and divided that by the gross area of the block, after subtracting out areas that were occupied by business uses, to arrive at a du/ac figure for each block.

What I discovered is that the gut reactions of the residents seem to be exactly in line with the story that the numbers tell: there is a significant difference between the density of the existing neighborhood and the proposed development. The densities of the thirteen blocks I included in the survey (I threw out Lincoln Park and St. Pat's, as there is no equivalent land use in the proposed development, and I knew they would artificially lower the numbers for our neighborhood. I was honestly seeking to compare apples to apples, not to torture the numbers into simply making a confession agreeable to myself), the gross residential densities ranged from a low of 2.97 du/ac to a high of 6.80 du/ac. (The high number is a true outlier, as it is driven by the cluster of five apartment buildings at Dean and 12th; without those five buildings, the density for that block would drop to 2.76 du/ac). The average density for all thirteen blocks

is 3.89 du/ac, while the median density of all thirteen blocks is 3.60 du/ac. The gross density of the entire thirteen block study area (the total number of dwelling units on all blocks, divided by the total acreage minus business acreage) was 3.98 du/ac. In comparison, the 6.72 gross du/ac in the proposed development is indeed, quite a bit higher than the 3.98 gross du/ac in the surrounding neighborhood. Specifically, it is 68.8 percent higher.

My conclusion? That the gut reactions of the residents in the surrounding neighborhood are indeed, correct. The proposed Lexington Club development is of a significantly higher density than the surrounding neighborhood and that, as currently designed, it does not fall within the bounds defined by the medium density residential land use designation.

Correspondence from 1/9/12 meeting

From: Larry Bollaert <lbollaert@sbcglobal.net>

Subject: Lexington Club Redevelopment

To: morourke@stcharlesil.gov

Date: Sunday, January 1, 2012, 10:51 PM

Hello Mr. O'Rourke,

I have been a resident of St. Charles for most of my 65 years. I reside on Dean St. near N.9th St. I have seen many changes over the years. Some changes have been good while others were not so good.

This Lexington Club project would be one of those not so good changes for our area and neighborhood. Our main objection is density - too many townhouses and rowhouses.

We would rather see more single family homes on larger lots and more open space.

This developer has revised his plans at least 3 times now. Each time the number of single family homes gets lower while the townhouse number doesn't change much. Our area doesn't have any townhouses that I know of and very few apartments (excluding N.15th St.). We do not need more townhouses, rowhouses, or apartments in our area.

Our city has many places available to rent. Townhomes are not selling very well right now. New home construction is slow too.

Traffic would present a problem that needs to be addressed. According to the developer this new project will not have much affect in this area with minimal increases in new traffic. We disagree with their traffic analysis. Adding 200 to 300 more vehicles to our existing streets will definitely impact the area causing traffic problems. We already have some problems with commuters, truck and busses travelling through our neighborhood all day long. Sometimes I can't even exit my driveway without waiting for as many as a dozen vehicles to pass by.

More single family homes, larger lots, more open space for this new development. Less dense makes sense.

Sincerely,

Larry Bollaert



"mikehansen1@netzero.com

"

<mikehansen1@netzero.co

m>

Sent by:

<mikehansen1@netzero.net>

To <rcolby@stcharlesil.gov>

cc

bcc

Subject

01/03/2012 09:37 AM

'm writing to express my concerns over the proposed redevelopment of the Applied Composites parcel.

the zoning is not currently for residential, the density is too high, and the tif is not warranted for lexington homes

From: Craig <cbobowiec@sbcglobal.net>

Subject: Lexington Homes Concerns

To: rcolby@stcharlesil.gov

Date: Tuesday, January 3, 2012, 11:54 AM

1/3/2012

Dear Mayor, Council Members & Staff,

I write you today share with you, my issues, concerns and thoughts about the proposed "Lexington Club" development before you. As a resident in this immediate neighborhood since 1984, along my many neighbors, I am very concerned about what will be eventually finalized and developed on the Applied Composite's site.

As has been pointed out, St. Charles and our neighborhood has a very unique opportunity before us that doesn't come along very often. The opportunity we have is 28 acres of a cleared slate to work with that is directly adjacent to not only our wonderful downtown but also one of the early developed neighborhoods of our City. This neighborhood around St. Pats Church although not a designated "Historic District" currently, does indeed have many historical homes that are either already Landmarked or would easily qualify as Landmarks if the owners applied. One such Landmarked property at the NW corner of 6th & Cedar St is if not the oldest one of the oldest homes so far documented here in St. Charles. The home directly across 6th Street to the East (another Landmark) has ties to a figure in STC history named Otto Frelsen who was the proprietor of one of the first and only remaining Hotel buildings left in downtown ("The White Front Hotel" that now houses the BeeHive and rentals above"). The property also later ties to a man named Thomas Hanson who owned "Hanson Groceries" once located at 55 West Main St around 1912 or so. The home on the NW corner of 5th St & Cedar was the childhood home of Tom Anderson of Colonial Ice Cream and clearly would be considered a Landmark. Lincoln Park was once used to breed bees for honey and this is documented in STC History books. The Victorian on Main St & 5th is another home that the Historic Commission has been in discussions with to Landmark as is another home at the SW corner of 6th St & State St. Three homes at Main St & 6th St are all historically significant homes and would also qualify as Landmarks, so I would simply like to emphasize, that at the last meeting when a resident called this area "Historic" he was corrected by Chairman Carrington that it wasn't in fact Historic, only an older neighborhood was an error as there are more homes I believe in this area that would also qualify as Historic Landmarks. I feel with so many examples and history in such a small area, the charm, character and history of this neighborhood must be seriously considered, protected and not lost as this redevelopment is planned. I feel it should be a priority of our Council and City not to allow this to be negatively impacted simply because a business entity wants to maximize profits.

Next I would like to simply point out several of the concerns I have with the proposed development, and the first being the company “Lexington Homes” themselves. First I would like to point out this group only several years ago (2003-2004) was part of the Company who took over the completion of the Pheasant Run Trails Townhomes project under the name “Concord of Pheasant Run Trails LLC” which was a subsidiary of Lennar Homes. Veteran Council members may remember back that Concord’s plan although approved wasn’t held in the highest regard by some members. Then as now they requested changes that lessened the quality and design of the project from what the first developer “Pheasant Run Trails LP” originally proposed, all in the name of profits.

I would also like the Council to be aware of some interesting documents and newspaper stories that have come to light about the current Lexington Homes we are dealing with here today and issues other Citys have had with their practices and their developments. I have provided links to stories and several sets of minutes from the City of Des Plaines for your review. It is eerie how similar these documents mirror what the City, you as Council and we as residents are hearing about demolition, lessening of quality, design issues and all mostly based on econmic concerns and profitability.

<http://triblocal.com/des-plaines/2010/09/21/development-sign-under-fire/>

<http://triblocal.com/palatine/2010/12/21/developers-held-to-whats-promised/>

<http://www.dailyherald.com/article/20101101/news/711029767/>

<http://www.desplaines.org/archives/37/112111%20Council%20doc.pdf> (see page 11)

<http://www.desplaines.org/archives/37/100920.pdf> (see page 8).

I hope this information makes you feel as it has for me, that there seems to be a pattern this company uses on their projects where they seemingly always want to cheapen and lessen the quality of their products instead of striving to build higher quality units. For me, this is a huge “red flag” as to what will likely happen over the coming years and as this development evolves... that Lexington will continually come forth with excuses and reasons to try and get approvals to change and lessen the project (just as they have here) and we all will end up with something in the end the will be regrettable and a detriment not only to our neighborhood that residents will be stuck with but so will the City as a whole. Nothing we seem to find in research has once spoken to this company as building higher quality products or working with communities to bring forth a plan that once finished will enhance the community they are building in. They simply in my mind, don’t seem to show any concern what they leave behind after they are done and what impacts it has on the surrounding community. It is entirely profit driven and I sincerely plead with you members not to allow that to happen hear in this development and put into place protections to not allow this to happen.

I would like to now put forth my views and concerns about the specific plan proposed. First off I would like emphasize, that I like many other residents do not want to lose the small businesses that have been a part of this area for decades and the jobs and revenue it brings to our area and City. I also would have

no problem and actually would rather see and keep a mixed use development in that area similar possibly to what was done on the Foundary Property on Dean St. If something like this could be designed that could also incorporate some new single family housing as well (maybe housing between 9th & 5th Streets with the office/warehouse Foundary style from 9th to 12th, it could flow very well while also providing STC with more jobs, tax revenue and residents for the downtown). I feel that would be the very best use of this property and all of STC would benefit.

If that is absolutely out of the realm of possibility, I then feel at a minimal starting point to then work from, that Council force Lexington back to the plan they submitted in 2009 of 36 single family homes, 89 town/row homes totaling 125 units. From this count, I further looking at decreasing the density even further as the traffic impact will clearly be a major issue in the area with streets that were never designed to accommodate such traffic. For members who may not understand and realize, especially if you haven't lived in the older downtown neighborhood, the older City streets are much narrower than modern streets they may see in their neighborhoods. These streets posed such a life/safety issue for emergency vehicles having access with on street parking, sometime in the early 1990's parking was limited to only one side of most streets to try and address this concern. Even with this in place the streets are so narrow that they barely permit two cars to pass along a car parked along the curb. If the parked car is not close enough to the curb, passing is impossible to do so and one must wait and allow the other to pass before proceeding. This is why such careful attention, planning and concern must be placed on the traffic impacts this project would pose. Already their own studies have shown flaws and traffic counts that just don't make sense. How their study shows not a single car impact on N. 4th or 5th streets either in the morning or afternoon is totally unbelievable and inaccurate, especially when the plan clearly show their most densely populated street (Mark St) ends into both 5th and 4th. Other traffic issues have been pointed out and I trust you will look closely at the logical accuracy of their projected car counts versus testimony from residents who may testify otherwise from their own actual experience living here many years.

With traffic being such an impacting issue for the area, I firmly believe and ask you to demand that a rear access street be designed into the plan immediately where their proposed pedestrian walkway to 12th is shown. This I feel can be done with a tweaking of the design and re-location of the retention pond shown in that area by the removal of Townhome building #9 (which also lowers unit count by 5) which sits alone by itself tucked in between an existing commercial business and another pond (not a very attractive location to live). Removal of this building could allow the ponds to then be moved east to allow for a street out to 12th. I further suggest as a way to lower townhome density would be to remove the two rowhome buildings that were proposed originally to serve as their "affordable housing units" which then could be replaced by single family homes. The reason I suggest this is it appears the Housing Commission has agreed to not force units to be provided so there really isn't a need to stick those buildings over there all by themselves which again looks like poor design. Replacing those buildings with single family homes would blend better, and lower the overall count possibly by another 6-8 units if they could be replaced by 4-6 homes instead. These two ideas (retention ponds and rowhomes) could then change the overall counts to 40-42 single family homes and down to 74 Townhomes which brings to mass down to 114-116 units. I further see the possibility of lowering townhome units further is we

could redesign their main entrance (7th Street) which shows 4 Townhome buildings (18 total units) which I feel could and should be replaced with single family homes as in my mind, don't you want your entrance to project your best product which is single family homes? If this could be done, it could additionally lower the total Townhomes count further to 56 and possible increase the single family homes by as much as possibly 10 to around 50 or so homes bringing the total number of units to about 106. This lowering of units would indeed lower traffic impacts and along with a street out to 12th possible make this project reasonable but yet profitable for the builder.

Finally I would like to just touch a bit on the proposed TIF and ground contamination. At first I was vocally against another bad deal for the City as our track record has shown in the past. Upon hearing a brief explanation at the last meeting that there would be no risk of the City losing on this TIF based on its structure, I am much more in favor of this idea as long as it does indeed turn out that way. My only real concern and I think you must address this in the grand scheme of this project, is that I feel and would support that the City needs to not only clean up those 28 acres of contamination, but create a plan that would completely remediate the entire balance of the contamination that exists in the creek banks and bed all the way down to the river. It would be a waste to not complete the job and remove the entire issue from the neighborhood and I would fully ask and support that you find additional funds to do so for those homes not lucky enough to be part of the project in question. Not do this would be inappropriate.

I thank you for your time in reading this letter and hope you agree with points raised. With our recent "Family Circle" rating, it is of the utmost importance that we take the time here and put together a plan with the strict guidelines to protect residents and the City not only on this project but any of the developments coming forward and that they are first and foremost blending in with the charm and character of St. Charles and will not leave negative lasting effects from poor planning and a rush to get things built.

Respectfully Yours,

Craig Bobowiec

508 Cedar Street

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, MONDAY, NOVEMBER 21, 2011

CALL TO ORDER:

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Martin J. Moylan at 6:30 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, November 21, 2011.

ROLL CALL:

Roll call indicated the following Aldermen present: Haugeberg, Robinson, Bogusz, Sayad, Walsten, Wilson, and Charewicz. Alderman Brookman arrived at 6:40 p.m.

Also present were: Acting City Manager Slowinski, Director of Finance Wisniewski, Deputy Police Chief Kozak, Fire Chief Wax, Director of Public Works and Engineering Oakley, Director of Information Technology Duebner, Director of Community & Economic Development Bartholomew, and City Attorney Wiltse.

EXECUTIVE SESSION:

Moved by Robinson, seconded by Sayad, to go into Executive Session to discuss Collective Bargaining. Motion passed unanimously. There were no objections.

The City Council recessed at 6:31 p.m.

The City Council reconvened at 7:02 p.m.

Roll call indicated the following Aldermen present: Haugeberg, Robinson, Bogusz, Sayad, Brookman, Walsten, Wilson, and Charewicz.

PRAYER AND PLEDGE:

The opening prayer was given by Dr. Hilary Morris of the Bahà'í Community of Des Plaines, followed by the Pledge of Allegiance to the Flag led by Boy Scout Troop 235.

PUBLIC HEARING/2011 PROPERTY TAX LEVY:

MINUTES OF THE PUBLIC HEARING HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, MONDAY, NOVEMBER 21, 2011

Mayor Moylan called the Public Hearing to order at 7:05 p.m. The Public Hearing was being held pursuant to legal notice (published in the local newspaper on Friday, November 11, 2011) to discuss the proposed property tax levy increase for the City of Des Plaines for 2011 tax year levy in the amount of \$29,540,856.00. This represents a 0.00% increase from 2010.

DISCUSSION:

Director of Finance Wisniewski reviewed her Memorandum of November 3, 2011 which outlined the primary aspects of the 2011 estimated tax levy.

Mayor Moylan asked for comments from the aldermen and the public.

foot high fence between the residential lot at 1461 Prospect Avenue and the 1469 Prospect Avenue parking lot, as submitted by the Petitioner and required by Conditional Use Permit 10-023-CU.

Moved by Bogus, seconded by Walsten, to recommend to the City Council approval to place on First Reading Ordinance Z-34-11, as amended with additional condition that the police and fire radios work to the satisfaction of the staff before approval of the conditional use. Motion declared carried.

**EXT. COND. USE/
2200 E. GOLF RD.:**

Senior Planner Mangum reviewed his Memorandum of November 3, 2011 regarding an Extension Request for 2200 East Golf Road (Lexington Woods), Case #07-48-PUD-A. It is recommended that a 12-month extension of the Conditional Use for the Planned Unit Development for the Lexington Woods project be granted until November 17, 2012 with a condition that such extension shall be voided if demolition is not completed and the site restored by April 17, 2012.

Motion by Sayad, seconded by Robinson, to recommend to the City Council approval to place on First Reading Ordinance Z-33-11, an Extension Request for 2200 East Golf Road (Lexington Woods), Case #07-48-PUD-A. Motion declared carried.

**SIGN
VARIATION/
751 GOLF RD.:**

Senior Planner Mangum reviewed his Memorandum of October 27, 2011 regarding consideration of a Variance Request for 751 West Golf Road, Case #11-052-V. Staff recommends denial of the requested variance. Senior Planner Mangum answered questions from the Aldermen.

Motion by Sayad, seconded by Charewicz, to direct Staff to prepare an ordinance for the variance request for 751 West Golf Road (Case #11-052-V). Motion declared carried. Alderman Wilson voted no.

**ZONING MAP
AMENDMENT/
6 N. RIVER RD.:**

Senior Planner Mangum reviewed his Memorandum of November 15, 2011 regarding a Zoning Map Amendment to reclassify the property from the C-2 Limited office Commercial Zoning District to the C-3 General Commercial Zoning District for 6 North River Road, Case #11-062-MAP.

Moved by Walsten, seconded by Sayad, to recommend to the City Council approval to place on First Reading Ordinance Z-35-11, Zoning Map Amendment at 6 North River Road at appropriate time this evening. Motion declared carried. Alderman Wilson voted no.

MAYOR MOYLAN ASSUMED THE CHAIR AND DECLARED THE CITY COUNCIL BACK IN SESSION.

MINUTES OF THE REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS
HELD IN THE ELEANOR ROHRBACH MEMORIAL
COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER,
MONDAY, SEPTEMBER 20, 2010

CALL TO ORDER: The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Martin J. Moylan at 6:00 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, September 20, 2010.

ROLL CALL: Roll call indicated the following aldermen present: Haugeberg, Robinson, Bogusz, Higgason, Brookman, Walsten, Wilson, Argus.

Also present were: Acting City Manager Slowinski, Director of Finance Wisniewski, Deputy Police Chief Burton, Fire Chief Wax, Director of Public Works & Engineering Oakley, Interim Director of Community & Economic Development Bourke, Director of Information Technology Duebner, Director of Human Resources Earl, Associate Planner Yu, Senior Planner Mangum and City Attorney Wiltse.

EXECUTIVE SESSION: Moved by Haugeberg, seconded by Higgason, to go into Executive Session to discuss Collective Bargaining, Personnel and Acquisition of Property and Setting the Price for Sale or Lease of Property. Upon roll call, the vote was:

AYES: 8-Haugeberg, Robinson, Bogusz, Higgason,
Brookman, Walsten, Wilson, Argus

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

The City Council recessed at 6:03 p.m.

The City Council reconvened at 7:10 p.m.

Roll call indicated the following aldermen present: Haugeberg, Robinson, Bogusz, Higgason, Brookman, Walsten, Wilson, Argus.

PRAYER AND PLEDGE: The opening prayer was given by Rev. James Hines of the Brentwood Baptist Church, followed by the Pledge of Allegiance to the Flag.

PRESENTATION: Mayor Moylan accepted a proclamation from the Northwest Suburban Council of the Boy Scouts to the City of Des Plaines honoring the City's commitment to scouting and in commemoration of the Boy Scouts of America 100th anniversary.

**PUD EXTENSION/
2200 E. GOLF:**

**Ordinance
Z-22-10**

Senior Planner Magnum reviewed Interim Director of Community & Economic Development Bourke's memo of September 13, 2010; Staff is recommending that a 12-month extension of the conditional Use for the Planned Unit Development for the Lexington Wood project be granted until November 17, 2011.

Moved by Higgason, seconded by Argus, to suspend the rules to permit public input on this matter. Motion declared carried.

Ms. Katrina McGuire, Schain, Burney, Banks & Kenny, Ltd., attorney for the petitioner, addressed the City Council and answered questions from the aldermen.

Mr. Moises Cukierman, Lexington Homes, addressed the City Council and answered questions from the aldermen.

Moved by Argus, seconded by Higgason, to grant a 12 month extension Planned Unit Development (PUD) at 2200 E. Golf Road; and further recommend that Ordinance Z-22-10 be placed First Reading; AN ORDINANCE GRANTING A 12 MONTH EXTENSION OF THE TIME REQUIREMENTS FOR COMPLIANCE WITH THE CONDITIONAL USE FOR THE PLANNED UNIT DEVELOPMENT GRANTED BY ORDINANCE Z-29-10 FOR THE PROPERTY COMMONLY KNOWN AS 2200 E. GOLF ROAD, DES PLAINES (CASE #07-48-PUD-A). Motion declared carried.

Moved by Haugeberg, seconded by Argus, to refer the off-site signage located on Northwest Highway for the Lexington Park Development back to Staff; Staff to meet with developer and report back at the City Council meeting of October 4, 2010; developer to take the existing sign down immediately.

Moved by Brookman, seconded by Walsten, to adopt a SUBSTITUTE motion to refer the off-site signage located on Northwest Highway for the Lexington Park Development back to Staff; Staff to meet with developer and report back at the City Council meeting of October 18, 2010; existing sign to remain. Motion declared carried. Aldermen Haugeberg, Robinson and Argus voted no.

Advertisement:



Developers held to what's promised



By Jeff Borgardt Special to the Tribune Dec. 21, 2010 at 1:41 p.m.

If sales brochures for new developments show trees, then trees better be there, Palatine officials said this week in trying to crack down on developers delivering what they advertise.

The subject arose as a developer appeared before the Village Council seeking to downgrade plans to cut costs.

"A number of years ago, we adopted a policy that we haven't always been very stringent on," said Councilman Jack Wagner. "Developers who develop a parcel and put it up for sale had to submit to the Village Council the actual sales brochures and pictures so that we can take a look at them.

"The reason for this is, developers would show pictures, then they would make changes, and the pictures and brochures did not depict what the actual end product was," Wagner said.

Village officials are now to review the brochures and question the accuracy of what's depicted, Wagner said.

"If you've got a picture of a piece of property with a lots of trees in front of it, that's what we expect to see," he said.

The village also asked developers to show how the property would look in the winter without lush tree shrubbery.

The developer of the 4.2-acre, 15-townhouse plan approved in March 2008 won approval to use lower-cost building materials but had to promise to submit sales brochures to the village. Masonry is being scaled back at the 496 W. Northwest Highway site because of economic conditions.

"It is cost driven," said Moses Cukierman of Lexington Homes, a new developer on the project that has been given an 18-month extension on starting construction. The townhouses, once projected to sell for about \$400,000, now will likely sell for about \$275,000.

The drawings show townhouses made of brick. Now the developers are to nix the brick for a 'Hardie type siding' at the planned Aspen Glen townhouses. Sales materials also depict fireplaces but the new developer is uncertain if those will be built.

Wagner chaired the meeting Monday night because Mayor Jim Schwantz was in Minnesota for the Chicago Bears game at which it clinched the NFC North Division. Schwantz was drafted by the Bears, then traded to the Dallas Cowboys in 1994. He returned to the Bears for his final season in 1998.

Advertisement:



Des Plaines

‘Development’ sign under fire

local By TribLocal Community Member Sep. 21, 2010 at 3:00 p.m.



What was proposed as a way-finding sign for a group of townhomes is more of an advertisement for its developer and is against city code, city officials said.

Lexington Homes has two development projects in Des Plaines – one is on hold because of the economy and townhomes are being sold in the other. Problems arose for the developer when staff and aldermen questioned an off-site sign that's geared toward selling the homes, which are directly north of Northwest Highway.

The large sign on Laurel Avenue and Miner Street should have been generic and simply directed people to the new buildings, officials said. Instead, the developer's name is boldly printed on the board and prices are listed. Officials also debated if the sign was too large.

Interim development director Martin Bourke urged that the sign be removed and replaced.

“There’s no way this sign conforms with the ordinance you adopted and no way it conforms with the intent you had,” Bourke said. “It’s not a directional sign, it’s an advertising sign.”

Developers said the sign has helped sell townhomes and would be expensive to remove, but that they would seek “a fair compromise” with city staff.

“For us to simply take it out, and build a new sign and bring it back in ... it’s an unnecessary expense,” said Moises Cukierman, a developer representative.

Cukierman added that there was an agreement allowing the new sign with former development director, Mike Conlan. But Bourke said he had seen no such agreement.

Two aldermen said they have been fielding calls from local business who want to follow suit.

“There are other business in town that take a look at this sign and say ‘why can’t I have it’,” said Ald. Rosemary Argus, who added she wrote to City Manager Jason Slowsinki and Conlan months ago saying the sign didn’t comply.

The council voted to leave the sign and discuss the issue at the end of October. Meanwhile, the developer and staff will meet to create a new sign.

jmdelgado@tribune.com

By Jennifer Delgado, TribLocal reporter

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Palatine townhouse development in the works

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By Kimberly Pohl

Plans for a 15-unit townhouse development in Palatine finally appear to be moving forward, but not without a few hiccups along the way.

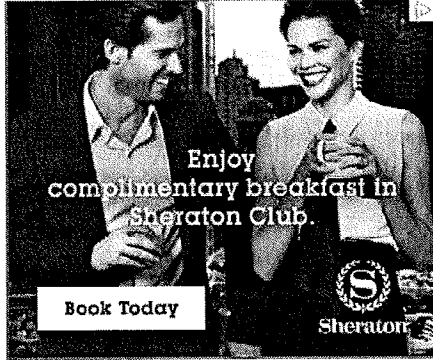
The residential complex adjacent to the Palatine Animal Hospital on Northwest Highway first got preliminary approval in 2000, but final plans were never submitted.

In March 2008, officials gave the go-ahead to Aspen Glen LLC's proposal to build Palatine Glen, but never received the required letters of credit or review fees.

The project remained stagnant until Lexington Homes developers of the 58-unit townhouse development Willow Place in Wheeling recently stepped up to take over as builder.

The company has requested an 18-month extension to the Planned Development, which is currently set to expire in March. The village council was to have considered the request at Monday's meeting, but the issue was

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remanded back to staff so that Lexington can address concerns over its proposed change of materials and elevations.

Village Manager Reid Ottesen expects it to come before the council again sometime in December.

Ottesen said the approved plans call for a combination of brick, cement and a synthetic stucco, but that Lexington has asked to instead use a vinyl siding. He recommended the council turn down that modification so that materials are more natural and consistent with neighboring buildings.

Because the northern section of the 4.2-acre site is partially located in a wetland and floodplain, Lexington is proposing using the lot for a stormwater detention area that would

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discharge into the Palatine Hills Golf Course. The course already deals with flooding several times a year, and Lexington and its engineer have regularly been meeting with the Palatine Park District.

In addition, Aspen Glen, which still owns the site, has been working to apply for and secure permits from agencies including the park district, Metropolitan Water Reclamation District and Illinois Environmental Protection District.

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Dear Council Member,

I would like to express my views regarding the impending Lexington Club development in St. Charles. Although I do not live in the immediate area, I do live nearby. Changes in traffic flow could certainly affect our quality of life, here on an already busy Howard Street. I also care about the quality of all of our neighborhoods, not just my own "backyard". I care about the negatives and benefits of precedent. I am concerned that one of our last land parcels in a mature area of our town might be developed piecemeal, unmindful of its' future impact to St. Charles, as a whole.

First and foremost, I believe that the planned development is still too dense for the site and for the wellbeing of surrounding community. Although I am mindful of Lexington's contention that they have addressed traffic in their generalized study, I have read the study. I attended the last Planning & Development meeting when it was discussed. Based on general standards and formulas, it remains insufficient to guarantee real solutions to the burden of 140+ households flowing through that area.

This was clearly demonstrated when David Amundson took the podium and addressed the inaccuracies and vagaries within the study, regarding the former Applied Composites site and possible traffic present at that time. There are several traffic concerns from many segments of the Lexington proposed development that have not been adequately addressed.

I also see that a development of this type-meaning, strictly residential-will create problems of complaining neighbors in the future, for the owner of the light industrial plant to the west (who attended a meeting, I believe in November, and spoke to his concerns.). That is not fair.

I wonder why the factory owner was not told, (by his account), by the city, that the owner (Lexington Homes) of the adjacent land parcel planned to seek a zoning change for a "residential" development. Had he known, (I paraphrase his remarks here), it would have given him pause, if not a complete change of mind, to bring his business from Chicago to St. Charles, where he resides. He will eventually become "the bad guy", yet he was there first. There will no doubt be sound, light, associated complaints from new Lexington homeowners, with such a shallow buffer zone as shown in the most recent presentation. (5 feet, and, I understand, from the landscape designer who I spoke to that that meeting, some tall landscaping grasses are planned -which is creative, but bound to be insufficient).

To one of his points, his daughter, who he says, lives in Manhattan, NY, lives with less density on the 26 acres of land surrounding her home!

I appreciate that the land needs to be redeveloped. More than an eyesore, the land is valuable to the health, character and vitality of one of our city's older neighborhoods, also a source of city revenue. I attended the Housing Commission meeting last year, which the President of Lexington attended with his legal counsel, seeking their recommendation. At

that time I learned the complete back story to the planned development, from the point of purchase in 2006, to present. I saw the revised specs and visuals; listened to their points of view on the current housing market, their plan revisions, suggested density, building materials and need for help with a "pay as you go" TIF to fund site remediation. I have also seen this project from the points of view of residents in the neighborhood.

When a project continues, delaying over the course of many years, it is a natural wish for it to be developed. But, like other projects in town such as First Street and the old St. Charles Mall, it makes more sense to take the time to do it right. Please don't let Lexington's bottom line need for 142 units prevail .

Perhaps this land could best be redeveloped with a combination of uses in mind, keeping in main view its' current zoning. This diverse community lives side by side in harmony with many types of properties. A visionary approach would allow Lexington to break out of the suburban box, still build residential, with lofts above light commercial/retail spaces. Considering that the St. Charles Arts Council is going into its' second year, building an arts presence in our community, what a great opportunity to bring in art professionals, looking for working and living space. Water Street Studios in Batavia is a successful example of the demand for studio space. We have Northern Illinois University only about 30 minutes away, with teachers, graduates in the market for a living/working space. Several community colleges are also within range. The city has expressed in its mission statements, a goal to provide housing for young professionals, and for grown children to return to St. Charles to raise families. What local character, color and Chicago land reputation could be built with such a project! You'd still have commercial spaces, providing revenues to the city beyond what the home market can provide as the current proposal would slowly roll out.

There are several other new builds and re-developments I found in Michigan, along this theme, all revitalizing older neighborhoods and recharging the local business community. This would also complement the idea of Charlestowne Mall or the old St. Charles Mall property having a college extension campus. This is one of the key viable redevelopment concepts cited by many publications including the Urban Land Institute 2012 Forecast.

The neighbors in the area of the Lexington parcel have mentioned that they have no open park space. How about this? If Lexington were to incorporate pedestrian/gathering/simple recreational space, within those 26 acres, it would go a long way to coexisting with the current neighborhood.

In the fall of 2008, the Michigan City Preservation and Education Foundation invited Artspace to determine the feasibility of developing an affordable artist live/work project somewhere along the four-block portion of Franklin Street between Eighth Street and Fourth Street. In July of 2009, Artspace delivered the results of the Survey with data supporting the creation of up to thirty live/work units and recommending up to twenty-one work-only studio spaces. Due to the growing number of galleries and the new *Uptown Arts District* designation, Artspace now believes the Market supports between thirty-five and forty live/work units.



The Warren Building at
717 Franklin Square

While a handful of existing buildings and vacant lots were considered, the Warren Building located at 717 Franklin Square was selected as the Artspace Michigan City site in June of 2011. The upper five floors of the Warren Building will be renovated into affordable live/work units for artists and their families while the first floor will be used for a combination of arts-related community and commercial spaces.

Although this particular example uses an existing building, the idea has been used in everything from a vacant prison to new construction. Additional construction for the Lexington property can be some single family homes, or other commercial spaces.

Thanks for your consideration. Above all, please reduce the density of the plan, and ensure adequate street and signal modifications.

Vanessa Bell-LaSota

To The Mayor and all Committee members,

I am writing this letter because of the concerns that I have with the Lexington Homes project. My 2 main issues are the density and traffic that will be generated because of the density. It looks to me that 9th st. and 7th st. and State St. and Dean St. will be the most impacted by this. 9th and 7th and State are all old roads that were never meant to handle this kind of traffic. The three aforementioned Streets are barely passable now and this project if completed at the density right now would cause complete mayhem on these 3 streets. Dean st is probably a more viable street but with the traffic increase that we have seen in the last 3 years it would not be able to handle the traffic from this project . My husband has lived here on Dean since 1959 and I've been here since 1983. Right now it takes up to 10 minutes to get out of our driveway in the morning. So I am asking our trusted members to please take note of the problems that neighbors see and take them into consideration when voting on this project. You are our voice and we implore you to do what's best for our neighborhood. This decision is something that we will all have to live with for me at least the next 40 years. Thank you for taking the time to read my letter-See you at the council meeting on the 9th.

Sincerely,

Kim Galvan

Felix Galvan

Cory Galvan

940 Dean St.



Betty Masiokas
<bettm23@yahoo.com>

01/04/2012 11:49 PM

Please respond to
Betty Masiokas
<bettm23@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Why I oppose the Lexington Club PUD

Dear Alderman,

I oppose the Lexington Club PUD and hope that you will as well when it comes up for a vote.

As to why I oppose it, there are two reasons: the amount of residences that Lexington Homes is proposing for that site is way too many and the traffic that would be generated by the project would take a bad situation and make it worse. If I had my druthers, I would prefer to see the site remain in industrial use because no industrial usage would generate as much vehicle traffic as 142 residences there will.

I have lived on North Seventh Street for the vast majority of my eighty-six years and I can tell you that from Hawley Products through Applied Composites we never had anywhere near the amount of traffic as we do today on North Seventh Street. When the stoplight was installed at the corner of Seventh and Main, it made it safer for parents to pick up their children from Thompson and Haines and safer for the students to be able to cross Main Street; but it also gave North Seventh Street about a tenfold, or more, increase in school bus traffic and made it a viable alternative route or bypass for people seeking to avoid going through the downtown.

The traffic is so constant in the mornings that after having been stuck in my driveway for fifteen to twenty minutes a couple of times I no longer schedule any doctor appointments for the early morning hours. While anything that goes on the Applied Composites property will generate more traffic for us, I believe that 142 residences and all the vehicles that come along with that will generate much more traffic than other uses.

Furthermore, I think it will be very difficult to sell homes on that site even if it is successfully remediated because many buyers, especially those with children, will have concerns about issues developing in the future.

I went down to the Applied Composites site one day and, as I was turning my car around, I was struck by how that stoplight is like a beacon, attracting traffic to it.

When the Lexington Club PUD comes up for a vote, I hope that you will weigh what is in the best interest of the neighborhoods surrounding the Applied Composites property and vote against it.

Sincerely,

Betty Masiokas



Brian Lavalpe
<blavalpe@NortonMcMurray.com>

01/05/2012 11:03 AM

To "rtungare@stcharlesil.gov" <rtungare@stcharlesil.gov>, "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject lexington builders

Dear City Council, Mayor, & Staff,

As a concerned citizen in the neighborhood of the planned "Lexington Builders" home development I have many issues with the proposal.

As I have spoken about at City Council meetings the gross density of this project is and will continue to be a huge objective of many of our neighbors. There has not been a successful plan from Lexington regarding this situation. It seems like they are banking on the manufacturing plant on 12th Street to fold so they can have access to 12th Street for an outlet of that very congested section of the development. Even when asked They stated that the majority of expected housing would be located in that corner. This seems like a big problem not only with traffic but also community safety.

Going along with that in mind another question I have after speaking with my neighbors at neighborhood community meetings that along with other concerned folks I organized, feel that where is all the construction traffic going to flow. As a resident of Dean Street it I am not looking forward to the endless stream of big rigs, cement trucks, and the rest of the continuous construction traffic and all the debris it brings with it. Already there is the bus depot pouring down Dean Street. Also the parade of cars that want to avoid going down RT. 64 to head north on Randall Road can make it hazardous to pull out of the driveway. It is a 30 mph stretch of road that has no stop sign, or signal from 9th Street to Randall Road. Some people like to use it as a high speed short cut. This is a residential neighborhood street with small children who enjoy playing in their yards. Can this street handle the amount of traffic being proposed by Lexington Builders? Is it rated for all the heavy equipment it is going to take to remediated the contaminated soil. What about the residue left behind from these vehicles along Dean Street? This is going to happen over 5+ years according to the builder. There has to be a better solution.

Furthermore this builder has shown no sense of compassion for the City, or neighboring community at the Applied Composite's site. They have owned the property for over 3 years, began demolition of some buildings then stopped. With no reasonable excuse besides the soil needs to be remediated, Lexington Builders has held this white elephant over the City's head waiting for a hand out. The slogan buyer beware should be forwarded back to them. They knew what they were purchasing when they purchased it. I still see no reason why this site has not been cleaned up yet. Before any talk of TIF money being issued no matter how it is written, I would like to see some positive action from them to get the area cleaned up. No matter what is being built, that plot of land needs to be remediated, so why hasn't it been done. We as a community are not stuck with the problem, Lexington Builders bought the problem. It is time for them to show Us some respect and do the right thing. Follow Our guidelines for building development and not try to find shortcuts. If this is how they are just starting out, what will it be like when the actual building starts. Where else will they begin to cut corners in the name of profit, quality, materials, labor, and/or safety.

I am sure you have heard plenty from the neighbors with their concerns too. I believe this project needs to be revised to where its impact on the existing community is not such an imposition. Moreover I would rather see a mixed use or continuation of the current office park north of Dean Street.

In my own wishful thinking I thought that the Applied Composite's site would have made for a wonderful location for a new Police Station. If the City is going to help pay for the clean up with the TIF then We should get a better benefit than some poorly designed housing development. A planned failure in my estimation from the proposal that have been put forth. There is no variety among the designs besides a few tweaks to the facades. Not one single level home choice. A bunch of clutter looking townhomes and some row houses as a toss in to make it "look" diversified.

This area has many diverse sections, homes, people, businesses and we would like to keep it that way. Adding Lexington Club to our distinguished side of town would be a blight worse than a contaminated plot of land with decaying buildings. Please hear our plea to have this project revised to incorporate the surrounding area not be a burden on the neighborhoods adjacent to it. We are the #1 community in the Country according to Family Circle Magazine. The key word is Family. We as a neighborhood feel our family is not being heard. I urge you to listen to how we feel as you would your own family.

Thank you for your time,

Brian LaVolpe
1219 Dean Street



Harriet Rosenquist
<roseyharriet@yahoo.com>

01/05/2012 11:19 AM

Please respond to
Harriet Rosenquist
<roseyharriet@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Say No to Lexington Club

Dear Alderman,

For over thirty-five years, I lived at 15 North Seventh Street. Now I live elsewhere in St. Charles, but I still have friends living on Cedar, State, and North Seventh Streets. The traffic today is worse in that neighborhood than it ever was when I lived there. With the way drivers accelerate trying to catch the stoplight at Seventh and Main while it is green, I am truly amazed that there hasn't been a major accident.

My friends and I have discussed the Lexington Club project for the Applied Composites property and I have read about it in the Chronicle. In my opinion, and one shared by the residents of that area, that the project is a mistake--putting that many homes and townhomes on that property will completely inundate that entire area with so many additional vehicles that the traffic congestion will be unacceptable and will cause major safety problems.

I am completely opposed to the Lexington Club project and would strongly urge you to vote against it when it comes before the City Council.

Sincerely yours,
Harriet Rosenquist



Betty Masiokas
<bettm23@yahoo.com>

01/05/2012 12:12 PM

Please respond to
Betty Masiokas
<bettm23@yahoo.com>

To "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

cc

bcc

Subject Fw: Will Lexington Homes Pay For Our Streets?

Dear Mayor DeWitte,

The arthritic condition in my knees will keep me from attending the January 9th meeting of the Planning and Development Committee; however, I did attend the meeting in December. What I heard at that meeting got me to wondering: who is going to pay for the wear and tear on our neighborhood's streets? The developer of the Lexington Club PUD said that it would take two years to remediate the property and that at least 300 big truck loads of soil will have to be removed. That doesn't even include the heavy equipment that will have to be brought to the site to remove that soil, to grade the topography, and to begin construction; nor does it include the truckloads of soil and gravel that will have to be brought back to the site so that construction could proceed.

Conservatively, figure that big trucks and heavy equipment will be traveling on our city streets for five years, and that over 1,500 truck trips will be required. Are our streets capable of handling that type of weight load or are they going to be reduced to rubble? At that meeting in December it was said by a City employee that school buses could not use North 15th Street because of the weight load; if that street cannot handle the weight of an empty school bus, can Dean Street, State Street, North Ninth Street, North Seventh Street, and the other streets in the area handle the repeated abuse of trucks loaded with thirty cubic yards of contaminated soil? If our streets need to be replaced after the process is finished, are we taxpayers going to have to foot the bill for it or is Lexington Homes going to see to it that our streets are fixed?

Sincerely,
Betty Masiokas



Joseph Masiokas
<jthomasiokas@yahoo.com>

01/05/2012 12:35 PM

Please respond to
Joseph Masiokas
<jthomasiokas@yahoo.com>

To "ddewitte@stcharlesil.gov" <ddewitte@stcharlesil.gov>

cc "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

bcc

Subject Lexington Club PUD

Mayor DeWitte,

I urge you to vote against the Lexington Club PUD proposed for the former Applied Composites property, when it comes before the City Council for a vote. It is not that I don't want to see something done with the property; however, I think a light industrial/warehouse complex is more appropriate for the site than residential dwelling units.

Given the types of homes, businesses, and small factories that are found along the streets leading into the site, the site's complete lack of character and visual amenities, and its environmental toxicity (even if that is resolved to the satisfaction of the EPA) it is my opinion, as someone who spent over twenty years in real estate, that the dwelling units proposed for the location will be difficult to sell.

However, my biggest concern about the Lexington Club PUD project is the traffic that will be generated by it.

My family has owned a residence on North 7th Street since the 1920s. There is more traffic on North 7th Street today than there ever was when Hawley Products, Hitco, and Applied Composites owned the property at the North end of the street. The reason for the great increase in traffic volume is the stoplight at the corner of 7th Street and Main Street. That stoplight is a fairly recent addition and it has made quite an impact on North 7th Street.

On school day mornings, traffic is often backed up to State Street, and onto State Street, because the buses going to Thompson and Haines Middle Schools now use North 7th Street as well as many people heading to work or simply using 7th Street as a convenient way to avoid going through downtown Saint Charles. Throughout the day, there are times when traffic is backed up to Cedar Street, waiting for the light to change.

Lexington Club is proposing to build 142 dwelling units. The national average is 2.28 vehicles per household, which would result in 324 vehicles being added to the area. The developer of the Lexington Club project estimates that it will generate 1,043 vehicle trips per day. Logic tells me that at least eighty per cent of those or 834 will be on North 7th Street because with the stoplight there it is the easiest way to head either

East or South, which are the directions in which the vast majority of the working members of those households will be heading.

Without question, the main ingress and egress for Lexington Club will be 7th Street: and that will diminish property values on North 7th Street and perhaps a few other streets in the area. Most real estate showings occur on Saturdays and Sundays, most industrial concerns do not work on the weekends, but those 324, or more, additional vehicles will still be traveling on the weekends and the one external factor that most impacts the sale of a property is the amount of traffic in front of it.

A light industrial/warehouse complex will generate traffic as well, but not nearly as much as the Lexington Club PUD will. Furthermore, a light industrial/warehouse complex would create jobs, which would be a bigger benefit to the City of Saint Charles than would an additional 142 residential units located there.

Sincerely,
Joseph Masiokas
23 North 7th Street
Saint Charles, Illinois



Joseph Masiokas
<jthomasiokas@yahoo.com>

01/05/2012 12:37 PM

Please respond to
Joseph Masiokas
<jthomasiokas@yahoo.com>

To "ddewitte@stcharlesil.gov" <ddewitte@stcharlesil.gov>

cc "rcolby@stcharlesil.gov" <rcolby@stcharlesil.gov>

bcc

Subject Fifth Ward Opposition to Lexington Club PUD

Dear Mayor DeWitte,

In a previous email, I explained why I am opposed to the Lexington Club PUD. Since that time, I have had an opportunity to collect signatures on a petition asking the City Council to vote against the Lexington Club PUD.

I collected 120 signatures, and 79 of those were from Fifth Ward residents. While I knew that the people in my neighborhood were resoundingly opposed to the Lexington Club PUD, I was slightly surprised that the residents of the Fifth Ward were so opposed to it.

They know, without the shadow of a doubt, that their streets are going to see increased traffic and they are rather unhappy about the prospect. Despite what the traffic consultant for Lexington Homes projects, the residents of the Fifth Ward are certain that many of the potential inhabitants of the Lexington Club PUD will be traveling through their Ward on the way to the train station in Geneva or to head to places in the Oak Brook--Naperville corridor. Furthermore, they know that they will be driving through the Fifth Ward to go shopping at places like Costco, Meijers, Lowes, Jewel, Walgreens, and Geneva Commons as well as to do their banking and to get something to eat at one of the many restaurants on or near Randall Road. That is quite logical because many of the residents in my neighborhood do so themselves so why shouldn't the projected residents of the Lexington Club PUD.

Perhaps because I have no school aged children myself, I keep overlooking the impact that the Lexington Club PUD would have on the local schools. Quite a few residents of the Fifth Ward were very opposed to have more students attending the Richmond and Davis Schools.

In speaking with the people whose signatures I collected four alternative development possibilities were preferred to what is being proposed; in order of preference, they are: 1) Independent and assisted living for seniors, because there would be no children added to the Saint Charles schools and the traffic into and out of the project would be significantly less. 2) Light industrial/warehouse, because remediation measures would be reduced, no children would be added to the schools, and jobs would be created. 3) A combination of light industrial and housing, because far less children would be added to the schools and jobs would be created. 4) A single family detached home project consisting of no more than fifty to sixty homes, because far less children would be added to the schools and the traffic generated by the development would be substantially lessened.

I would like to point out that while the people of the Third Ward might be the most impacted by the Lexington Club PUD, we will not be the only Ward impacted by the increased traffic generated by it. As you make your deliberations about this project, keep in mind that more than just one neighborhood is concerned about the decision you make.

Sincerely,
Joseph Masiokas
23 North 7th Street
St. Charles, IL

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 [David Amundson](#)
 Community activist, Vice-Chair of the St. Charles Housing Commission

The Trouble With the Way We Build

Posted on November 16, 2011 at 4:09 pm

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According to the principles of contemporary urban planning, my neighborhood should not even exist. Although the goals of urban planning typically revolve around keeping the types of buildings in a city segregated by their function, our neighborhood takes a blender approach to planning and land use.

Within three blocks of our downtown St. Charles home, one can find: single family, owner-occupied homes, single-family rental homes, single-family homes that have been retrofitted to allow multiple tenants to live in them, multi-family rental housing, light industrial uses (two auto body shops, a metal stampings company, an engine rebuilder, and a towing service to name some), a bank, office space, a church, a pre-school, retail shops, a bakery, bars, restaurants and a VFW post.

And that is just for starters.

If you expand the range to a fifteen-minute walk, you can add more banks, more restaurants, more retail shops, the [Municipal Center](#), two theaters, a Post Office, the [library](#), multiple churches, two grade schools, two middle schools and a grocery store to the list. In short, just about everything we need for daily life is within comfortable walking distance of our home; this is exactly how people have been building and living in cities since the time of the ancient Greeks.

Viewed through the lens of the "modern," post-World-War-II mindset, where an unlimited supply of cheap energy and the unlimited, repercussion-free use of the automobile was going to usher in a never-ending era of unprecedented personal freedom and prosperity, there was seemingly no longer any need to consider the ways in which mankind had been building towns and cities for over three millennia.

Indeed, the car was supposed to be the ticket to a better way of doing things; we could all live in one area, shop in another area, work in yet a different area, and so on. As a society, we would transition from living in discreet neighborhoods where we depended on walking to get around, into a pattern of living that would be totally dependent on the automobile to move us between different districts, segregated by land use.

The automobile, and the freedom of movement that it represented, was going to save us all from the perceived problems of the previous three-thousand year history of mankind living in towns and cities. This shift in thinking forced virtually our entire nation into what it is now: entirely dependent on the automobile for virtually every daily need, save taking out the trash or picking up the mail.

As a society, we now have precious little institutional memory for how things used to be, and little understanding of what a huge set of problems we have accepted in exchange for the perceived freedom of the automobile. Only the urban areas built before World War II survived this transition into a completely automobile-dependent lifestyle, and downtown St. Charles just happens to be one of those areas.

Sixty years after our total transition to the automobile, we are all suffering from the hangover that has been brought on by embracing this new way of building our towns and cities. Global climate change, air pollution, obesity, oil that now costs \$100/barrel, environmental degradation due to drilling for oil, wars fought to ensure the free flow of oil, foreign trade deficits, and a free-flow of money to governments who, in some cases, funnel a portion of their oil money back to groups who are bent on our destruction. Surely, there has got to be a better way than to continue to plan our development, our communities, and our cities in such a manner that they are totally and completely dependent on the automobile to assure their continued existence.

Happily, there is a better way. It is a return to the walkable neighborhood, which is defined as a neighborhood that contains most of what one needs to live daily life, all contained within a 15 minute walk of one's home. The push towards this new way of thinking about living and how we build and structure our communities has a name, and it is called New Urbanism. They have a professional organization to promote this vision, called the Congress for New Urbanism (www.cnu.org).

Why does this matter to the City of St. Charles? Because next month, the City Council is going to start a set of hearings on a proposed development for a nearly 28-acre tract of land (roughly the size of about ten square blocks in our neighborhood) located right here in the heart of the downtown district. It is the site formerly occupied by Applied Composites, and is bounded roughly by the train tracks to the north, State Street to the south, 12th Street to the west, and 5th Street to the east. This tract of land represents the one and only chance this City will ever have to build a new development of a significant scale within the area where the principles of New Urbanism can be applied without having build all the necessary mixed-use support network from scratch. For this site, the support network of businesses, schools, churches, offices, etc. is already in place in the form of downtown St. Charles.

It is our only chance to do this simply because there are exactly zero other tracts of land of this scale that already have the necessary support network within that magic fifteen-minute-walk zone.

Sure, we could sell off Potawatomie Park or Mt. St. Mary's Park to a developer to gain another opportunity like this, but barring those actions, the Applied Composites site is our one and only chance. As such, this proposed development demands much more serious deliberation on the part of the City Council than is normally afforded to most proposed developments.

In the undeveloped fields west of town, if the first development gets a few things wrong, there will always be another chance to get it right in a year or two when the next development comes along. However, with this development, we have a one-time-only opportunity to get things done right. If we blow this opportunity, there will be no second chances.

We can build more of what we have been building as a society for the past sixty years—with more of the same mistakes—or we can lead the way in showing true innovation, true sensitivity to the historic context, and true eco-friendliness in both how we build and how we live. We have an historic opportunity here; let's not settle for anything less than the best.

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[David Amundson](#)

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11:58 pm on Wednesday, November 16, 2011

If you want to learn more about this proposed development, join the Facebook group "Citizens for Responsible Redevelopment of Applied Composites" To find the group, simply do a search for it from inside Facebook, using Facebook's search bar.

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[Gregory W. Swedberg](#)

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10:48 am on Thursday, November 17, 2011

I live in the Belgiumtown neighborhood, as you know nearby this planned development, and one of the reasons we chose to live there

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Local Voices

[David Amundson](#)
Community activist, Vice-Chair of the St. Charles Housing Commission

Deal Us All In—TIF 101 (Part 2)

Posted on December 15, 2011 at 12:16 pm

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As we discovered in part one, there seem to be potential problems with the proposed TIF assistance for the Lexington Club development. In this final part, we will look at potential ways that TIF assistance could be utilized to support the proposed Lexington Club development, in ways that will focus more on tangible public benefit while also attempting to reduce proportion of the tax burden that will be shifted to properties outside of the proposed TIF district.

For starters, let's get rid of the notion that the demolition of the existing building and the leveling of the land are costs that must be borne by the taxpayers of St. Charles, as neither of them produce any tangible public benefit. The land could be developed in such a way as to not require the wholesale leveling of the topography (it worked quite fine as a productive site for nearly 100 years without any leveling of the topography), and the building complex that was demolished was a functioning complex as of 2005 that could have been rehabbed and given a new life (it could have become really cool loft apartments, or a small business incubator, or simply remained 220,000 square feet of affordable light industrial use). These two decisions seem to be completely the developer's personal choice, and there does not seem to be any reason as to why the taxpayers of St. Charles should be made to pick up the tab for those choices made by the developer.

The remediation of the environmental contamination is certainly a more real, pressing issue, as it concerns public health and thus has actual, tangible public benefit. Having said that, the developer's claim for public benefit when remediation is required by State law, coupled with the reality that the public will be paying for the public benefit being performed, makes the public benefit claim ring a little hollow. However, given the very real possibility that the developer could declare his LLC bust if the TIF assistance is not approved in some fashion, let's park this one issue off to the side for right now.

What if we first focus on what the net gain and loss for the City and the developer under the proposal as it currently stands. The developer is asking for TIF assistance to cover expenses of \$4.96 million related to the demolition of the Applied Composites building complex, leveling of the site, and remediation of the environmental contamination present at the site. Further, they are asking for an exemption to the St. Charles inclusionary zoning provisions, which requires that 15% of the total housing units they build meet affordability guidelines. The developer has put a price tag on this requirement at between \$1.25 million and \$1.5 million (the developer has promised a good faith effort to secure outside funding to subsidize these units, but if no outside funding can be found, no affordable units will be built). Additionally, the developer has asked for a deviation from St. Charles' zoning requirements with regards to the exterior siding requirements. Specifically, they have asked permission to use vinyl siding in lieu of more expensive materials required by the code. It is hard to put a hard dollar figure on the value of this exemption, but just for the purposes of illustration, let us assume that this exemption represents a cost savings to the developer of \$1000 per unit constructed, or \$143,000 across the entire proposed development. Thus, the total value of the concessions requested by the developer is as much as \$6.35 million to \$6.60 million.

If the City makes these concessions, what does it get in return? What concessions is the developer making to the City in exchange for the City

making more than \$6 million in concessions? State law mandates that the developer must pay for the remediation of the property, so they do not seem to be doing us much of a favor there if we grant them TIF assistance. Our zoning laws require that 15 percent of the homes built must be affordable, but we have no idea how many (if any) affordable homes will actually be built if we grant them that concession. Last, our zoning laws set a certain standard of quality of materials in the construction of homes in St. Charles, but these homes will not meet that standard if we grant them that concession. Is the City getting anything that is above and beyond normal in exchange for the requested concessions?

What if we now look at a scenario that considers the public benefit a little more seriously? What if we look to create a “grand bargain” that goes beyond what has been proposed, creates a bigger economic package than is currently on the table, and uses that scale to leverage more lasting, significant improvements to our community than what has been proposed? What if, as part of this bargain, the developer makes some significant changes to the design of their development (aren’t both sides supposed to make concessions in a negotiation?), to be more accommodating to the desires of the neighborhood that will have to live with the development long after the developer has moved on to the next town?

As highlighted in a previous blog post, [The Trouble With the Way We Build](#), the redevelopment of the Applied Composites site is a one-time-only opportunity for this town; no other tracts of land of this scale exist so close to the downtown area that does so much to define what this town is. When the founders of this town originally developed downtown St. Charles, they did so in a manner that we now call “sustainable development.” They would not have called it by that name, they would have simply called it common sense (why would you want to live in a town where you could not get to virtually everything on foot or bicycle?). It is sustainable simply because of the fact that it is possible to live, work, recreate, worship, shop, get to public transportation, etc., all on foot or bicycle; a car is not absolutely mandatory to live in this neighborhood.

With the Applied Composites site, we have an incredibly rare opportunity to return to our roots, embrace what urban planners now see as “sustainable design” or “New Urbanism,” and help to place St. Charles on the map by showing the way forward for city planning. Through sensitive, creative, inventive planning, we can attract a willing pool of buyers who do not want to live in a more “traditional” suburban setting, yet want the amenities and schools that come with living in downtown St. Charles. People like that tend to be willing to pay a premium for the lifestyle that they desire, and the developer stands to make a profit from this pivot in marketing strategy, which is not a bad thing either, as he is in business to make money.

Given all that, what if the development was changed to be a mixed-use development, following the principles of New Urbanism (see [here](#) and [here](#)) through and through? This would provide a place for businesses to locate there (always a good thing for a community), the new businesses could be located at the edges of the site, which would provide a buffer for the existing light industrial users already in the neighborhood (we do not want to lose those important members of our neighborhood), and would help to preserve the character of the existing historic neighborhood. As a mixed-use development, there would be new businesses in the neighborhood, which would be good for the City’s coffers. Additionally, switching to a mixed-use development would lower the number of new users for various governmental agencies (schools, park district, library, etc.), which would place less stress on their budgets than would the current proposal. Furthermore, study after study has shown that New Urbanism developments consistently help to elevate property values in the surrounding areas (see [here](#), [here](#), [here](#), [here](#), and [here](#))

Second, what if the development took a very aggressive stance towards sustainable design, and helped to put St. Charles on the map in terms of forward-thinking for neighborhood planning? What if the streets, driveways, and sidewalks were built out of [grasscrete](#) or [filtercrete](#)? (see a mind-blowing video [here](#)) This would drastically cut down on the amount of storm-water flowing from the site, could eliminate the eyesore of yet another set of mosquito-breeding retention ponds, and would free up the developer to use that land for other purposes (a serious neighborhood park with room for a basketball court and tennis courts?). Furthermore, the housing units could all be equipped with [rainwater cisterns](#), so that lawn and garden watering could be accomplished largely without being a drain on the City’s well water resources (and this would also help to cut down on storm water run-off). Streetlights could be LED lights, while the homes themselves could be designed to take advantage of winter solar gain, while shading themselves against harmful summer solar gain. The homes could be super-insulated homes, reducing their dependence on fossil fuels, utilizing beefed-up traditional construction, straw bale construction (see [here](#) and [here](#)), structural insulating panels (see [here](#)) or Hebel blocks (see [here](#) and [here](#)) ... and that is just the beginning. A low-environmental-impact lifestyle is possible in this proposed neighborhood simply because of where it is located; why don’t we make the buildings and infrastructure live up to that potential as well? (see [here](#))

Next, let’s look at the public benefit that a TIF district (or some other funding vehicle) could accomplish in the neighborhood surrounding the proposed development. Money could be used to pay for new super-efficient LED streetlights (see [here](#)) throughout the neighborhood. The cost savings realized by the City from this improvement (LED lights last longer and use less electricity than the current standard, and they also keep the light focused on the street, not streaming in through your bedroom windows all night long) could then be used to pay for more LED streetlight retrofits across town, creating a chain-reaction improvement where the first improvement actually funds the next set of improvements until the whole town has been upgraded. New sidewalks could be installed where they have never been, helping to further encourage the pedestrian culture that already exists here. New pedestrian connections could be made under the railroad tracks to tie the Timbers development into this neighborhood, enabling residents in the Timbers, for the first time ever, to walk or bike to downtown St. Charles via a safe and efficient route. I am sure other community members will have other ideas on what could be accomplished; I am eager to hear them.

Last, let’s look at the public benefit that a TIF district (or some other funding vehicle) could do for the businesses in the neighborhood surrounding the proposed development. Most of those businesses are housed in structures that, while still perfectly serviceable, are incredibly inefficient to heat, cool, and light. Old single-pane steel sash windows are the norm, as are F96T12 fluorescent lighting fixtures, which are so inefficient that they are being outlawed in this country effective Jan. 1, 2012. Most of the commercial/industrial buildings in the neighborhood probably lack adequate insulation and are, quite simply, inefficient and expensive to operate. What if we allowed the owners of those buildings (who provide tax base and jobs for us) to

access some of the money captured by the TIF district, with the requirement that they use the money to fund energy efficiency upgrades to their buildings? If they then took 50% of the utility cost savings that they realized through their energy efficiency upgrades to pay back the TIF district fund, this could be accomplished with little disturbance to the financial operation of the TIF district. In exchange, the businesses that operate in our neighborhood would be more efficient and thus leaner, meaner competitors in the marketplace, who are more likely to stay profitable and stay put. For that matter, we could extend this program to every homeowner in the district and we could have the "greenest" neighborhood in northern Illinois. That, in turn, would attract further investment from like-minded individuals.

The Applied Composites site represents what is possibly our only chance to develop and live in a truly "green" manner. Some people living in this neighborhood are fortunate enough to be able to walk to jobs located in this neighborhood—and actually do. All children in this neighborhood are able to walk to school, at least through the end of middle school. We are able to walk to get our groceries, to entertainment, to meals at restaurants, to public meetings at the Municipal Building, to the public library and to a host of other services. We are fortunate to be able to do this within the context of the "charming" quality that defines downtown St. Charles (which was the most important characteristic identified by the general public at recent comprehensive plan meetings). We have a chance to either help or to harm this way of life with what we ultimately develop on the former Applied Composites site. If we are wise, and work with the best interests of the future generations in mind, we can help to forge a new path forward in retooling what is already a sustainable neighborhood into something that is truly ready to take on the next century.

We can do this in a manner that is forward-looking by building and designing in the most efficient, least environmentally impactful ways, and creating more opportunities through mixed-use development for future generations to be able to live and work in the same neighborhood. "Green" can be more than a just a slogan—it truly can be a way of life, if the right opportunities are made available for our residents. We can do all this in a manner that respects the past by being truly sensitive to the development patterns that have defined this neighborhood for over 100 years. New development should be mixed-use in nature, respect the light industrial businesses that have been here for generations, and be of a diversity of styles, scales and densities such that it respects the existing historic fabric of the neighborhood. If the developer is asking us for more than \$6 million in concessions on a +/- \$42 million project to help him achieve his goals, is it unrealistic for us to ask him to build us something that will help us achieve our goals?

In the end, we could settle for yet another conventional vanilla suburban housing project that likely will raise taxes on everybody else in town, all while handing the developer more than \$6 million worth of concessions to accomplish the this OR we could go all in for a grand bargain, forge a new way forward, and develop a neighborhood of which we are all incredibly proud. Yes, we would be handing the developer some concessions, but he would also be making concessions to us in exchange. Isn't that the way negotiating is supposed to work? Let's not sell ourselves short with vanilla; let's go all in.

Personally, I'm just not that into vanilla; I'm all in. How about you?

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[David Amundson](#)
2:04 pm on Friday, December 16, 2011

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For more information about the proposed Lexington Club development, please visit the Facebook group "Citizens for Responsible Redevelopment of Applied Composites"

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[David Amundson](#)
6:16 pm on Friday, December 16, 2011

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Just published today on Yahoo!
<http://realestate.yahoo.com/promo/eco-friendly-communities-are-surprisingly-retro.html>

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[Louis B](#)
3:11 pm on Sunday, December 18, 2011

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I like most of your ideas here and it would be wonderful so see some of it required for our investment. Some of the constructions methods sound a bit out there, the lighting that pays itself forward to update the rest in town makes great sense as doe to offer money to the businesses to improve their buildings effeciency and why not to some homeowners as well. The ability to remove retenion ponds too would be fabulous as then the plan could incorporate now what is drawn as a future exit to 12th St if they could redraw that street to align with their currently drawn

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

- Whereas the property referred to herein is the old Applied Composites Site which is located from the Union Pacific Railroad tracks and parcels to the south, between 12th St. to the west and 5th St. to the east. The boundary extends to just north of Dean Street and State Street, and
- Whereas the property is currently zoned M-1 Special Manufacturing, and is requesting rezoning to RT-3 Traditional Single Family Residential and RM-2 Medium Density Residential with a Special Use as a Planned Unit Development (PUD)
- Whereas the current owner/developer of the property and proposed development is requesting variances to the City and Zoning Ordinances including but not limited to the use lesser quality building materials, smaller lot sizes and higher density than the surrounding properties, and
- Whereas the proposed property development would produce more traffic congestion on streets that are not equipped to handle increased congestion,

We therefore direct our elected and appointed representatives of our City Council to recommend that the developer, Lexington Homes, Inc, redesign the project to conform to and comply more closely with the City's zoning laws and regulations along with lowering the density of the proposed development by reducing the number of overall units, increasing the number of single family units and lowering the number of townhome units. We also request that a 12th Street traffic entry/exit point be added in addition to those that connect to State Street and substantial buffering be required in those areas that adjoin existing businesses.

We would also like to request your consideration of additional redevelopment options that we would find more acceptable for the Applied Composite s property: a light industrial/warehouse complex (similar to Foundry Development) or combination of light industrial and housing development which would also would bring jobs and revenue to the City along with additional residents.

I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.
Signed: Ronald J. Rudman

Date: 1/5/12

Notary Witness: Elena Belsuzari



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	CRAIG Bobowiec	<i>Craig Bobowiec</i>	508 Cedar ST STC, IL 60174	630-664-5766
2	LANISSE Bobowiec	<i>Lanisse Bobowiec</i>	508 CEDAR ST. STC IL 60174	630-301-2075
3	Joe Miller	<i>Joe Miller</i>	614 State	630-309-3244
4	Erica Bonici	<i>Erica Bonici</i>	517 Cedar St.	630- 301-2075
5	Rachel Warden	<i>Rachel Warden</i>	517 Cedar St.	630-335-0661
6	BOB MEITZ	<i>Bob Meitz</i>	17 N. 5th St.	630-921-2165
7	CAROL MEITZ	<i>Carol Meitz</i>	" "	" "
8	Bob DeLarche	<i>Bob DeLarche</i>	521 CEDAR ST.	
9	Cathryn DeLarche	<i>Cathryn DeLarche</i>	521 Cedar Street	
10	LARRY JAMES	<i>Larry James</i>	621 STATE STR	
11	Erica Bonici	<i>Erica Bonici</i>	602 W. 12th St.	
12	Kathy Raymond	<i>Kathy Raymond</i>	215 N 6th St.	630-377-0931

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 Signed: Ronald K. Kuhn

Date: 1/5/12

Notary Witness: Elena Belsuzarri



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	PAUL RAYMOND	<i>Paul Raymond</i>	218 N. 6 th St. ST. CHARLES	(30) 377-0437
2	MARSHALL DEFRANK	<i>Marshall DeFrank</i>	224 N. 6 th St " "	630-513-4685
3	CRIS LUTHER	<i>Cris Luther</i>	228 N. 6 th St. " "	630-762-1656
4	Rheanna Valdez-Rod	<i>Rheanna Valdez-Rod</i>	212 N. 6 th Street	708-845-1613
5	BONIFACIO GONZALEZ B. H.	<i>Bonifacio Gonzalez B. H.</i>	221 N. 6 th St.	
6	Beth Nelson	<i>Beth Nelson</i>	223 N. 5 th St.	630-587-0141
7	Julius P EINORIS JR	<i>Julius P Einoris Jr.</i>	221 North 5 th St	1-630-877-5306
8	Evan E Einoris	<i>Evan E Einoris</i>	" "	630-584-6524
9	Julie Swanson	<i>Julie Swanson</i>	215 N. 5 th ST.	584-6645
10	Daniel Baltierra	<i>Daniel Baltierra</i>	1360 Adams CT.	584-7242
11	Jesse Ramirez	<i>Jesse Ramirez</i>	214 N 5 th St.	584-2973
12	Pilar Baltierra	<i>Pilar Baltierra</i>	1360 Adams CT.	1-630-584-7242

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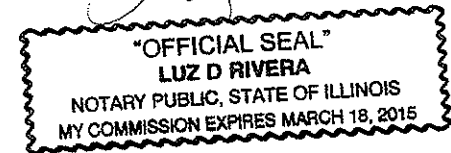
I certify that, to the best of my knowledge, the names contained on this petition are stakeholders in Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: *Dick*

Date: 5 Jan 12

Notary Witness:

Luz D. Rivera



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	DAVID AMUNDSON	<i>Dick</i>	500 CEDAR ST., ST. CHARLES IL 60174	630.584.9949
2	Jennifer Amundson	<i>jaamundson</i>	500 Cedar St., St. Charles, IL 60174	630 584 9949
3	Jeff Dauber	<i>Jeff Dauber</i>	603 N. Washington 60510	630-406-8220
4	Vincent Grado	<i>Vincent Grado</i>	328 N. 5th Street 60174	630-698-1015
5	Eduardo Gonzalez	<i>Eduardo Gonzalez</i>	1445 W. Main Ave	630-202-5959
6	TOM DEBATES	<i>Tom Debates</i>	310 N. 6TH ST. ST. CHARLES	630-262-8197
7	Doug Scattozzi	<i>Doug Scattozzi</i>	625 N 12th St, St. Charles, IL	630-584-7666
8	Dan Wenzel	<i>Dan Wenzel</i>	" "	" "
9	Ben Hank	<i>Ben Hank</i>	575 STATE ST. ST. C	630-476-91-0352
10	William Lamb	<i>William Lamb</i>	1305 Jackson Batavia IL 60510	630-234-1356
11	Linda Sadler	<i>Linda Sadler</i>	15 N 13th Avenue St. Charles	630 945 3225
12	Delcie Schollmeyer	<i>Delcie Schollmeyer</i>	44W710 Concord G. Elburn	630-557-0004

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Signed: *[Signature]*

Date: 5 Jan 12

Notary Witness: *[Signature]*



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Shannon Russell	<i>[Signature]</i>	428 W. ASHTON DR MAPLE PARK	815/827-3538
2	Wendy Dorris	<i>[Signature]</i>	201 GRAYS Dr Oswego IL 60543	630-714-5090
3	MICHAEL MCKAY	<i>[Signature]</i>	34W532 ILLINOIS ST., ST. CHARLES IL	847-708-8649
4	Molly Soto	<i>[Signature]</i>	109 Ridge Ln Geneva IL 60134	630 546-4296
5	Seth Delun	<i>[Signature]</i>	2000 Illinois Avenue IL 60506	(630) 3408714
6	Bob Johnson	<i>[Signature]</i>	477 E. Cass St IL 60119	(630) 353-1640
7	Nancy C. Lee	Nancy C. Lee	908 Acacia Dr. Berlin IL 60123	(847) 742-1422
8	Bob DeWitt	<i>[Signature]</i>	303 N. 4TH ST. ST. CHARLES	630-584-5100
9	NOEL ESPINOSA	<i>[Signature]</i>	303 N. 4TH ST. ST. CHARLES	630-584-5100
10	Tammy Marozik	Tammy G. Marozik	303 N. 4th St St Charles	630-584-5100
11	Miguel Mojica	Miguel Mojica	303 N 4th St ST CHARLES	630-584-5100
12	Norma Mojica	Norma Mojica	303 N. 4th. ST. St. Charles	630-584-5100

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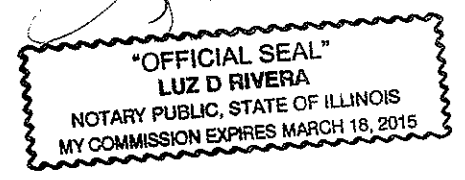
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I certify that, to the best of my knowledge, the names contained on this petition are stakeholders in Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: *D.J.M.*

Date: 5 JAN '12

Notary Witness: *Luz D. Rivera*



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	DAVE SEANOR	<i>Dave Seanor</i>	6754 SUMMIT DR. Byron 61010	815-234-2733
2	LINDA Bloom	<i>Linda Bloom</i>	560 N. Spring ST. Elgin	847-742-6906
3	Edvite Mankes EDVITE MANKES	<i>Edvite Mankes</i>	303-U- St. Charles	630-584-5100
4	IAN CARRENA	<i>Ian Carrena</i>	514 W MAIN ST 60174	630-675-1985
5	RONALD J. SWANSEN	<i>Ronald J. Swansen</i>	308 W. State Street	630 584-6077
6	Cheryl Humme	<i>Cheryl Humme</i>	523 W. STATE ST, 60174	630 584-7419
7	Shirley Christianson Shirley CHRISTIANSON	<i>Shirley Christianson</i>	523 W. STATE St. 60174	630-584-7419
8	Dan O'Brien	<i>Dan O'Brien</i>	514 CENTRAL CT. 60774	630-377-1755
9	Heather O'Brien	<i>Heather O'Brien</i>	514 Cedar St 60174	630-377-1755
10	William Shely	<i>William Shely</i>	602 N. 12 th	630-377-0961
11	Leana Taylor	<i>Leana Taylor</i>	602 N 12 th St. - 60174 -	773-728-0525
12	Alma Flores	<i>Alma Flores</i>	602 N 12 th St 60174	773-728-0525

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I certify that, to the best of my knowledge, the names contained on this petition are stakeholders in Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: *Luiz D. Rivera*

Date: 5 Jan 12

Notary Witness: *[Signature]*



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Mike Navarro	<i>[Signature]</i>	602 N. 12 ST	773-728-0525
2	Sean Cunningham	<i>[Signature]</i>	" " "	" " "
3	JESUS VALENZUELA	<i>[Signature]</i>	" "	" "
4	VICTOR SANTI'S	<i>[Signature]</i>	" "	" "
5	Amada Galicia	<i>[Signature]</i>	" "	" "
6	ELIA VALENZUELA	<i>[Signature]</i>	" "	" "
7	Beda Castrejon	<i>[Signature]</i>	" "	" "
8	Ana Santoyo	<i>[Signature]</i>	" "	" "
9	Elisa Sanchez	<i>[Signature]</i>	" "	" "
10	Margarita Arteaga	<i>[Signature]</i>	" "	" "
11	Guadalupe Sabilon	<i>[Signature]</i>	" "	" "
12	Dalia Morales	<i>[Signature]</i>	" "	" "

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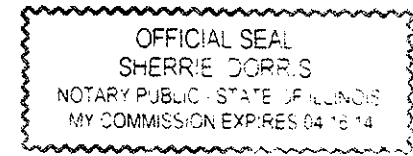
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Signed: Limbely A. Adick

Date: 4/3/12

Notary Witness: Sherrie Dorris



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	LARRY BOLLAERT	<i>Larry Bollert</i>	912 DEAN ST, ST. CHARLES	630-584-9253
2	ROVENA SCHAEFER	<i>Rovena Schaefer</i>	912 DEAN ST ST CHARLES	630-640-9163
3	JEFF MENGLER	<i>Jeff Mengler</i>	902 DEAN ST. ST CHARLES	630-377-2638
4	Jeff Mengler	<i>Jeff Mengler</i>	902 DEAN ST CHARLES	630-377-2638
5	Mark Cecchi	<i>Mark Cecchi</i>	911 DEAN ST CHARLES	630-779-4391
6	CHERYL HANSEN	<i>Cheryl Hansen</i>	205 N 9 th ST CHARLES	630-377-1928
7	Michelle Hansen	<i>Michelle Hansen</i>	205 N 9 th ST CHARLES	630-377-1928
8	DONALD PAUL	<i>Donald Paul</i>	56 N 12 th ST ST CHARLES	630-202-9375
9	Stephanie Paul	<i>S. Paul</i>	56 N 12 th ST ST CHARLES	630-202-9375
10	Mary Conway	<i>Mary Conway</i>	59 N 12 th ST ST CHARLES	630-346-4736
11	Karla DeBruyne	<i>Karla DeBruyne</i>	42 N. 12 th ST ST CHARLES IL	1630-957-7339
12	Courtnei Hayes	<i>Courtnei Hayes</i>	" "	630-936-0289

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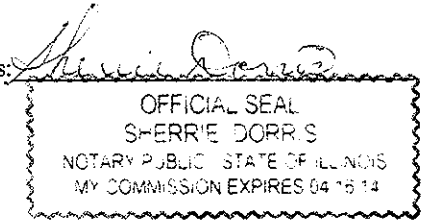
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I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: Kimberly A. Olson

Date: 1/3/12

Notary Witness:



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Michael McJury	[Signature]	1814 Walnut St	1-630-554-0433
2	Graham Franklin	[Signature]	404 S. 3RD ST	630-377-2646
3	Bill White	[Signature]	107 N. 15 th St.	630-549-0942
4	SEFI PETSINGER	[Signature]	606 S 3RD ST	630-377-2414
5	Angie COOMBS	[Signature]	1219 Prairie Street	630-443-7975
6	Debbie Castoro	[Signature]	526 Brownstone DR	630-377-0624
7	Talisman J. Paulette	[Signature]	215. 11th St	630-715-7559
8	Tom Mabin	[Signature]	511 PRAIRIE ST.	630-232-8500
9	Mae Lauer	[Signature]	1347 Madison Ave. Saint Charles	630-346-2208
10	Brett Lucas	[Signature]	1017 Dean St.	630-991-2337
11	Halina Bartosik	[Signature]	611 Allen St. Charles 60174	630 482 7578
12	David Desrosiere	[Signature]	60786 Aurora Ave St. Charles 60174	847-468-0839

DAVID DESROSIERE

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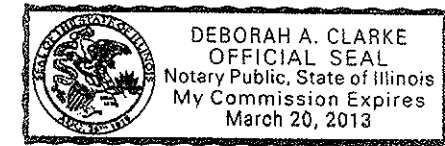
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Signed: [Signature]

Date: 1-4-12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Diane Desrosiers	[Signature]	6N786 Aurora Av. S.C.	8474680838
2	Silvia Richardson	[Signature]	1828 Forrest Blvd. St. Charles	
3	Jackie Gillingham	[Signature]	1464 Walnut St St. Charles	630-584-0433
4	DAVID Flesch	[Signature]	216 So 7TH AVE	630-513-1841
5	Tom Quintan	[Signature]	1602 Riverside ^{#11} St. Charles	630-674-2448
6	Kelly Quintan	[Signature]	1602 Riverside ^{#11} St Charles	630-234-0168
7	Linda Flesch	[Signature]	216 So 7 th Ave St Charles	630 485 1087
8	Doug Miller	[Signature]	41 Riverside 1 st St. ST. CHARLES	630-377-0708
9	Alb. Valeriano	[Signature]	617 S. Ind St SC	630 596 3193
10	CARRIE ROGERS	[Signature]	40 mosedale St St Charles	630-669-7104
11	Sue Webb	[Signature]	32 Home St, St. Charles	630-584-7059
12	Jim Kedermaun	[Signature]	305 South 12 th St St Charles	630-738-0545

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Signed: Kimberly A. Adwan

Date: 1/3/12

Notary Witness: Sherrie Dorr



owner
employee
employee
employee
employee
employee
employee
employee
employee
employee

#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	B.R.V.	BRIAN R. KROLL	625 N. 12TH STREET ST. CHARLES IL 60174	630-584-7616
2	TANYA RAMSE	Tanya Ramsey	1300A Jenna Ct. - WORK ADDRESS: 625 N. 12TH STREET ST CHARLES IL 60174	847 917 3175 WK# 630-584-7616
3	Anne Masinick	Anne Masinick	254 NICOLE DR. UNIT B SO. ELGIN IL 60177 WORK: 625 N. 12th St., St. Charles IL 60174	847-289-5640
4	Eric Karl	E. Karl	74 Fernwood Rd., Montgomery IL 60538 WORK - 625 N. 12th St. St. Charles	630-844-3071
5	Michael Drew	Michael Drew	609 Springbrook Dr 1285 Fifth Street St. Charles IL 60174	630 284 1822 630 429 4949
6	Daniel Vancouver	D. Vancouver	7010 Lowell Dr Carpentersville IL 60110	224-678-1042
7	Steven McCombs	Steve McCombs	220 N. Collins St. South Elgin, IL, 60177	630-540-0860
8	JAMES L OWENS	James Owens	189 HOWELL AVE GLEN ELGIN, IL 60137	630 465 4313
9	ERIC RUDY	E. Rudy	1700 WALNUT ST #6 STC 60174	630-392-3820
10	JOSEPH REHAK	J. Rehak	514 S. 5TH AVE, STC 60174	630-333-3195
11	Elizabeth Schaefer	Elizabeth Schaefer	925 dean street St Charles IL	630 408 0312

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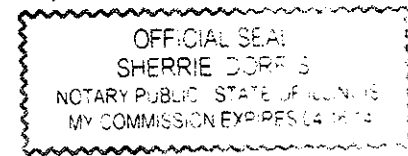
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Signed: Kimberly C. Adams

Date: 4/3/12

Notary Witness: Sherrie Dore



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Ver Vynck Banne	<i>Ver Vynck Banne</i>	427 N. 11 th St.	630-584-3315
2	WILKINS ROBERT	<i>Robert Wilkins</i>	30 N. 11 th St.	630-485-5328
3	ZACKOSKI MEGAN	<i>Megan Zackoski</i>	16 North 11 th Street	630-219-8158
4	Ellen Comstock	<i>Ellen M. Comstock</i>	11 N 11 th St	630 905-8038
5	BANKER DANN	<i>Dann Banker</i>	17 N 11 th St	630-747-3159
6	CYRIS ANSONA	<i>Cyris Ansona</i>	21 N 11 th St	815-354-1916
7	Don Ends	<i>Don Ends</i>	29 N. 11 th St	630-407-6363
8	Sue Ends	<i>Sue Ends</i>	29 N. 11 th St	630-712-2016
9	Patricia	<i>Patricia</i>	25 North 11 th	584 05 12
10	TED NORTON	<i>Ted Norton</i>	1308 W MAIN ST	630 443-6939
11	Craig Orzolek	<i>Craig Orzolek</i>	2506 S Bernice St	630-762-9489
12	JAMES GUANABENE	<i>James Guanabene</i>	977 OAKCREST LN.	630 797 5315

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Signed: Kimberly A. Olsen

Date: 4/3/12

Notary Witness: Sherrie Dorris



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Lorraine Larson	<i>Lorraine Larson</i>	925 Dean	630 377 0857
2	Bridget Carney	<i>[Signature]</i>	5N419 Oak Rd - St Charles	630 805 0125
3	Catherine Gaul	<i>Catherine Gaul</i>	1001 Dean St., St Charles	630 - 513 - 0618
4	Rob GAIL	<i>[Signature]</i>	1001 DEAN ST, ST CHARLES	630 - 513 - 0618
5	Robert V. GAIL	<i>Robert V. Gail</i>	1001 Dean St Charles	630 - 513 - 0618
6	Sheri Schaefer	<i>Sheri Schaefer</i>	925 Dean St St Charles	630-377-8451
7	Eugene Schaefer	<i>E. Schaefer Jr.</i>	" " " "	630-377-8451
8	Bry Bratosik	<i>[Signature]</i>	1018 DEAN ST. C 110	630-584-1353
9	Joseph Guarini	<i>[Signature]</i>	1020 Dean	630-096-2412
10	Joseph Guarini	<i>[Signature]</i>	1020 Dean	630-260-9648
11	Lori Altepeter	<i>Lori Altepeter</i>	907 ILLINOIS AVE ST. CHARLES	630-669-6291
12	ED ALTEPETER	<i>Ed Altepeter</i>	907 ILLINOIS AVE ST. CHARLES	630-669-6291

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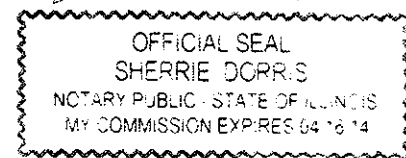
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I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: Karolbed A. Bednar

Date: 4/3/12

Notary Witness: Sherrie Dorr



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Alison A Bednar	Alison A Bednar	1008 DEAN ST ST CH	630 584-5952
2	Janet Bednarek	Janet Bednarek	1008 Dean St St Charles	630 584 5952
3	CHRISTOPHER BEDNAREK	Christopher Bednar	1008 DEAN ST ST CHARLES	630 584 5952
4	Daniel Bednarek	Daniel Bednarek	1008 Dean St. St Charles	630 584-5952
5	Caitlin Bednarek	Caitlin Bednarek	1008 Dean St St Charles	630 584 5952
6	Kyle Sullivan	Kyle Sullivan	3533 DeWitt Ln St Charles	630 945 8037
7	KATHER WYATT	KATHER WYATT	934 DEAN ST ST CHARLES	630 584 5679
8	Joyce Wyatt	Joyce Wyatt	934 DEAN ST ST CHARLES	630-584-5679
9	Carol Schaeffges	Carol Schaeffges	1012 DEAN ST ST CHARLES	630-513-8428
10	MARILYN PRASKOWY	MARILYN PRASKOWY	1014 DEAN ST ST CHARLES	630-377-0023
11	KAROL CHRET	KAROL CHRET	1017 DEAN ST ST CHARLES	630-587-0126
12	DAVE CURR	DAVE CURR	1017 DEAN ST ST CHARLES	630-587-0126

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

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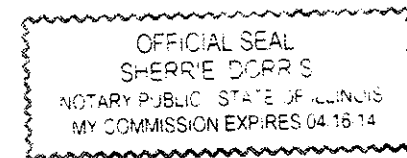
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Signed: Jim Patinka

Date: 1/3/12

Notary Witness: Sherrie Dorr



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	JAMES PATINKA	<i>Jim Patinka</i>	808 STATE ST	(630) 584-6844
2	Dana Walley	<i>Dana Walley</i>	1917 Pleasant Ave. St. Chas	630 386-6150
3	Mark Kaminski	<i>Mark Kaminski</i>	806 STATE ST	630 377 3527
4	Connie Flores	<i>Connie Flores</i>	804 W. State St. St. Charles	(630) 762-0354
5	Jose A. Flores	<i>Jose A. Flores</i>	804 W. State St. St. Charles	(630) 802-3696
6	Erica Bernhardt	<i>Erica Bernhardt</i>	802 STATE ST	(630) 779-2146
7	Lauren Krakenbuhl	<i>Lauren Krakenbuhl</i>	821 State Street	630-939-3443
8	Chris Sheehan	<i>Chris Sheehan</i>	814 State St	630-640-8009
9	Sharon Wright	<i>Sharon Wright</i>	808 State St.	630-584-6844
10	Kenny Bernhard	<i>Kenny Bernhard</i>	812 State St	630-397-9546
11	LAUREN BERNHARD	<i>Lauren Bernhard</i>	812 State St.	630-765-2705
12	TOM KOTT	<i>Tom Kott</i>	811 STATE ST.	630-272-2362

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

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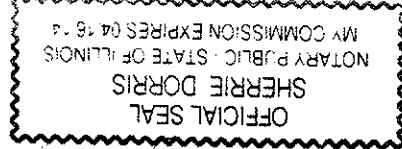
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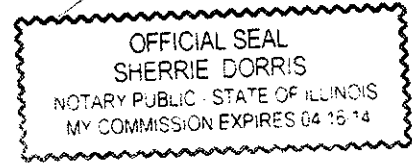
I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: *Bonnie Helt*

Date: 1-2-12



Notary Witness: *Sherrie Dorris*



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	T A WAGNER	<i>[Signature]</i>	1335 Dean St.	630-377-9708
2	MARK STEFFAN	<i>[Signature]</i>	1335 DEAN ST.	630-377-9708
3	Cheryl Croyer	<i>[Signature]</i>	1418 Dean St.	630 762 1519
4	Ken DeBusue	<i>[Signature]</i>	1418 Dean St.	630-991-7950
5	SARA HANSEN	<i>[Signature]</i>	1424 DEAN ST.	630-669-7503
6	Peggy Hansen	<i>[Signature]</i>	1424 Dean St.	630-806-6954
7	Mila A. Hansen	<i>[Signature]</i>	1424 DEAN ST.	same
8	<i>[Signature]</i>	<i>[Signature]</i>	1435 Dean St.	331-220-1319
9	Vincey RA	<i>[Signature]</i>	1445 DEAN ST.	630-205-9499
10	Julie A Martin	<i>[Signature]</i>	1437 Dean St	630-417-8238
11	Justin Nalezny	<i>[Signature]</i>	1437 Dean St.	847-567-5550
12	Georgelinas Albertas	<i>[Signature]</i>	1431 Dean St.	708-244-0522

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

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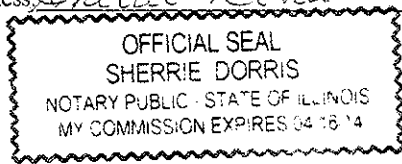
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Signed: Bonnie Holm

Date: 1-2-12

Notary Witness: Sherrie Dorris


#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Michael Lee	<i>[Signature]</i>	1216 Dean St	630 715 5613
2	David Ellenwood	<i>[Signature]</i>	1216 Dean St	630 688 5498
3	Katie Berg	Katheryn Berg	1204 Dean St.	
4	Brian LaVolpe	<i>[Signature]</i>	1219 Dean St.	(630) 945-3889
5	John Besch	<i>[Signature]</i>	1223 Dean St.	630-762-1729
6	Michelle Besch	<i>[Signature]</i>	"	"
7	GREGORY W SWEDBERG	<i>[Signature]</i>	1227 DEAN ST.	(630) 584-0541
8	BERNARD W. BRADSHAW	<i>[Signature]</i>	1231 DEAN ST	(630) 584-4627
9	Jane Miller	Jane Miller	1233 Dean St.	630-377-2037
10	TIM MILLER	Tim Miller	1233 DEAN ST	630-377-2037
11	LAUREN DETINA	Lauren Detina	1328 Dean St	630-945-3013
12	JUAN DETINA	Juan Detina	1328 DEAN ST.	630-945-3013

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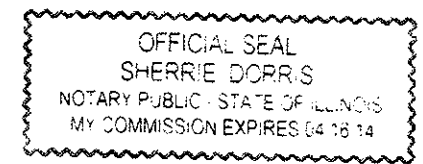
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Signed: Bernie Hehr

Date: 1-2-12

Notary Witness: Sherrie Dorris



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Tim SHARP	<i>[Signature]</i>	207 DEBRUYNE ST	630 401 7554
2	Jen SHARP	<i>[Signature]</i>	207 DEBRUYNE ST	630 401 7554
3	Aaron SHARP	<i>[Signature]</i>	207 Debruyne St	630 401 7554
4	<i>[Signature]</i>	<i>[Signature]</i>	214 Debruyne St	
5	Loa Shaw	<i>[Signature]</i>	214 Debruyne	
6	Rick Shan	<i>[Signature]</i>	1310 Fox Meadow Ct	(630) 377-9123
7	Erson Boer	<i>[Signature]</i>	1301 Fox Meadow Ct	630-553-4673
8	Cynthia R. Brenner	<i>[Signature]</i>	1311 Fox Meadow Ct	630-945-3121
9	Richard Mark Romms	<i>[Signature]</i>	1320 DEAN ST.	N-A
10	Robert Smith	<i>[Signature]</i>	1308 Dean St	(630) 762 - 1139
11	Stephanie Ellenwood	<i>[Signature]</i>	1216 Dean St.	630 405-3740
12	Cecelia Ellenwood	<i>[Signature]</i>	1216 Dean St	630 688 5522

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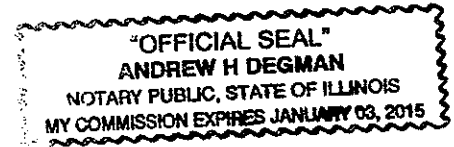
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Signed: Joseph T. Masich

Date: 01/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	BETTY MASIOKAS	Betty Masichas	23 N. 7 th ST.	1-630-584-5765
2	Joseph MASIOKAS	Joseph Masichas	23 North Seventh Street	630-202-1484
3	LEE SCHWENDNER	Lee Schwenden	615 CEDAR ST.	630-584-4352
4	Heather Knight	Heather Knight	610 Cedar St	630-201-4055
5	CRAIG ROOFS	Craig Roos	15 N SIXTH ST	312 720 4067
6	Alex Phelps	Alex Phelps	21 N. 6 th ST.	630 464-4115
7	R L Phelps	R L Phelps	21 N. 6 th ST.	630 715-6936
8	Billy Neidel	Billy Neidel	105 N. 7 th St.	630-660-1440
9	KEVIN BENZARD	Kevin Benzard	123 N. 6 th ST	630 768 1909.
10	BAIRN ROSE	Bairn Rose	421 CEDAR ST	430-377-0645
11	TAHEW KELL ROSE	Tahew Kell Rose	621 CEDAR ST	430-377-0645
12	Tariina Bench	Tariina Bench	15 N. 7 th ST	928-814-0108

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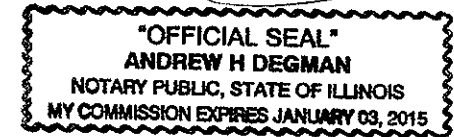
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Signed: Joseph T. Masuch

Date: 11/4/12

Notary Witness: _____



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	MARY ANN TILTON	Mary Ann Tilton	511 S. 7 th St. STC 60174	630-584-6091
2	Joani Foster	J Foster	405 S. 17 th St 20 60174	630 862 4452
3	TSEN Olyush	T Sen	405 S 7 th St Schor. IL 60174	630-549-0178
4	Lisa Postlewaite	Lisa Postlewaite	506 S. 7 th St. STC 60174	630-513-7476
5	Karl M Edernacht	Karl M Edernacht	121 N 7 th St STC 60174	630 377-9036
6	ROBERT OLSON	Robert Olson	615 STATE ST	630 584 8440
7	Bruce Janus	Bruce A. Janus	609 State St. 60174	630-263-9048
8	Barb Penzato	Barb Penzato	123 N 6 th St STC 60174	630-675-9171
9	Bryan Phelps	Bryan Phelps	21 N 6 th St. STC 60174	630 788 6100
10	Martha Phelps	Martha Phelps	21 N 6 th St. STC 60174	630 715 6935
11	Carla Schwendner	Carla Schwendner	615 Cedar St. STC 60174	630/584-4352
12	JULIE ANN TAGLIA	Julie Ann Taglia	109 N 7 th St STC 60174	630/664-7481

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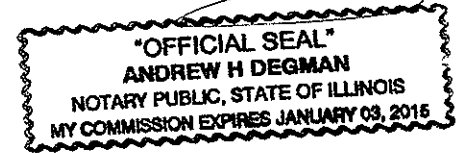
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Signed: Joseph T. Muehle

Date: 1/4/12

Notary Witness: _____



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Mary Ann Johnson	Mary Ann Johnson	109 N. 7 th St. St. Charles	630 486 7325
2	Amy Anderson	Amy Anderson	109 N 7th St St. Charles	630 486 7325
3	Justin Neidel	Justin Neidel	105 N th 7 th St St. Charles	630 301-9844
4	James D. Neidel	James D. Neidel	105 N th 7 th St. ST. CHARLES	630-660-5303
5	Marisa Zirklin	Marisa Zirklin	660 W Illinois St. St. Charles	630-887-5864
6	DAVID BENNETT	David Bennett	116 S 7TH ST. ST. CHARLES	630-863-5145
7	Tim Rickerson	Tim Rickerson	623 Walnut St. St. Charles	630-936-7471
8	Katie Panek	Katie Panek	623 Walnut St. St. Charles	630-660-8986
9	Mitch Kuge	Mitch Kuge	302 S 7 th St. St. Charles	630-457-6155
10	Diane Ferriss	Diane Ferriss	306 S. 7th St. St. Charles	630-624-1960
11	Bryan Kutter	Bryan Kutter	310 S. 7th St St. Charles	815-252-8506
12	Carrie Kutter	Carrie Kutter	310 S. 7th St St. Charles	815-252-8771

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

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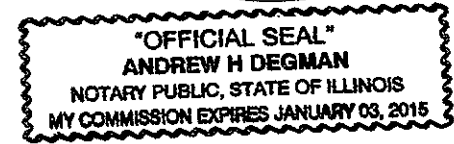
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Signed: Joseph T. Mank

Date: 1/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	ANNA GREEN	<u>[Signature]</u>	328 S. 7 th St.	630-584-6978
2	Brigette Smith	<u>[Signature]</u>	319 S 7 th St	630-513-6414
3	Teresa Damaska	<u>[Signature]</u>	703 Indiana St	616 820 4433
4	Daniel Eib	<u>[Signature]</u>	792 Prairie St	630 377 1246
5	R. E. FRYER	<u>[Signature]</u>	727 PRAIRIE ST STC	630-589 4597
6	Harold Hallin	<u>[Signature]</u>	715 Prairie St. St. C.	630-584-4684
7	Carol Hallin	<u>[Signature]</u>	715 Prairie St St C	630-584-4684
8	MICHAEL KULPIN	<u>[Signature]</u>	621 CAIL ST STC	630 945 3775
9	Mehul [Name]	<u>[Signature]</u>	621 ONIC St St C	630 945-3775
10	CHRIS HASTINGS	<u>[Signature]</u>	501 S. 7 th St. St. C.	630 945-3290
11	Randy Danielson	<u>[Signature]</u>	507 S. 7 th St	630 762 9570
12	Fred Mosier	<u>[Signature]</u>	423 S 7 th St. St Charles IL	630 513-1163

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

- Whereas the property referred to herein is the old Applied Composites Site which is located from the Union Pacific Railroad tracks and parcels to the south, between 12th St. to the west and 5th St. to the east. The boundary extends to just north of Dean Street and State Street, and
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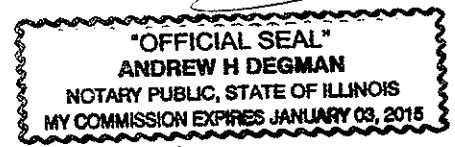
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I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: Joseph T. Mank

Date: 11/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	WENDY MOSIER	[Signature]	423 So. 7th St.	630-513-1163
2	Sam Mosier	[Signature]	423 So. 7th St.	630-513-1163
3	Ignacio Valterra	[Signature]	725 Prairie St	584-9877
4	Laura Bjerklie	[Signature]	719 Prairie St.	630-584-3508
5	Sara Bjerklie	[Signature]	719 Prairie St.	630-584-3508
6	R. B. Niek	[Signature]	713 Prairie St.	630-513-9446
7	Abdaline Stoll	[Signature]	713 Prairie St	630 513 9466
8	Jerry Ellis	[Signature]	713 Prairie St.	630-205-1360
9	J. [Signature]	[Signature]	718 Prairie St.	708-548-3620
10	Valerie Hoover	[Signature]	718 Prairie St	630.797.5175
11	P. [Signature]	[Signature]	702 PRAIRIE	630 410-0059
12	Bernie [Signature]	[Signature]	15th 7th St	224688 2158

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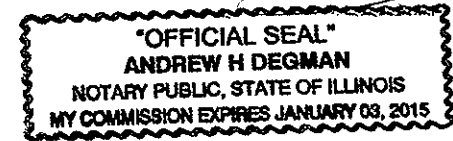
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Signed: Joseph T. Mondak

Date: 11/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Kyle Ferenc	[Signature]	122 S. 6th St St Charles	630-664-8779
2	Michelle Luncack	Michelle Luncack	500 Illinois St St. Charles	847-828-5737
3	John Peloso	JOHN PELOSO	206 CEDAR	(630)5849325
4	ROBERT HOFFMAN	Robert C Hoffman	122 S. 5th Street, St Charles	630-584-9812
5	Sam Swaney	Sam Swaney	412 Edingis Street St. Charles	630-945-3400
6	K Heffman	Karen Heffman	202 S. 3rd St - St Charles	630-584-6055
7	Enka Przybylinski	Enka Przybylinski	323 Illinois Street, St Charles MO 63044	630-276-3567
8	KATHY FELTZER	Kathy Feltzer	513 Illinois Street	630-584-6595
9	CINDY BER	[Signature]	412 ILLINOIS ST St. Ch.	630-945-3400
10	Hope Riehr	[Signature]	5 N. 6th	630-677-7068
11	Brian Chardla	[Signature]	905 Prairie	(630)544-0917
12	Alex MURRAY	[Signature]	1009 PRAIRIE STREET	630-584-2572

We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

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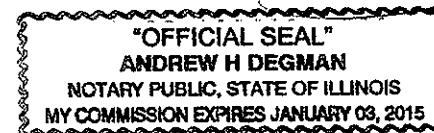
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Signed: Joseph T. Masuda

Date: 1/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	DAVE B. MURRAY	<u>Diane B. Murray</u>	1009 PRAIRIE ST. ST. CHARLES, IL 60174	630-584-2572
2	Robert Ford	<u>Robert Ford</u>	610 KATHERINE ST ST. CHARLES, IL	630-762-1934
3	GARY CURTS	<u>GARY CURTS</u>	1207 PRAIRIE ST ST. CHARLES, IL	630-513-1124
4	DICK BILTER	<u>Dick Bilter</u>	1213 PRAIRIE ST	630-544-6718
5	Michelle Hooper	<u>Michelle Hooper</u>	1225 PRAIRIE ST	630 584 7831
6	Scott Hooper	<u>Scott Hooper</u>	1225 PRAIRIE ST	630-584-7831
7	Angela Conradi	<u>Angela Conradi</u>	1311 Prairie St	630-669-7194
8	NATALIE JULIAN	<u>Natalie Julian</u>	549 S. 13 th ST.	630-377-7820
9	STEVE STEINER	<u>Steve Steiner</u>	630 414 6725 1206 PRAIRIE ST.	630-414-6725
10	Frederick R. [unclear]	<u>[Signature]</u>	1110 Prairie St	Refused
11	THOMAS E. WELLS	<u>Thomas E. Wells</u>	1014 Prairie St	630 440-5384
12	JOAN D. DELAUN	<u>Joan D. DeLaun</u>	608 So. 8 th St.	630-584-2022

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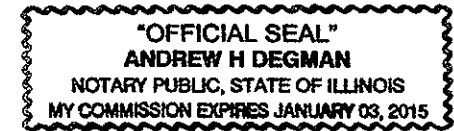
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Signed: Joseph T. Murrish

Date: 1/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Alvaro Herrera	<u>[Signature]</u>	315, N 9 street InterPlastics	(630) 397-4416
2	Inacio Herrera	<u>[Signature]</u>	315, N 9 street InterPlastics	815 999-1631
3	Carlos Vasquez	<u>[Signature]</u>	315 N 9 street InterPlastics	(630) 731-1284
4	Victor Flores	<u>[Signature]</u>	315 - N 9 street InterPlastics	(630) 669-2057
5	Elmer Gueda	<u>[Signature]</u>	315 N 9 th street InterPlastics	(630)-888-1453
6	JESUS Gutierrez	<u>[Signature]</u>	315 - N 9 street InterPlastics	(630) 270-5478
7	Rafael Villagomez	<u>[Signature]</u>	315 N. 9 street InterPlastics	(947) 972-5501
8	Linda St. Pierre	<u>[Signature]</u>	119 S. 11th St.	331-223-1484
9	Michael Jones	<u>[Signature]</u>	1809 OAK ST.	Refused
10	Betty Neylon	BETTY NEYLON	1731 OAK ST.	630-584-8601
11	Susan Johnson	<u>[Signature]</u>	1719 Oak ST	630-584-2076
12	William Swick	<u>[Signature]</u>	1713 Oak St.	630-474-5273

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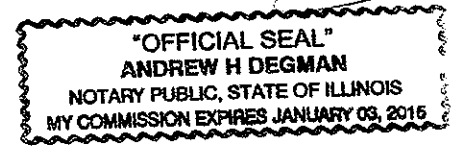
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Signed: Joseph T. Masarik

Date: 1/24/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Andria Krak	Andria Krak	600 S. 8th Street	630 762 1010
2	Alfred	Martinez	221 N 9th	630-549-5789
3	Maria Elena Martinez	MARIA ELENA MARTINEZ	211 N. 9th ST	630-513-8822
4	Jose E Gunt	[Signature]	315 N 9 Street	630-461-7157
5	Rene Mutchert	Rene Mutchert	211 N. 7th St.	630 200-1919
6	Chad Lindemann	Chad Lindemann	219 N. 7th St	630-330-1873
7	Maria C. Labrada	Maria C. Labrada.	214 n. 7th st.	630-230-0256.
8	Stanley Gillespie	Stanley Gillespie	817 Oak St,	630-879-5367
9	Frank Carlborg	Frank Carlborg	400 S. 9th St	630-584-1690
10	Mike Scott	Mike Scott	537 S. 8th St	630-337-0654
11	S. Senek	[Signature]	15 N 7th St.	630 908 8201
12	Cathleen Shili	[Signature]	820 OAK ST.	630 849 8120

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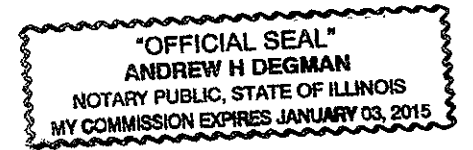
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Signed: Joseph T. Mauck

Date: 11/4/12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Laura Keller	<u>[Signature]</u>	810 OAK ST	630 742 8477
2	Lonnie m Marshall	<u>[Signature]</u>	810 OAK ST	630-584-4446
3	Glenda FABER	<u>[Signature]</u>	800 W Main	630-584-7540
4	Kanon Mtz	<u>[Signature]</u>	806 w main	630 415 8297
5	Carly Cotser	<u>[Signature]</u>	1015 OAK ST	630 977 9670
6	ANDREW MUELLER	<u>[Signature]</u>	1025 OAK ST	630 797 5046
7	Patricia Hodscher Kessler	<u>[Signature]</u>	1203 W. Main	630 377 2814
8	Amanda Wirtz	<u>[Signature]</u>	401 S. 12th ST	630 659-9298
9	PETE WESTHOFF	<u>[Signature]</u>	3335 12 TH ST	630-377-7295
10	<u>[Signature]</u>	<u>[Signature]</u>	329 S. 12th ST.	630 851 9914
11	Laura McLaughlin	<u>[Signature]</u>	313 S. 15th ST	630 584-8800
12	Tina Droe-Hoffman	<u>[Signature]</u>	135 S. 12 th ST	630 947 977-6211

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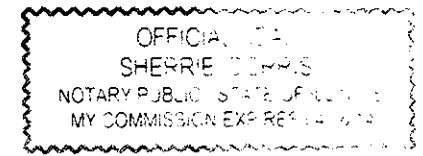
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Signed: Catherine L. Gaul

Date: 1-3-12

Notary Witness: Sherrie Dennis



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Kim Galvan	<i>Kim Galvan</i>	940 Dean St, #	630-584-8857
2	Felix GALVAN	<i>Felix Galvan</i>	940 Dean St	630-584-8857
3	Elizabeth Spoden	<i>Elizabeth Spoden</i>	909 S. 11th Avenue	630-687-5886
4	Coey Galvan	<i>Coey Galvan</i>	940 Dean Street	630 584-8857
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Signed: [Signature]

Date: 1-3-12

Notary Witness: [Signature]



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Natalie Errichiello	[Signature]	811 State Street 60174	630 841 7561
2	Candice L. Hatten	[Signature]	819 State Street 60174	(630) 856-5413
3	Ryan Huffer	[Signature]	807 state st. 60174	630-677-1232
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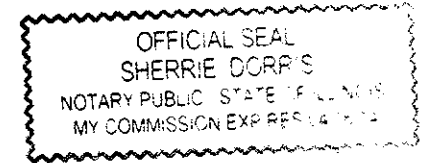
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Signed: Kimberly A. Adix

Date: 1/3/12

Notary Witness: Sherrie Dorris



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	EDWARD S DEBOYAR	<i>Edward Deboyar</i>	42 N 12 th St St. Charles, IL 62174	1630443400
2	Kevin Craft	<i>Kevin Craft</i>	33 N 12 th St. St. Charles, IL	630 881 2211
3	Rick Ballaert	<i>Rick Ballaert</i>	1332 Dean St. St. Charles, IL	630 584-0340
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We, the undersigned residents and stakeholders of Saint Charles, Illinois petition our elected and appointed representatives of our City Council and City Planning Commission to take heed:

- Whereas the property referred to herein is the old Applied Composites Site which is located from the Union Pacific Railroad tracks and parcels to the south, between 12th St. to the west and 5th St. to the east. The boundary extends to just north of Dean Street and State Street, and
- Whereas the property is currently zoned M-1 Special Manufacturing, and is requesting rezoning to RT-3 Traditional Single Family Residential and RM-2 Medium Density Residential with a Special Use as a Planned Unit Development (PUD)
- Whereas the current owner/developer of the property and proposed development is requesting variances to the City and Zoning Ordinances including but not limited to the use lesser quality building materials, smaller lot sizes and higher density than the surrounding properties, and
- Whereas the proposed property development would produce more traffic congestion on streets that are not equipped to handle increased congestion,

We therefore direct our elected and appointed representatives of our City Council to recommend that the developer, Lexington Homes, Inc, redesign the project to conform to and comply more closely with the City's zoning laws and regulations along with lowering the density of the proposed development by reducing the number of overall units, increasing the number of single family units and lowering the number of townhome units. We also request that a 12th Street traffic entry/exit point be added in addition to those that connect to State Street and substantial buffering be required in those areas that adjoin existing businesses.

We would also like to request your consideration of additional redevelopment options that we would find more acceptable for the Applied Composite s property: a light industrial/warehouse complex (similar to Foundry Development) or combination of light industrial and housing development which would also would bring jobs and revenue to the City along with additional residents.

I certify that, to the best of my knowledge, the names contained on this petition are stakeholders in Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: Dick

Date: 5 Jan '12

Notary Witness: Luz D. Rivera



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Anna Marie Duarte	Anna Marie Duarte	602 N. 12 TH ST.	773-728-0525
2	Francisco J. Gomez	Fran J. Gomez	" "	" "
3	Kenneth Leitz	[Signature]	" "	" "
4	Thomas L Basso	Thomas L. Basso	" "	" "
5	COCHADALPE RUIZ	COCHADALPE RUIZ	" "	" "
6	Adriana Cortes	Adriana Cortes	" "	" "
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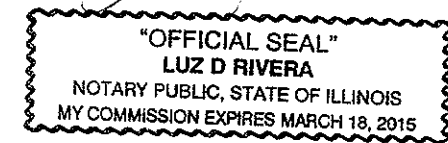
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I certify that, to the best of my knowledge, the names contained on this petition are ^{stakeholders} residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry.

Signed: D. Rivera

Date: 5 JAN '12

Notary Witness: Luz D. Rivera



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	Dennis Boyle	<i>Dennis Boyle</i>	311 N 5th St, St. Charles	630-443-1531
2	SCOTT GIANINONATO	<i>Scott Gianinonato</i>	43 W 184 RT 38 ELBURN ST. CHARLES	630-688-3773
3	Dennis Joynt	<i>Dennis Joynt</i>	317 N. 5th St ST CHARLES	630-443-7262
4	John DeBate	<i>John DeBate</i>	310 N. 6th St. St. Charles	630-584-1188
5	John DeBate	<i>John DeBate</i>	310 N. 6th St. St. Charles	630-584-1188
6	Rosendo SIBERA	<i>Rosendo Sibera</i>	310 N. 6th St. St. Charles	630-584-1188
7	Shirley Fulbright	<i>Shirley Fulbright</i>	300 N. 5th. St. Charles	630-584-6870
8	Kim McGowan	<i>Kim McGowan</i>	303 N 4th St. ST. CHARLES	630-584-5100
9	Sue Sanchez	<i>Sue Sanchez</i>	302 N. 4th St. St. Charles	630-371-3024
10	Feliz Sanchez	<i>Feliz Sanchez</i>	302 N. 4th St St C	630-584-6626
11	JEFF FOLEY	<i>Jeff Foley</i>	1310 Exp Glendale St. St. C	630-669-2358
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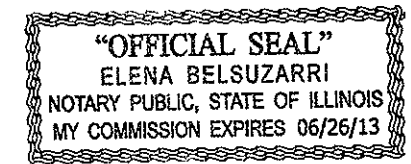
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I certify that, to the best of my knowledge, the names contained on this petition are residents of Saint Charles, Illinois, and that each name is of one person that I did personally witness complete that entry

Signed: Ronald Rudnick

Date: 1/5/12

Notary Witness: Elena Belsuzari



#	Name (Printed)	Signature	Mailing Address	Telephone Number
1	CATHERINE ZOLLERS	<i>Catherine Zollers</i>	327 N. 4th St. St. Charles	(630) 723-9886
2	LINA SAMPSON	<i>L. Sampson</i>	317 N 4th St St. CHARLES	630-513-7091
3	Richard Stader	<i>Richard Stader</i>	2600 Oak St St. Charles	630-292-4013
4	RONALD RUDNICK	<i>Ronald Rudnick</i>	620 STATE ST. ST. CHARLES	630 513-9258
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