

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, JANUARY 9, 2012 7:00 P.M.**

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

**Members Absent:** None

**Others Present:** Mayor Donald P. DeWitte; Brian Townsend, City Administrator; Rita Tungare, Director of Community Development; Matthew O'Rourke, Planner; Russell Colby, Planning Division Manager; Chris Tiedt, Development Engineering Manager; Chris Aiston, Director of Economic Development; Police Chief Lamkin; Assistant Fire Chief Schelstreet; Tom Good, City Attorney

**1. Call to Order**

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

**2. POLICE DEPARTMENT**

- a. Recommend approval of a Resolution Requesting the Closure of Routes 64 and 31, and approval of parking lot closure and amplification equipment for the 2012-St. Patrick's Day Parade.

Chief Lamkin outlined the request for this year's St. Patrick's Day parade on March 10, 2012.

Aldr. Stellato asked if he had read correctly that no alcohol would be served. Chief Lamkin said that is correct.

**A motion was made, seconded, and passed by unanimous vote for the closure of Routes 64 and 31, and approval of parking lot closure and amplification equipment for the 2012-St. Patrick's Day Parade.**

Tom Good made a recommendation for all future Committee meetings to begin with a roll call. Roll was called:

Present: Stellato, Monken, Payleitner, Turner, Martin, Krieger, Bessner, Lewis, Carrignan

Absent: None

**3. COMMUNITY DEVELOPMENT**

- a. Recommend approval of a Disconnection of Territory- Northern 60 feet of lots 87, 88, 89 in Woods of Fox Glen Unit 2 (34W675 Army Trail Rd.).

Mr. O'Rourke presented the petition filed by James and Margaret Brown for Disconnection of the property, pursuant to the boundary agreement with the Village of Wayne.

**A motion was made, seconded, and passed by unanimous vote for the Disconnection of Territory- Northern 60 feet of lots 87, 88, 89 in Woods of Fox Glen Unit 2 (34W675 Army Trail Rd.).**

- b. Recommend approval of the execution of a revised Jurisdictional Boundary Line Agreement between the City of St. Charles and the Village of Wayne, Illinois.

Mr. O'Rourke presented that the Jurisdictional Boundary Line Agreement between the City of St. Charles and the Village of Wayne, dated February 22, 2011, would be revised with a new legal description to reflect the disconnection of property.

**A motion was made, seconded, and passed by unanimous vote for the execution of a revised Jurisdictional Boundary Line Agreement between the City of St. Charles and the Village of Wayne, Illinois.**

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

Chairman Carrigan explained the order in which the meeting would proceed. He said he did not expect a vote this night but that staff would be asked to take the information gathered from previous meetings, put it together in a staff recommendation for the next Planning & Development meeting on Feb. 13, and then have a discussion amongst the committee and vote that evening.

Cindy Holler-Chair for the St. Charles Housing Commission-gave a history of the Inclusionary Housing Ordinance which was passed several years ago. She said in the meantime several developments have come before the Commission that have special circumstances that are market driven, which need occasional exceptions. She said the Housing Commission got together and tried to find another tool for Lexington's site, which presents a number of unique challenges, to propose to the Committee for consideration in terms of making sure that St. Charles work force was affordably housed. She said there are commonly used programs in the Fox River Valley area that can help increase the affordability to developers and stated that she herself is an affordable housing developer and has used the programs and knows how they work. She said if developers take the time to apply and seek help to use them, they can deliver the type of affordable housing that is wanted. Ms. Holler said there was a draft recommendation made to staff with suggestions for the Lexington developers to create affordable units on their site.

Aldr. Bessner asked within the framework of the Housing Ordinance, how does the City go about using other tools without setting precedence for future developments. Ms. Holler said in this particular instance the developer is not using the density bonuses that were anticipated in the Inclusionary Zoning Ordinance and therefore they will need other tools to create affordability. She said the Housing Commission had come up with another plan that would have an accountability mechanism around it to be sure that this happens.

Chairman Carrigan said because of the property's uniqueness, the enforcement of anything that deviates from standard procedure is something he would like to hear about.

Ms. Holler said the Housing Commission listed seven programs that developers could use and mentioned a few: Illinois Donation Tax Credits, Illinois Housing Trust Fund and Low Income Housing Tax Credits. These programs sometimes have annual or semiannual openings for applications for funding and any development team could apply if they want to create affordable units.

Aldr. Carrigan said because there is no rental housing in the development, the Low Income Tax Credit would not be available. Ms. Holler said that is correct, unless they decided they wanted to make affordable units or choose to do that on another site.

Aldr. Turner said given that the City is at a level of 16% for affordable housing and that he thinks the market will put that number up in the future, he asked how Ms. Holler felt about the fee-in-lieu instead of constructing affordable housing. Ms. Holler said she felt unprepared to answer the question in terms of the Lexington proposal because she doesn't know the economics of the deal, but that she feels fee-in-lieu, inclusionary zoning and the plans the Housing Commission is proposing are all tools the City should have.

Aldr. Turner asked if the Housing Commission is comfortable with not getting money for the fee-in-lieu for the future. Ms. Holler said that the fee-in-lieu doesn't build out affordable units; it creates money in the bank and they would prefer to see the units built as opposed to taking money.

Chairman Carrigan asked what types of tools are available for the City to ensure that there is some affordable component going forward. Ms. Holler said that when developers propose to build something in the City, under this type of proposal, the developer would give some sort of a plan of how many units will be targeted, what plans will be used, why they feel they are eligible and the dates the application process happens. Ms. Holler noted that the programs are very competitive, but that she knows many of the programs are searching for communities like St. Charles, where there is so little affordable housing. She said after a developer proposes a plan and as a redevelopment agreement is put together, there should be regular check-ins by the developer, including submitting copies of proposals that have been submitted. Benchmarks can be written into the redevelopment agreement so developers can be monitored. Chairman Carrigan said his understanding is a lot of those funds are appropriated and allocated on a yearly basis. Ms. Holler said yes, but they are all different, but sometimes the readiness of the project has a lot to do with acquiring the money.

Chairman Carrigan then moved to the comments portion of the meeting.

David Amundson-500 Cedar St.-said he spent a lot of time on the phone with the IEPA, and asked Mr. Huff if the Tier 2 numbers had been run for the site yet. James Huff- Huff & Huff Inc.-said they had not. Mr. Amundson asked when the numbers are run, what is the anticipation that the result will be favorable and that the remediation objectives have already been met. Mr. Huff said the City has a city-wide ground water use limitation ordinance which is not part of a

Tier 2 and is a more sophisticated mathematical modeling effort. He believes that will be the primary mechanism other than the Tier 1 look up tables.

Mr. Amundson asked about the UST fund to provide reimbursement for remediation. Mr. Huff said the UST fund is available for motor fuel; it's not eligible for heating oil tanks or other oil tanks. They have to be properly registered and the City would have had to have been the owner at the time of release. Therefore UST funds are not an eligible path.

Mr. Amundson said in reading the report, it reads that there is the potential for no necessary remediation in RECs 1,2,3,10 and 11; RECs 3 and 10 show that there is garbage, solid waste, in those spaces, but nothing potentially that needs to be remediated; REC 4 which is UST gasoline; REC 5 which is UST with panapol; and RECs 6, 7, 8 and 9, which is heating oil. He asked on a scale of level of 1 being his backyard and Love Canal being a level 10, where the complexity of the site rates. Mr. Huff said this is not a highly toxic site and he feels the biggest issue is the fill with the fibrous waste material. The fill does not require any remediation under the testing program, but from a structure point of view, the plan is to remove the fibrous material. There have been releases from the tanks and his experience with oil tank release is that the oil does not migrate more than a foot or two outside of the cavity. The gasoline tank has migrated further but it is not a significant gas release.

Mr. Amundson said regarding the developer going forward with a 12-month window to start construction, that Des Plaines had a similar experience with Lexington requesting extensions. He asked if approval is granted, will ground be broken in 12 months, and if not, will there at least be a clean-up of the mess that is currently there. Chairman Carrignan mentioned the First Street project as an example of granting extensions and stated that is was necessary due to the economy. Mr. Amundson agreed but noted that First Street was at least graded and seeded. Moises Cuikerman- Lexington Homes-said until the last extension they had received from Des Plaines, they were not aware the site needed to be cleaned. The clean-up was due to "fly-dumping". They have begun cleaning it and seeding will begin when weather permits.

Jason Warden-517 Cedar St.-said it's good that things are improving and properties are being purchased because this site has been sitting for years, but Lexington Homes has demolished the site and has money to acquire other properties, but no money to maintain the site they own. He wants to know why the rubble has not been cleaned up, with it being 50 degrees outside. He asked why the city feels Lexington would be responsible to move forward on the development when they are not even taking care of what is currently owned. Ms. Tungare said the City Code requires that property be maintained in a safe and secure condition and that some efforts have been made by the developer working with city staff to secure the property, but it would be the Council's prerogative to request the developer to clean up the site immediately. Mr. Warden asked if a request by the City had been made to clean up the site. Ms. Tungare said the request to clean up debris has been held off on with due consideration to the fact that the developer is in the midst of an entitlement process before the Planning & Development Committee and at this time if there are orders for clean-up by City Council, it can be required of the developer. IEPA would require environmental clean-up and remediation of the property, but there is a fine line with ensuring clean-up while not causing additional disturbance to the site. Mr. Warden asked if there will be a recommendation for clean-up, and said he would like to see clean-up before the

project is approved. Chairman Carrignan said it is the prerogative of the Committee when a motion is made to make that a condition.

Ronald Rudnick-620 State St.-asked if the City has considered the impact on the utility infrastructure and that the water pressure in the neighborhood is poor right now. He wanted to know if the City plans to upgrade the system. Mr. Tiedt said the City has conducted water modeling to see how the site would impact the existing system and the developer has agreed to increase the watermain size through their subdivision to help improve the reliability of the system and existing deficiencies.

Mr. Rudnick asked if there would be basements, how many bedrooms and the pricing for the proposed buildings. Mr. Cukierman said single-family and townhomes will have basements, row homes will not. The townhomes will have 2 bedrooms, 2 convertible to 3, and 3 bedrooms; the single-family will have 3 bedrooms with an option for a 4<sup>th</sup>. He said the prices will range from \$255,000 to \$454,000 for a single-family home. The townhomes will range from \$275,000 to \$320,000 approximately but after construction these prices could change.

Mr. Rudnick referred to an article in the Daily Herald on Jan. 6 regarding contamination and the article stated that there would be rental units on the property and that concerned him. Chairman Carrignan said in the 5 years this project has been around he has never heard the word rental involved for this property.

Amy Anderson-109 S. 7<sup>th</sup> St.-said she would be directly impacted by the development and that traffic and travel patterns have already increased on 7<sup>th</sup> and also on State. She said she has small children and is concerned about what factors will be placed to ensure safety due to the traffic. Luay Aboona-KLOA-Traffic consultant for Lexington Homes-said a traffic study has been conducted that looked at the impact of the development. City staff has reviewed the study and has found that the proposed development will generate less traffic than industrial use; will not have a negative impact; and can be accommodated by the street network and connection points that will be provided. Ms. Anderson asked if there will be additional outlets other than 7<sup>th</sup> St. Mr. Aboona said there will be connections to 9<sup>th</sup>, 7<sup>th</sup> and Mark St. that will go into the Lexington property.

Ms. Anderson asked if the City will instate some type of parking permits for 7<sup>th</sup> St. so that residents with private homes can park within their own parkway especially during festivals. Chairman Carrignan said that would be part of the Committee discussion. He said he cannot guarantee that but now that it has been brought up it will be noted. Ms. Anderson said if there is something she can do to further advance that she would do so.

Ms. Anderson asked what the impact on the school system would be and if they are prepared. Chairman Carrignan said the school district is aware and are part of the TIF program and questions regarding whether the School District is prepared would need to be referred to them.

Aldr. Turner said concerning 7<sup>th</sup> St. some assumptions are being made in regard to widening the street to dedicate a left turn lane to Rt. 64. Mr. Aboona said they were asked to look at what could be done at that intersection to improve it and they came up with either adding a south

bound right hand turn lane or a south bound left hand turn lane, and it was pointed out in the memo that there are right of way constraints to accommodate the widening. Aldr. Turner said if none of the improvements happen, the street will be classified as a failure for having the traffic coming out of Lexington. Mr. Aboona said the intersection analysis as it stands now shows that it will continue to operate overall at an acceptable level of service. He said there are spikes in traffic especially with school in the morning, but that is only for a short period of time. Aldr. Turner asked who would pay for the road changes to make this a more efficient intersection. Mr. Aboona said from an impact standpoint, the development is not generating a significant amount of traffic to warrant any improvements to the intersection, and if there are concerns at this intersection, it is due to existing operations and school traffic, especially in the morning, and with or without the development, if the City has any desires to improve the intersection, it was asked that an additional traffic study be done.

Ms. Anderson said she hopes that the Council looks at the traffic patterns and notes the children and schools in the area and adding homes in the area will impact the traffic.

Justin Neidel -105 N. 7<sup>th</sup> St.-asked if the traffic consultant was independent and the date when the study was done. Chairman Carrignan said he is an independent certified traffic engineer. Mr. Aboona said the study was dated June 16, 2011. Mr. Neidel asked if additional studies had been done since the addition of the bus depot. He said the busses are not allowed to make left hand turns and they use Dean St. and then 7<sup>th</sup> as a way out and that he cannot see how traffic would stay the same with adding houses to the neighborhood. Chairman Carrignan said anecdotally speaking he was at that exact intersection in the morning between 7:15 and 7:45 and every bus he saw was a District 303 bus.

Mr. Neidel said with 144 units being built, they feel the traffic will not change in any way. Chairman Carrignan said the comparison is the permitted use to what it's going to be. Mr. Aboona said yes, one element of the study was a comparison between the permitted zoning versus what is being proposed and it shows very clearly that industrial use would have a bigger impact; but there was also a study to look at the impact of the development as it stands. He said he is not suggesting there will not be an impact, but the study demonstrates that the impact will not be significant enough for the intersection of 7<sup>th</sup> and Main to fail, it will continue to operate at acceptable levels of service.

Cheryl Hansen- 205 N. 9<sup>th</sup> St.-asked if 9th St. will be widened to make room for traffic and if a 3-way stop will be added. Chairman Carrignan said the contention right now is the current infrastructure will handle the traffic that will be generated out of the subdivision and in regard to the 3-way stop, that would be something the Committee would address and look at. Ms. Hansen asked if the density of the subdivision could be decreased. Mr. Cukierman said the density had already been dropped from 175 to 144 and the level of current density is within the ranges of the Comprehensive Plan adopted by the city in 2008.

Ms. Hansen said with all the homes and town homes for sale all over the City, she asked why Lexington feels theirs will sell and if they do not, will they look at rental housing. Mr. Cukierman said they have a marketing strategy and there will always be a group of buyers who prefer new housing over older stock. If the units did not sell, it has never been discussed to make

it rental housing, and if they were looking at that option, it would have to be brought back to the City to start the process all over again.

Ms. Hansen said her street has no curb and is falling apart and wanted to know if curbs will be added. Chris Lindley-Wills Burke Kelsey Assoc.-said there is negotiation with the City regarding improving 9<sup>th</sup> St. within the development and along the frontage of the property as well. Ms. Hansen asked who would pay for that. Mr. Tiedt said it is a recommendation of staff to have the developer improve 9<sup>th</sup> St. north of State St. with curb and rebuild the street by the time the construction is complete.

Jhennifer Amundson-500 Cedar St.-said regarding the number of units being added to the already ponderous amount of housing for sale right now, there are 192 properties for sale in the city limits for exactly the price that has been quoted for the proposed units. She asked the committee what they feel their responsibility is to the number of people in town who have homes on the market and she feels there will be potentially devastating economic repercussions for years to come. Chairman Carrignan said the question is very valid but the focus for the evening's conversation is on the specific property and that the deliberation process will occur at the Feb. 13 meeting, where a motion will be made after staff comes back with a report and there is a debate and discussion.

Andy Subject-223 Auburn Ct. – President of the Timbers Homeowners Association-asked if the stormwater and waste sewage for the project will be connected to the existing system. Mr. Tiedt said the developer will be constructing its own stormwater management system within the site and the sanitary sewer system will be connected to the existing infrastructure in the area. Mr. Subject asked if the developer's system and the current system go to the pumping station near Salerno's. Mr. Tiedt said yes. Mr. Subject mentioned water issues in his area and asked if there has been an impact study in reference to the additional sewage. Mr. Tiedt said December 17, 2010 the City hired WBK to perform a sanitary sewer evaluation to identify any impacts of the development on the existing system and generally speaking it was identified that the sanitary sewer flow generated by the development in dry weather conditions posed no impacts on the overall system. Mr. Subject asked if during a rainstorm or rainy period if it could have an impact. Mr. Tiedt said during any rainstorm the City's sanitary sewer system is susceptible to inflow and infiltration and that will happen many places throughout the city and reasons are old infrastructure and point repairs. Mr. Subject asked if there is any plan to improve the infrastructure along Rt. 31 or the pumping capabilities. Mr. Tiedt said not to his knowledge.

Rob Fisher-203 N. 9<sup>th</sup> St.-said in regard to traffic and safety, there are no sidewalks and he wanted to know whose burden is this and who makes the determination if a sidewalk is installed. Chairman Carrignan said his understanding is because it doesn't actually touch the property that is being dealt with that it would come back to the Committee and Council and he would imagine it would be part of the conversation going forward. Mr. Fisher said the thoroughfare to the new development has no sidewalks currently and both on 7<sup>th</sup> and 9<sup>th</sup> there is bridge access, he expressed that sidewalks need to be accommodated for the new residents' connection to town. Mr. Fisher asked who is responsible for the traffic signage. Chairman Carrignan said we use the developers study and the City also brings in our own traffic consultants. Mr. Fisher said he hopes due diligence will be followed as it relates to signage.

Mr. Fisher asked why the TIF area encompasses such a large area versus just the development in question. Chairman Carrigan deferred the question to the TIF discussion on Feb. 6.

Joe Masiokas-23 N. 7<sup>th</sup> St.-said there is more traffic on 7<sup>th</sup> St. than there has ever been, primarily because after the light was put in on 7<sup>th</sup>, which was needed for the schools, it became a bypass. He feels that the biggest reason that most people in the area are opposed to the project in addition to the density is the traffic. Mr. Masiokas asked if alternatives have been looked at because he feels traffic will definitely be impacted by this project and suggested putting an underpass from Sedgewick Circle to the site to divert the traffic.

Craig Bobowiec-508 Cedar St.-Asked why the traffic study shows zero traffic impact on 5<sup>th</sup> and 4<sup>th</sup> street. Mr. Aboona said they have assumed some traffic will use 6<sup>th</sup> and 5<sup>th</sup> street and they feel the traffic will distribute itself more than is shown in the traffic study. In the study, traffic is highly concentrated at a couple of intersections more than it would be. The analysis is more conservative because it assumed more traffic using some streets more than others, but if traffic is distributed further, and uses 5<sup>th</sup> and 4<sup>th</sup>, then the impact will be distributed more evenly. Mr. Bobowiec said instead of the term “conservatively” shouldn’t it be reality so City Council can make a true factual decision on the impact. He asked if estimates can be provided instead of zero. Mr. Aboona said it’s not so much conservative as it is “worst case scenario”, and it will all depend on where residents live and use the streets on a regular basis. Residents will learn in time what is the best route to get in and out, but he said they cannot account in a study where every car will come in and out; rather the major intersections were looked at and where the connections and impacts are located. Internally traffic will find its way in and out.

Mr. Bobowiec asked if in calculating the industrial car trips, was it considered that Applied Composites was half or more warehouse. Mr. Aboona said if the business underutilized the property, it’s not necessarily what would be there for the long term. He said what was looked at was what could be built under the permitted zoning and not the previous use.

Mr. Bobowiec asked about the pedestrian walkway out to 12<sup>th</sup> Street as an outlet out of the back of the subdivision. He asked if the retention pond was modified, could it be used for vehicles, instead of having every single car coming into the St. Patrick’s neighborhood. Terry Smith-BSB Design- said the street connection is only shown as a potential and they do not control that off-site property. They do have a gap on the southwest corner of their property so if the opportunity arose at some point where the street could be extended, there are provisions on their property to do that. Topographically the retention pond cannot be tweaked because it’s getting into a flood plain and it is a lot easier to align a pathway than a street.

Mr. Bobowiec asked who owns the creek. Mr. Colby said the creek meanders through a number of properties so there is no single ownership, but the water way may be under the jurisdiction of the Army Corp. Mr. Bobowiec asked but who maintains it. Mr. Tiedt said it’s complicated, but sometimes when property lines are laid out they only go up to the edge of the creek or sometimes the center and it depends how things were platted and laid out to determine actual ownership. He said for State St. Creek, he believes the Army Corp. has jurisdiction.

Mr. Bobowiec said in regard to the concept of cleaning up the project and not figuring out what to do with the creek, he sees no point. He asked about the improvements being done to improve water pressure and asked if his water pressure would be improved. Mr. Tiedt said he would have to look at the water modeling study to see the impacts outside of the development because there are some low pressure and high pressure systems throughout the City. The City's long term plan is to connect a 10" main through the site to Dean St. and the developer has agreed to upsize the pipe through the development to help improve reliability when the City maintains the system. Mr. Tiedt said the studies done were to insure that there were no deficiencies in the system particularly looking at fire flows, and he suggested that if Mr. Bobowiec is having pressure issues that there may be an internal plumbing issue.

Mr. Bobowiec said in regard to the 400 person petition that was submitted, that it's not that they are against it as it was planned, but articulated several points and he hopes Committee will take careful consideration of the feelings of the neighborhood.

Chairman Carrignan called for a 5-minute break reconvening at 8:38PM.

Aldr. Krieger was absent for the remainder of the meeting.

Paul Ramont-1014 Dean St.-asked if when the retention ponds fill or if there is run off, is the water diverted to State St. Creek. Mr. Tiedt said the run off from the site enters into one of the detention ponds. He said when it rains, all of the water will go in right away and will be released at a controlled rate. Right now there is no detention in this area, so any run off runs directly to State St. Creek. An underground detention system is proposed for the row homes and will release into an existing stormsewer, which runs down and empties into State St. Creek. Mr. Ramont mentioned that the bottom 20ft. of his yard is useless due to the creek and that he hopes the engineering with the project will work out so he does not lose any more of his yard. Mr. Tiedt said part of the City staff review of the proposed development is to ensure that it does comply with the Kane County Stormwater Ordinance which the City adopted in 2001 and generally speaking they are in substantial performance with the Ordinance. Mr. Ramont said he hopes the Council pays attention.

Greg Bartosik-1018 S. Dean St.-Commented in agreement with his neighbor Mr. Ramont on the flooding issue and said it will continue and he would like for it to be addressed. He asked if St. Charles labor will be used to build any of this project and asked if the Council could put into writing that people who live in town be part of this and work on this project. Mr. Cukierman said that when the development starts the project will go out for bid and anybody who would like to bid is welcome to and he said he has already received phone calls from local contractors.

Mr. Bartosik asked if anyone has thought of using the rail for Metra and bringing people into town that way. Chairman Carrignan said he agreed and that would be wonderful, but right now he doesn't see that in the foreseeable future. Mayor DeWitte responded that the railroad is abandoned and owned by Union Pacific Railway.

Wendy Rozner-712 W. Main St.-asked if the developer had plans or thoughts on if a fire broke out and what the escape route is. Assistant Chief Schelstreet said the streets are standard width

and that the developer worked with the Fire Dept. to add an additional connection. They are planning for residential sprinklers and he feels the Fire Dept. can absolutely protect the development.

Ms. Rozner asked about the path for vehicles once the construction starts. Chairman Carrigan said that point came up at the last meeting about the remediation and he said it's something that's under consideration at this point.

Brian Lavalpe- 1219 Dean St.-said he was confused in regard to being told the TIF money would not go toward the remediation and then after cleanup it would be a "pay as you go". Chairman Carrigan said they would have to refer to the minutes from the previous meeting but that he did not recall the conversation. Mr. Lavalpe commented on traffic between Dean and 9<sup>th</sup>.

Mario Vanderheyden -115 N. 7<sup>th</sup> St.- 700 W. Main St.-asked how many unimpacted common area parking spots will be available for the townhomes. Mr. Smith said all units will have two car garages, and in addition the single-family and the townhomes will have sufficient parking for two more cars stacked in each driveway. He said the plan indicated there is a total of 544 spaces planned which is a ratio of 3.82 spaces for every unit. Mr. Vanderheyden asked if there will be on street parking. Mr. Smith said to the extent that it can be accounted for with driveway cuts, probably temporary parking, but as far as overnight night parking he is not sure, but that yes there will be on street parking.

Mr. Vandehyden said in regard to the widening of 7<sup>th</sup> St. that it affects him directly being a rental owner on 700 W. Main St. because it will take the easement to the front porch which will make it unlivable and unrentable, which will impact his business. Chairman Carrigan said the 7<sup>th</sup> St. widening is not part of the deal right now but just a proposal and option in the traffic study.

Barb Penzato-123 N. 6<sup>th</sup> St. asked if there is a consideration for eliminating street parking and has the traffic study considered that there is not room for two cars to pass with cars parked on the street. Ms. Tungare said she can speak for the streets within the development and those streets appear to only be wide enough for parking on one side of the street. Chairman Carrigan said outside of the development he is not aware of any plans to eliminate street parking. Mr. Aboona said there will not be street parking changes to the existing streets. Ms. Tungare said she believes the City has a process in place with the Police Dept. to request no parking signs, so that question can be directed to the Police Dept. Ms. Penzato stated her concern is that if traffic becomes a problem due to the development and they stop allowing street parking that the people in the neighborhood need there to be parking on the streets.

Chairman Carrigan moved to the comments portion of the process and said Committee would come back with questions, a debate and then a vote on Feb. 13.

Mike Hanson-205 N. 9<sup>th</sup> St.-said as far as remediation that the property has chemicals from over 30 years ago and it is not just concrete and fiberglass that needs to be removed from the site. There is serious stuff needing to be done to the property.

Jason Warden-517 Cedar St.-asked Committee to take into account that the traffic study is using the best case scenario for the amount of cars coming and going in the peak hours and the worst case scenario for the 220,000 sq. ft. industrial property that was there. He asked the Committee to request an actual number study for the traffic. He said they were able to go in and demolish the building and remove anything of value with no fear, but the stuff that is worth nothing is still there.

David Amundson-500 Cedar St.-said he has launched a group called "Citizens For The Responsible Redevelopment of Applied Composites". He said they are not haters and that someone proposing to put \$42 million in our neighborhood does the City good. At the same time, the people who have to live there and have to deal with the impact of what is being built would like to think they have a voice, and are looking to the Committee to be advocates on their behalf to ensure that the best possible scenario is the one that will be built. He made points as far as responsible redevelopment including: cleaning up the mess they made at the soonest possible date; respect the existing light industrial with buffer space for the noise; need for better traffic flow due to very few outlets; respect the existing character of the surrounding neighborhood with lower density and more variety; and emphasis on the sustainable green aspects of the neighborhood with high efficiency design for the new building. He said he thinks the redevelopment could be a shining star in their neighborhood with a trickledown effect to the rest of the neighborhood.

Brian Lavalpe-1219 Dean St.-thanked the Committee for accepting his emails and responding with their thoughts. He said the development is all cookie cutters besides the façade; there is no variety as far as there being any single level homes. The townhomes don't fit and would be an eye sore. The traffic is a big deal and he is concerned about if the development does go through, the construction traffic it will cause on Dean St. He said he just doesn't like it, he doesn't like the developer's attitude and the way they are forcing the City to go along with only their plan. He feels they are bullies.

Amy Anderson-109 S. 7<sup>th</sup> St-thanked the Committee for monitoring the City wisely. She said Lexington has a right to have their business and that the community should welcome them but that with 144 homes, the traffic is an issue and is going to alter their lives and that they look to the Committee for their wisdom and their concern for the neighborhood's safety.

Joe Masiokas-23 N. 7<sup>th</sup> St.-mentioned all the chemicals that have been dumped into the creek. He said he is opposed to the project primarily due to the traffic and he has talked to many people regarding what should be done to the property and they universally agreed that a project involving independent and assisted living for seniors and handicapped, because no children would be added to the schools, jobs would be created and seniors do not drive much. He said if the project were passed as such it would negatively affect the property values on 7<sup>th</sup> and State St., and others in the area due to the traffic affecting the appeal of homes for sale in the area.

Gene Schaefer - 925 Dean. St.-said the traffic study should be redone due to the current study being done before Illinois Central School Bus was in operation and it was in June while school was not in session. He said the school bus traffic in the area currently is not District 303 busses.

Wendy Rozner-712 W. Main St.-said she feels if the project goes through the traffic is her main concern and she feels there will be problems with the flow of traffic on all streets. She feels the City will eventually widen and make the streets no parking and she feels that will bring the value of their homes down on top of the drastic value drop already.

Chairman Carrignan thanked everyone and said their input is critical.

Aldr. Stellato said due to a lot of people who have already left this evening, that he feels it would be best to wait on questions from the Committee until Feb. 13.

Aldr. Rogina said that Committee questions will require staff to do some homework, research, investigating and proposals and the timeline of making a motion on Feb. 13 will not work unless proposals are submitted between now and then. He said he wanted people to understand that the Committee listens carefully and he has plenty of reaction and observation based upon what was heard. He agrees with Aldr. Stellato that due to people who have already left, he feels they deserve to hear the Committee reaction prior to any vote. Chairman Carrignan agreed and said as a Committee if they have questions for the developer they should be funneled through staff and any other questions can be asked in a public forum.

Aldr. Rogina and Aldr. Lewis noted that they appreciate all the emails they have received and that they have all been very cordial and respectful and everything said this evening would be taken into consideration.

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

Mr. Colby gave a brief update on the Comprehensive Plan Project.

**4. ADDITIONAL BUSINESS –None.**

**5. ADJOURNMENT -9:25PM**