

**MINUTES  
CITY OF ST. CHARLES, IL  
COMPREHENSIVE PLAN TASK FORCE  
TUESDAY, OCTOBER 30, 2012 – 7:00 P.M.  
COUNCIL CHAMBERS**

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Members Present: Chairman Mark Armstrong, Dr. Steven Smunt, Steve Gaugel,  
Betsy Penny, Brian Doyle, Ald. Bessner

Members Absent: John Rabchuk

Also Present: Devin Lavigne, Houseal Lavigne Associates  
Russell Colby-Planning Division Manager  
Matthew O'Rourke-Planner  
Rita Tungare-Director of Community Development

**1. Call to Order**

The St. Charles Comprehensive Plan Task Force meeting was called to order at 7:02 p.m. by Chairman Armstrong.

**2. Approval of Minutes for October 24, 2012**

A motion was made, seconded and passed by voice vote, with an abstention from Mr. Doyle, to accept the minutes of the October 24, 2012 meeting.

Chairman Armstrong explained that the Agenda was a continuation of the meeting from October 24, 2012 for items not covered and that since the former St. Charles Mall is not on the Agenda it would not be discussed that evening.

Chairman Armstrong explained that after tonight's discussion the consultant would come back on Nov. 14 with a draft of the whole plan which would then be open again for discussion and clarity but not intended for wholesale changes, then on Nov. 28 there would be an Open House for public comment one last time, then a Task Force meeting on Dec. 12 to look at public comments and then it is intended that a draft of the plan will be recommended by the Task Force to the Plan Commission and then City Council will hold a public hearing. He said the process may get longer but will not be shorter than that.

Vanessa Bell-Lasota said in regard to the timeline, in looking at her notes from last meeting, it was said that the plan could be "sandblasted" at any time and now it is being said that there would be no wholesale changes made and then asked for a definition for sandblasting. Chairman Armstrong said that was probably in reference to the comment, "written in stone", which it is not written in stone but as far as wholesale changes he cannot say that there will not be, but that is up to the Task Force and City Council, but that does not mean that wholesale changes are being contemplated but that things could be revisited. He said misinformation was given to residents in regard to what was on the Agenda that evening and it would not be discussed. Ms. Bell-Lasota said the Agenda was not

available for public viewing and that residents should not be criticized for having an interest in the process. Chairman Armstrong said he is not criticizing anyone for having an interest in the process and that it was out of line for Ms. Bell-Lasota to say so. Ms. Bell-Lasota said that is Chairman Armstrong's opinion and Chairman Armstrong said no that is a fact.

Ms. Tungare said the Agenda for the meeting was posted 48 hours before the meeting which is the State Open Meeting Act and there is not any local ordinance that exceeds the Open Meetings Act.

Resident commented that with something as important as these meetings he is surprised there is not a court reporter to take minutes, seeing as though the minutes were just approved from the last meeting and he wanted to know what minutes. Chairman Armstrong said they are available on the website after they have been approved. Ms. Tungare there is a member of staff taking minutes and meetings are recorded on tape and the only time a court reporter is used is for public hearings.

Gene Kalley asked who makes the Agenda. Chairman Armstrong said city staff with input from himself. Mr. Kalley asked if it is permissible for the public to add an item to the Agenda at the meeting. Chairman Armstrong said it depends on the context and what they want to add, but that anything added to make a formal recommendation is forbidden by the Open Meetings Act.

### **3. Focus Area Plans: Review Open House comments and Finalize Plan Drafts**

#### **a. Main Street Corridor**

Resident asked if Corporate Reserves was part of the Main St. Corridor. Chairman Armstrong said it is a part of it and there will be some discussion on that but it is not the sole focus for tonight.

Mr. Lavigne said revisions were made by removing the word "vision" and just having "goals and objectives"; the trail crossing along 64 was removed along with a jog intersection at 17<sup>th</sup> St. He said the aerial photograph would be extended further south beginning at 13<sup>th</sup> St. to Tyler.

Chairman Armstrong said Site 7 shows the auto dealerships and old industrial with a new right of way that would expand and provide relief for Main St. traffic and improve access to the dealerships and the businesses along Main St. In addition it's now a vacant piece of property that is entirely land locked with a small access point off a substandard street and a road through there would greatly enhance access and future development.

Mr. Doyle asked where in terms of Corporate Reserves land use is referred to if at all. Mr. Lavigne said it is not because it was a comment at the open house that didn't relate to the plans. Chairman Armstrong said the reasoning is because if it was said to go high density apartment the response might be a different improvement plan for Main St. because of the traffic. Mr. Doyle said understood and asked if was timely to discuss land use at all in relation to Corporate Reserves that evening. Chairman Armstrong said absolutely because it relates to the plan and is not segregated.

Mr. Doyle asked what the current consensus of the Task Force is for that site and if it was no residential. Mr. Lavigne said it is more of a not that product, not that site, but more of the existing type of development adjacent to it. Ms. Tungare said consensus was that residential as a land use was ok but density should match adjacent neighborhoods. Chairman Armstrong said the current plan given to the Task Force to look at was substantially higher in density than any

development around it and it should be something to match what is there, not something out of proportion. Ms. Tungare said the Task Force should not specifically review that development but just land use in general for the site. Mr. Doyle summarized his comments from the Plan Commission meeting stating that the content of the current Comprehensive Plan remains valid and useful in terms of the notion that the most intense uses should be reserved for Randall Rd. and that density for land massing should decrease moving westward from Randall Rd. and transition into suburban subdivisions. He said he would like to see the idea preserved of a gradual stepping away from the most intense land uses on Randall Rd. and maintain the transition area approach to land uses that are compatible with the development seen further west. Chairman Armstrong said the current Comprehensive Plan for that area was back from 2003 and before that 1996 and that there have been a lot of changes since in regard to Cardinal, Petkus and the railroad spur. He said Mr. Doyle's comments are in general agreement with the rest of the Task Force.

Mr. Bessner asked about removing the grade crossing by the river being removed. Mr. Lavigne said it was on the west side but after discussion it was decided it was too tight but it could be left to cantilever out on the water. Chairman Armstrong said it may not be a viable plan with the proximity of the buildings to the river.

Kim Malay said she agrees that residential has to blend with the neighborhood for the site but asked if the office opportunity would still be there. Chairman Armstrong said it's not being removed, it's a mixed use, but that there was a concern for the demand for office. Ms. Malay mentioned Sherman Hospital merging with Advocate and that they could be looking for places to build medical offices in the general area.

Resident said it is zoned commercial so if a Hospital did have interest there would not be an issue. He said he appreciates the Task Force understanding keeping the format of the residential area and not going to high rises. Chairman Armstrong said that is the Task Force recommendation but that could be changed by the next Commission.

Resident asked who the developer is for the proposed apartments. Chairman Armstrong said the developer is not the primary focus, it is to develop a plan for any comprehensive improvements to the city both in infrastructure and land use. Once the plan is adopted and becomes the blueprint, when someone wants to depart from it the city gets to ask why.

John Glenn asked for an explanation for infrastructure. Chairman Armstrong said it's the capacity of the roads, what the intersections look like, what the crossings look like and if intersections should be changed to handle something. He then gave some examples of where the streets do not align and said it is always better if they do but there must be a viable reason to do so.

Resident asked what the timeline is for the completion of the plan. Chairman Armstrong referred the resident to the Agenda for future dates for meetings and open houses and that there will then be recommendations made and City Council would be the final approval but there would be changes all along the way.

Resident commented regarding the Hospital and the growth being there and asked about a TIF district approach to make something like that happen. Chairman Armstrong briefly explain the TIF process, which stands for tax increment financing, is that a project is developed and the increased difference between the assessed valuation before and the assessed valuation after and the taxes that are applied to that goes toward public infrastructure improvements for the area. He

said there are widespread claims of TIF abuse throughout Illinois and school districts do not like them because it diverts revenue away from schools. He said the Task Force does not have the authority to investigate or suggest anything like that but that the Plan Commission or City Council could be contacted in regard to TIFs.

Mr. Doyle said regarding Randall Rd. and 9<sup>th</sup> St. that he thought a landscape median would be nice all the way down Rt. 64 to Randall Rd. through the corridor. Mr. Lavigne said the businesses will fight that because it will limit left hand turns and IDOT will only permit that if it is not detrimental to traffic movements. Mr. Doyle asked if the cost would outweigh the benefits. Mr. Lavigne said it will beautify the area and IDOT has become better to work with in regard to medians but that if a bunch of small medians were put in because of all the turning movements rather than a long run of median that the cost would outweigh the benefits.

Mr. Doyle said the Valley Center Mall is in the middle of the diagram and he thinks it is an important site for beautification and he wondered why the plan did not reference that. Chairman Armstrong said there is problem there is with the owners not cooperating but there is some parking lot screening by the old post office and he doesn't see why that cannot be added on the plan like it is for the McDonalds property. Mr. Doyle said between 19<sup>th</sup> to 14<sup>th</sup> St. east of the traffic signal is where he could see some screening, and that the whole area is a concern for him. Ms. Penny said the Corridor Commission tried to work with the owners and she agrees it is not very sightly. Mr. Doyle said the plan should articulate the vision for it and if it becomes a catalyst for change that would be great and he feels it should be implemented. He said he knows that how these things come forward and how they get administer are two different things. Mr. Lavigne said if the site were vacant you would not want to extend the commercial because of how far it goes into the neighborhood. Chairman Armstrong said it's also the only site that has a signalized intersection and doesn't need any curb cuts. Mr. Doyle said he thinks it's a potentially strategic site and between 9<sup>th</sup> St. and Randall, with the exception of between Rt. 64 and Dean St., that big change should start there because the double lane is already in place. Mr. Gaugel said it's a good point and he think that site needs to be considered. Mr. Lavigne said it's situated in the West Gateway and it could be dropped in as a Catalyst Site "L". Mr. Doyle explained to the audience that sites like this and the old mall are where significant redevelopment could start a momentum and move outward to beautify and that he feels it's important to have partnerships with the owners.

Mr. Gaugel asked why the site has not been looked at in more depth. Mr. Lavigne said he felt it would be more looked at in the land use plan as a site development issue. He said the aesthetics for the corridor and the signage for the mall is outdated and that if it were an opportunity site, he would extend it to Indiana and include the apartments, take Walnut and reduce the depth of the frontage, and chop up the site for a way to get traffic through there with a street network, with residential on the south and commercial on the north. Mr. Doyle said there is a gravel lot on 15<sup>th</sup> which shows disconnect over there. Mr. Lavigne said it's complicated with the old post office but that it should warrant a catalyst site but he is not sure about the entire site being a commercial land use. Chairman Armstrong said to take a look at it and come back with something that makes sense with relation to the neighborhood including the comments made that evening but that the tricky part will be the transition.

Mr. Doyle asked about and intersection realignment being eliminated in the area due to it being too small. Chairman Armstrong said yes because it was too small of a parcel and the car wash or the photo studio sites would have to be acquired. He said if a large development were being built the developer could realign it and pay for it but there is not worth the city committing that money

for a two block stretch to the north. Mr. Doyle said from Oberweis all the way down to Bill Cho's has been redeveloped in a way that is very attractive, but in terms of the access and an aligned intersection providing new and old businesses to the catalyst site, it is very confusing and he could see a benefit of extending beyond the little parcel to make the two commercial sites more viable and attractive to future developers. Mr. Lavigne said you would be jogging a road through a business and it would not be a huge benefit to run a business out of town to extend a road that will not go all the way through, but that if it could be signalized, you could overcome the jog but not the distance.

Mr. Kalley made comments in regard to TIFs and that they should be shied away from because they would be disastrous to the city and that First St. has driven the city to a deficit for years to come. He asked if infrastructure costs would be in the plan. Chairman Armstrong said although those are good comments, TIFs are not for the Task Force discussion, but as far as minimizing cost it is weighing the benefits versus the cost and ideally looking for infrastructure improvement you look for a developer to cover the cost.

Mr. Kalley asked if infrastructure covers water and electric. Chairman Armstrong said generally in looking at any new development that would call for a utility upgrade at an expense to the tax payers, but that no, since there is not a cost being projected for the plan there is not a cost analysis.

Resident stated he liked the suggestion of site screening on the west side to create an ambience. He gave an example of a strip mall in Schaumburg where screening is used and it looks nice and private and only residents know it's there. Chairman Armstrong said it needs to be enhanced but not too much to where it would obscure the site.

Resident made a comment regarding what a mess it is driving in to Rookies and if pressure could be put on the owner for repaving. Chairman Armstrong said that's a Code Enforcement issued that could be looked into by the Building Dept. but as far as the aesthetics that is part of what is being looked at tonight as far as redevelopment.

Resident commented on how terrible it is to drive through the old mall lot.

Resident commented on the St. Charles mall and said as long as no residential is put there he is good with it.

Resident commented on Mr. Doyle's comment of putting a median on Rt. 64 down to Randall and that it would hinder entrances to businesses with left hand turns and it would not be a good idea because access to businesses along there is very tiny as it is.

Resident asked if there is an option to put together an addendum prioritizing development sites. Chairman Armstrong said yes it is part of the plan for the whole city. Mr. Doyle said part of the vision document is to put that list out there not only for city government and residential purposes but also for the development community and that identifying the catalyst sites that are important to focus on does not mean how or when they will get done, the city does not have control over that, it's based on the applications as they come forward. Resident stated she was thinking more in terms of improvements. Mr. Lavigne said there will be a list of 100 or more actions that the city will have to take as far as prioritizing the recommendations and break it out into implementations but that every city has different priorities. Ms. Tungare said it's a 4-year budgeting process.

John Glenn asked what the underlying vision is for what is to be accomplished for the city. Chairman Armstrong said that is the next item on the agenda.

#### **4. Finalize Vision, Goals, Objectives**

Chairman Armstrong said that goals and objectives have been established for the following; Residential Areas; Commercial and Office Areas; Industrial Areas; Transportation and Circulation; Infrastructure and Development; Community Facilities; Parks, Open Space and Environmental Features; Image and Identity; Economic Development; and, City Services and Administration.

Chairman Armstrong said the year should be changed from 2027 to 2028 for the Vision.

##### Residential Areas

Chairman Armstrong then listed the goals for Residential areas:

- Goal 1-Maintain the city's image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety and appeal of all residential neighborhoods.
- Goal 2-Maintain existing housing stock as the foundation of the City's traditional neighborhoods.
- Goal 3- Develop new housing that is representative of the local character and takes advantage of the local goods and services the City offers.
- Goal 4-Amend development policies to ensure that new neighborhoods include basic pedestrian infrastructure and open space allowances.

Chairman Armstrong then asked for comments from the Task Force for Residential Areas.

Mr. Doyle said he feels affordability is an important goal to embrace and he asked about the wording used for "diversity" over "affordability". Ms. Tungare said a consensus was taken to use diversity in place of affordable because it captured the sense of what was being referred to but also gave flexibility because the word "affordable" can be taken out of context. Chairman Armstrong suggested using "economic diversity". Mr. Lavigne said the goal's #4-objective is to maintain the existing affordable housing stock. Mr. Doyle said he had an aspirational statement; that the city does have an affordable housing ordinance which is being amended to simplify it but that whether it is political or sends out the wrong message or not, he feels affordability is important. Ms. Penny said she likes the term "economic diversity" but that diversity can mean a lot of different thing. Mr. Doyle said he feels they are related but he would like to see affordability listed in there. Mr. Gaugel said he feels it should not be in the sentence but if so he suggests rewriting the sentence because separated by commas, affordability of all neighborhoods would be impossible to obtain and if affordability was added you could strike the word "all". Mr. Doyle read the sentence the way he felt it should be:

- Maintain the city's image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability and appeal of residential neighborhoods.

Task Force agreed to take add "affordability" and exclude the word "all".

### Commercial and Office Areas

Chairman Armstrong then listed the goals for Commercial and Office Areas:

- Goal 1-Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market.
- Goal 2-Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Rd, Main Street, and Kirk Rd.
- Revitalize Downtown St. Charles as the symbolic "heart" of the community and enhance its role as the City's primary mixed-use pedestrian environment.

Chairman Armstrong asked for comments from the Task Force regarding Commercial and Office areas.

Ms. Penny said that "Lincoln Highway" should be added for Goal 2.

Chairman Armstrong suggested consistency between the header and the goal for retail, commercial and office. Mr. Lavigne suggested just using "commercial" areas.

Ms. Malay asked for clarification on the sentence using Lincoln Highway. Chairman Armstrong read the revised sentence for Goal 2:

- Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Rd, Main Street, Lincoln Highway and Kirk Rd.

### Industrial Areas

Chairman Armstrong then listed the goal for Industrial areas:

- Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.

Chairman Armstrong asked for comments from the Task Force regarding Industrial Areas.

Mr. Bessner said he didn't see anything under objectives to improve transportation in the city between industrial corridors by any other way besides driving. Chairman Armstrong said he thinks that would be more under Transportation but could be adopted into both areas. Ms. Penny suggested changing the sentence to reflect that. Mr. Lavigne said on pg. 13 it states to "connect to employment, shopping and recreational areas". Chairman Armstrong suggested enhancing that to "find ways for bicyclers from where they live to work". Mr. Bessner said he thinks since there is a section of the city that is industrial to look at enhancing residents to work there it might be a way to circulate public transportation.

Mr. Doyle said in terms of schematizing with the priorities some sort of shuttle to the Metra terminal is important. Mr. Lavigne said in working on the transportation plan key transit destinations will be identified but almost all are serviced by the PACE Route. Chairman Armstrong said he thinks objective 4 through 6 covers it.

### Economic Development

Chairman Armstrong then listed the goals for Economic Development:

- Prioritize improvements to existing areas and developments including adaptive reuse and redevelopment.

- Work with the City's economic development partners to maintain and strengthen the City's diverse tax base through the attraction, retention and expansion of businesses in the City.

Chairman Armstrong drew attention to objective #2 regarding TIF for Mr. Kalley in regard to his earlier question.

Chairman Armstrong asked for comments from the Task Force regarding Economic Development. No comments from Task Force.

#### Transportation and Circulation

Chairman Armstrong then listed the goals for Transportation and Circulation:

- Improve the safety, function and efficiency of vehicular movement and parking facilities within the City.
- Provide a coordinated transportation network for pedestrian and bicyclists in order to connect them to employment, shopping and recreational area.
- Ensure that high-quality public transit remains a vital part of St. Charles transportation network.

Chairman Armstrong asked for comments from the Task Force regarding Transportation and Circulation.

Ms. Penny said goal #3 should not say "ensure" but "establish", that the City needs more quality public transit.

#### Infrastructure and Development

Chairman Armstrong then listed the goal for Infrastructure and Development:

- Maintain high-quality, environmentally friendly, and efficient infrastructure systems and networks through regular investments and maintenance to meet the changing needs of the City today and in the future.

Chairman Armstrong asked for comments from the Task Force regarding Infrastructure and Development. No comments from Task Force.

#### Community Facilities

Chairman Armstrong then listed the goal for Community Facilities:

- Ensure the provision of high-quality public facilities, including municipal and educational facilities, for all residents of the City of St. Charles.

Chairman Armstrong asked for comments from the Task Force regarding Community Facilities. No comments from Task Force.

#### Parks, Open Space and Environmental Features

Chairman Armstrong then listed the goals for Parks, Open Space and Environmental Features:

- Work with the St. Charles Park District to continue to provide opportunities for passive and active recreation through high quality facilities and programming.
- Protect and promote the City's unique environmental assets and promote the importance of environment issues and sustainable practices to residents and businesses.

Chairman Armstrong asked for comments from the Task Force regarding Parks, Open Space and Environmental Features. No comments from Task Force.

#### Image and Identity

Chairman Armstrong then listed the goal for Image and Identity;

- Maintain a positive image and identity for the City that is distinct and reflective of its unique character and assets to distinguish St. Charles from other nearby communities.

Chairman Armstrong asked for comments from the Task Force for Image and Identity.

Ms. Penny and Mr. Gaugle pointed out that wayfindings was also under transportation.

#### City Services and Administration

Chairman Armstrong then listed the goals for City Services and Administration:

- Continue to provide high-quality and efficient City services to meet the day to day needs of residents and businesses and create a safe and well-organized support system allowing both neighborhoods and businesses to thrive.
- Maintain a high level of communication with residents, business owners, property owners and partner agencies.

Chairman Armstrong asked for comments from the Task Force for City Services and Administration.

#### Public Comments

Ms. Malay said there needs to be a balance of different housing stocks throughout the city and one area should not be inundated with one type of housing and she feels it's important to create a balanced community. Ms. Malay asked if anything in regard to lighting or any safety features were mentioned for safety of residents. Mr. Gaugel pointed out some objectives listed that show those types of safety features for residents. Ms. Malay said to maybe just spell it out a bit more. Mr. Lavigne said the issue with the street lights is more of a neighborhood character issue because some neighborhoods don't want sidewalks or lighting at all and if it's added it will need to be sensitive to the context of where it would be installed. Ms. Malay suggested looking out for safety enhancements for residents.

Ms. Tungare made the public aware that the document being discussed for the Visions, Goals and Objectives is available for anyone on the website and that the newest version is dated April 6, 2012. Mr. Colby then explained to the public exactly how to get to that document on the city's website.

Ms. Malay suggested in regard to Economic Development in regard to the TIF to maybe say Economic Incentive rather than TIF. Chairman Armstrong said he liked that idea.

Resident commented that in regarding affordable housing, how the city can decide that because the market place decides that. Chairman Armstrong explained that the city interfered with the market with the Zoning Ordinance, but something needs to be provided to allow that and not inhibit that, but also be sure there is an appropriate infrastructure in place that does not overburden everyone else and lead to higher taxes for everyone else. Mr. Gaugel said it's preserving and enhancing to maintain the existing affordability of the neighborhood as it

currently exists as opposed to promoting. Resident said he doesn't see how the Task Force gets involved in the market. Mr. Doyle said the city already has an Inclusionary Housing Ordinance that is legislated by the City Council and given that, he feels the Comprehensive Plan should reaffirm what the City Code already says, and he stands by that. Mr. Lavigne said he thinks this will manifest in many different ways. Mr. Bessner said he sees it as affordable for anyone with different levels of income, that the city has a wide enough range that anyone could live in the city. Mr. Lavigne said this is a policy document.

Resident said he had concerns regarding diversity around town and as of right now developers are building what they can build and selling what they can sell. He thinks the city should hold off on approving high end apartment developments in a similar area until others can be completely finished. Chairman Armstrong said all developers say they are high end but the goal listed looks at a variety of stock and he thinks it needs to be looked at in regard to matching the existing neighborhood but it also has to constitute like with like and the goal/needs to be balanced and future discussion needs to happen. Resident asked if the City Code regulates what's built where. Chairman Armstrong said the Zoning Ordinance is the best tool for the land use plan but the hardest part is on the issue of the ownership which the City cannot regulate. He mentioned using the term "promoting ownership" which could be used in a Comprehensive Plan document but not in the Ordinance.

Mr. Kalley asked if anything is in the plan regarding the concern of city taxes and debt. Chairman Armstrong said not about debt because it's out of the scope. He mentioned the diversity of tax base and putting no more than 2/3 of your EAV in residential because commercial uses will pay taxes. He said communities that do not have that balance have much higher taxes than St. Charles and maintaining a viable tax base is a primary goal. Mr. Kalley said infrastructure adds to the debt and he thinks that should be a concern. Chairman Armstrong said it should be a community concern but he is not sure how it would be written into the document. Ms. Tungare said she feels that is outside of the scope for the plan. Mr. Lavigne said it's an existing condition and it is too specific to revise the plan in the financial condition as it is. Chairman Armstrong suggested that Mr. Kalley bring that to the City Council. Mr. Bessner said it is listed under City Services and Administration to develop, monitor, and implement a long-range financial plan for the city and formally adopt long term strategies and solutions to address difficult financial decisions and also to monitor fees charged for city services to ensure fees charged are both fair and accurate and consider the use of fee-based services for some city services that are currently provided within the city's tax levy for all properties.

Mr. Glenn said he feels that higher education should be added to the objectives under Community Facilities. Chairman Armstrong said it's a sensitive issue in regard to not burdening the community with higher property taxes, but that it is not precluded and it needs to be decided where to place it in the document. Mr. Lavigne said it is mentioned in the visioning statement that nearby college facilities have injected additional intellectual resources into the downtown, as students, professors and visitors take advantage of local services, restaurants and shopping. He the city is open for it, but to actually label a site for a college site will not work.

Mr. Patzelt suggested under transportation removing the word PACE and use Service and also for Bus Rapid Transit to remove Arterial Rapid Transit and also to provide some parking for shuttles. Chairman Armstrong said we had something like that and took it out because we do not want people parking here and then being shuttled to go shop somewhere else.

Ms. Bell-Lasota mentioned the Mall site and downtown having a site to draw synergy between the two. Chairman Armstrong said it was discussed but a site was not identified. He said the existing Arthur Anderson could possibly be used if it were not a training center someday.

## **5. Discussion of Future Land Use Map**

Chairman Armstrong went through the Major Development Parcels within the City's Planning Jurisdiction list along with the proposed land use.

1. Petkus (E of Walmart) –E. Gateway subarea (G)-Retail south, office or residential north.

No comments.

2. Petkus (N of Walmart)

Mr. Lavigne said to maybe match the property line with single-family on the north and transition to higher density moving toward the commercial area, so it would be mixed density.

3. Oliver Hoffman-E. Gateway Subarea (D) Residential north of realigned Foxfield, commercial south.

Chairman Armstrong noted that the use matches what is in the Charlestowne Mall plan.

4. Regole-E. Gateway Subarea (H) Residential

Chairman Armstrong noted that residential matches the use in that area except for the school and the bank.

5. Legacy South-East Gateway subarea (I) Industrial/Office Park

No comments.

6. Division & Kautz

Chairman Armstrong said that's the Bonnie and Toni area. Mr. Lavigne said it's adjacent to the airport so maybe light industrial/office research and heavy buffering for the single family section.

7. 13<sup>th</sup> to Tyler, south of RR

Chairman Armstrong said the transportation plan for this area calls for the right of way to be opened up for a street which will allow for traffic to not have to go through the neighborhood. Mr. Lavigne said if the new street is built it would make sense to have commercial service on the frontage and transition to residential as you go south toward the neighborhood. Mr. Gaugel said he agrees with the commercial use as opposed to just the manufacturing because it gives it a much friendlier atmosphere for bike traffic. Mr. Doyle said an intersection at Tyler and turning off of 13<sup>th</sup> Ave. onto Rt. 64 is not great. He asked if there would need to be any sort of intersection improvements needed at 13<sup>th</sup> and Rt. 64 to make it a functional commercial development area. Mr. Lavigne said yes but it's all part of the road construction. Mr. Doyle said that is consistent with the goal to preserve and enhance industrial use and there is the industrial park to the east so it makes sense. Chairman Armstrong said he doesn't think there would be any

residential there, he doesn't see it selling. Mr. Doyle said it would be very disconnected. Mr. Lavigne said he agrees especially because of the city yard sitting there. Mr. Doyle asked if there is opportunity there for a pocket park. Chairman Armstrong said there would be no access from the south and to come from the west you would have to go along Indiana and zig zag into it, he said he doesn't see a way to allow kids to walk to it.

8. Red Gate Farm-Residential, Single family, 1du/acre with public utility system (per s. Elgin/Kane Co. Agreement)

Chairman Armstrong asked if the agreement mandates a public utility system be used. Mr. Colby said it does not, but the density would change, and it is assumed to be served by public utilities.

9. Applied Composites

Mr. Lavigne said he feels the land use designation is right but the plan that he has seen for the site is not the proper execution. Chairman Armstrong gave some history on the site and said he personally does not agree with density that will bring traffic to the streets in that area cannot handle it. He said he would look at existing residential density and extend it north. Ms. Penny asked if that medium density. Chairman Armstrong said he is not sure and without a definition there is not a good way to say that.

Mr. Colby said there is defined term in the current comprehensive plan but using that would limit it to a defined range of the old plan. Chairman Armstrong said looking at the medium lot size in the neighborhood it's not an area that supports anything else and to possibly use an economic incentive to clean up the contamination on the lot.

Mr. Doyle said there were a number of studies done on the site and there are significant development issues with the site and his recommendation for the site through Plan Commission was based on the current Comprehensive Plan. He said he has reservations regarding the current proposal as well which is a separate issue, but in terms of the land use he is not convinced that medium residential is the wrong use either. Mr. Lavigne thinks the proposal is not very sensitive to the existing context of the site but if it could be remediated and a different approach as far as density to the south, it could be possible. Mr. Doyle said he is not prepared to decide on the basis of a 10 minute conversation to second guess a multi-disciplinary study done a few years ago. Ms. Tungare said the Comprehensive Plan amendment that is on the city website from 2008 was an ongoing process for 15 months with significant public input and consideration by Plan Commission and City Council for that specific site. She said the current plan has been discussed for 15 months now.

Chairman Armstrong asked what the status is on the Lexington Proposal. Ms. Tungare said the Planning & Development Committee recommended approval on the development proposal in May 2012 but it has not gone back before City Council for final definitive action.

Chairman Armstrong asked what the holdup is. Ms. Tungare said the holdup is because there is a TIF request on the property and the redevelopment agreement and TIF request still remains to be considered by Committee.

Chairman Armstrong asked if there is a timeline. Ms. Tungare said it is anticipated to go back to Committee within the next 30 days, possibly the next Planning & Development meeting on Nov. 12. Chairman Armstrong said by the time the Task Force meets again there may be some

movement on this that may help inform us one way or another. Ms. Tungare said it's difficult to say, but possibly.

Chairman Armstrong said we may end up making a recommendation that's already been decided as something else, but on the other hand there may be a decision that the whole thing goes away and then the Task Force input may be very critical. He suggested deferring the site specifically because the imminence of that action may be obsolete in two weeks and to maybe spend the time on other things.

Mr. Gaugel asked if the current proposal fits the medium residential use as it's defined. Mr. Colby said it does, but medium residential is listed as a range of density, but speaking from a comprehensive planning perspective, we are taking about a range of density but also the character of what we want to see designated. He suggested to focus on the land use itself but it's a matter of opinion as to the degree of which it complies with the plan otherwise. Chairman Armstrong said so in other words we are looking at land use maps, which is for designation which some sites may be called out for further text statements. Ms. Tungare suggested for now to just leave it open ended.

10. Heisley Property

Mr. Colby said it is a collection of a large number of parcels that are all under common ownership.

11. Girl Scout Camp-Institutional (S. Elgin/Kane Co Agreement)

Mr. Colby said its Institutional/Open Space, not public land. He said it is not guaranteed that the camp will stay there.

Mr. Doyle asked if there is any reason to change this to open space. Chairman Armstrong said he is not sure there is but the Girl Scout Camp land will stay functional open space due the agreement. Mr. Lavigne said what is typically done is take the heavily wooded areas and parcel them off as open space and this site, given what's around it would be rural residential.

12. W. Rt. 64 lots

Chairman Armstrong said it is now rural residential and asked if anyone would like to see anything different. No comment.

13. W. Campton Hills lots

Remain Rural Residential.

14. IYC Property-N/A

Ms. Penny asked if something new should be discussed for IYC if something changed in the future. Mr. Lavigne said to leave it until that change happens. Chairman Armstrong said he doesn't think it will change for a while.

15. Uof I Horticulture Research Center

No comments.

16. Corporate Reserve-Residential or office north of Woodward (per 9/26/12 discussion)

Mr. Lavigne said there are two different land uses, and asked if the office space that is there now should be highlighted as office space and the vacant space be residential. He said there will be a land use plan and a residential area plan and call outs around different parcels that need specific recommendations and this site one way or the other if its designated as commercial it should be highlighted on the commercial area plan and say it has the potential to be residential. Ms. Tungare said there is also a section along Rt. 64 that has potential for retail. Chairman Armstrong said he would leave it commercial and residential that matches because that is the current zoning but that he could be persuaded otherwise. Mr. Lavigne suggested calling it as office on the map but then in the commercial area plan as a potential residential area as well. Ms. Tungare asked if there was a potential residential developer would that mean they would have to come back to the comprehensive plan for an amendment. Chairman Armstrong said an amendment would not be necessary, if it's a call out and if residential is acceptable as long as its comparable density to the adjoining properties. Mr. Lavigne said the cleaner way to do it is show the existing use, and that will give the leeway to match the density east and west.

Mr. Doyle said a developer would need to come back for a public hearing for the Map Amendment anyway. Mr. Lavigne said yes but not to amend the Comprehensive Plan. Mr. Doyle said he agrees that the property should not be re-zoned as of right now.

Mr. Doyle said in regard to its current zoning it is a massive office space and he doesn't see how that particular PUD is consistent with the idea of a gradual transition to rural residential. Chairman Armstrong gave some history on the old Cardinal Properties site and how it became its current zoning.

17. Settlements of LaFox

Mr. Colby noted that the aerial does not show the full extent of the property. He said on the development plan that was approved by Kane County there was a higher density residential use around the town of LaFox and then there was lower density between there and St. Charles. Chairman Armstrong said one thing that was clear was that St. Charles did not want to annex in that property. Ms. Tungare said there has been a change in the Council since then and they may want to reconsider this. Mr. Lavigne said he is inclined to make it open space along corridors and rural residential.

18. Kane County property-Rt. 38 N. of Courthouse

Mr. Bessner asked what public and semi-public entails. Chairman Armstrong said it means the county owns the property and they anticipate the county would develop it as something related to a government center. Mr. Bessner said in looking to designate that what kind of consistency is involved. He said there have been some concerns of that becoming a fleet facility. Chairman Armstrong said in terms of land use direction it could be called out as sensitivity for the Harvest Hills neighborhood. Mr. Bessner said call out as sensitivity. Ms. Tungare said the sensitivity to the adjoining neighborhood has been expressed as a concern and discussion has been had with the county recently.

Chairman Armstrong said the Task Force is okay with public land on the parcel.

19. Fairgrounds-W. Gateway Subarea (D) Development of commercial uses on Randall or Comprehensive redevelopment

Chairman Armstrong asked if more specific land use are in order or wait till it moves to address it. Mr. Doyle said Prairie and Randall is one of the most dangerous intersections in the city and he asked if that could be alleviated if Prairie continued through and joined with Rt. 38. Chairman Armstrong said it used to, the old Lincoln Highway and the way it is currently is the fix from the old problem. Mr. Doyle said this has been identified as a catalyst site and to do it justice as to what it could be, frontage roads are needed to not add to congestion. He said if Prairie came through and aligned with Rt. 38 further west there would be more frontages for retail. Mr. Smunt mentioned the signal entry by Meijer and said if it was brought back and T'd in to Rt. 38 that would become a future access point to a connector into the Fairgrounds. Chairman Armstrong said instead of connecting Prairie into that it may be better to have it angle north into a collector that comes down to the intersection. Mr. Doyle said maybe there is another opportunity for another connector because it is a large property. Mr. Lavigne said he agrees with Mr. Smunt on the use of the signal to connect Prairie and that the community's vision is to intensify Randall Rd. extending all the way to Rt. 38.

Mr. Doyle said he doesn't think it can be because looking at what we want to happen by Corporate Reserves and the post office and the connectors, there is a big hole of underutilized land and he would like to prioritize infill first. Mr. Lavigne said he would then just take what is said in Site D and put it on as the land use.

20. Bricher Commons-W. Gateway subarea (F)-Commercial on Rt. 38, multifamily residential or office w/commercial services south.

Mr. Doyle asked for the rational for the multi-family residential. Chairman Armstrong said it's for some accessible housing, not affordable housing, but accessible for a person with handicapped conditions. Mr. Doyle said we need to be careful here because with the judicial center and the correctional facility west of that, it could paint a picture of something other than what we want to paint. Ms. Penny suggested commercial and office. Mr. Doyle said he advocates multifamily residential but east of Randall.

Chairman Armstrong asked if we want a call out on residential. Mr. Lavigne said it's already in here as Site F but we could say it would be designated as office and commercial service, which would still leave a qualifier that could open the door to multi-family development. Task Force agreed.

21. Anderson Property-W. Gateway subarea (K)-neighborhood commercial at Rt. 38/14<sup>th</sup> St.; residential with density transition to northeast.

Mr. Smunt said the vision of Gray St. continuing west to 14<sup>th</sup>, that he cannot imagine that going to Rt. 38. Chairman Armstrong said it would provide the connection so people who live there do not have to cut through neighborhoods, but would provide enough of a work around that would not invite traffic.

Mr. Gaugel said in regard to Gray St. being extended through, in the goals and objectives we want to eliminate cut through traffic and that would be a major cut through thoroughfare because it would be used as highway bypass. Chairman Armstrong said to look at it another way, right

now people are cutting through neighborhoods in the existing condition and the idea is this will allow them to get in and out. Mr. Smunt said you would have to drive through Geneva to get to Rt. 38 because there would be no way out. Mr. Lavigne said on the subarea plan the connection is not until Rt. 38. Mr. Colby said the plan shows a right in/right out at Rt. 38 and the street extended up near Carriage Oaks.

Mr. Doyle said he lives close to this area and in building connector streets like this, public roads are for use by the public. When you try to bottle neck it, all that is being done is pushing traffic somewhere else and people drive faster and actually get cut through if there is not a good grid. He said provided Gray is not being connected to Rt. 38 but up to near Carriage Oaks, he agrees that you will not go through that neighborhood to get out unless you live there. Mr. Colby said the annexation agreement is for right in/right out only at the boundary line.

Task Force agreed on the land use.

Mr. Lavigne said it's a signalized intersection with commercial but everything else residential.

Ms. Malay asked for clarification on what type of residential. Ms. Tungare said it was multi-family residential with some stipulation about possible affordable or senior housing where there would be some additional density if there was some incentive for providing special or affordable housing. Chairman Armstrong asked for the total number of units and if Ms. Tungare could have that information for the next meeting. Ms. Tungare said sure and also that there is a PUD and an Annexation Agreement on that property.

Ms. Malay asked if the existing use will stay. Chairman Armstrong said not sure yet but it's important to take into account that they have legal right to it.

Ms. Bell-Lasota asked about Site 8 near Red Gate Rd., The Reserves and Rivers Edge and if and if Rural Residential is being suggested. Chairman Armstrong said it would be the map designation but that rural residential would be more like Red Gate Ridge is to the left. Ms. Bell-Lasota suggested putting language in to be sensitive to the historic landmark property in the adjacent area due to the Farm to the west being in the process of being landmarked. Mr. Lavigne said the land use plan does not have room for text. Chairman Armstrong said but we could certainly get that in at some point.

Ms. Bell-Lasota said regarding Red Gate Road that previous studies have projected that increased traffic could cause an eventual change in land use to commercial on the corridor.

Resident asked if she missed the discussion for the future land use for old St. Charles Mall. Chairman Armstrong said last meeting it was discussed but with no conclusion drawn, but there were a few options and the consultant will be coming back with that information at the next meeting on Nov. 14. Resident said to make that area residential with retail or not seems strange to her because there are an awful lot of apartments in the area already. Chairman Armstrong said there are a couple different plans right now with plan 1 not having any residential at all, and plans 2 and 3 have small areas of residential. He said in talking about the site it is not just the mall site, it's everything on the east side of Randall between Prairie and Bricher, west to where Dominick's was and north through the old mall site through the existing Covington Ct. He said in mostly taking all the residential out they are worried about what is often called a "Town Center" design with retail or office on first floor and residential above it, but they want to see what it looks like before a decision is made. Resident asked if there would be a prototype from a developer.

Chairman Armstrong said no because that is not what this process is about, it's about the types of things that would be considered, but we are especially concerned not to develop something so restrictive that nothing would ever be developed on it. He said a variety of uses is the desire but that has not been decided yet. Resident asked if suggestions are being taken from residents. Chairman Armstrong said sure we are, from everyone, but a poll will not be taken from everyone in the room. Mr. Lavigne said 3 different have been prepared reflecting the views heard throughout workshops, but now is the chance to discuss them on Nov. 14. Chairman Armstrong said the most helpful thing for the Task Force are examples for what the community wants.

Resident commented that she feels an educational facility was a great suggestion.

Ms. Malay said she handed over about 30 letters that evening that she was told would be in the next meeting packet and a lot of those letters have suggestions regarding residential, and they are mostly consistent with not wanting residential, most want retail. She said in talking about balancing the community that First St. should be taken care of first and that she is all for the concept of apartments in the downtown. She said in regard to the Corporate Reserves and the Applied Composites site that in regard to the density issue to please be sure that it is consistent with the surrounding areas. She said the issue should be addressed now so developers in the future will know up front and their time will not be wasted. Chairman Armstrong said it will be addressed in the plan, but he didn't want to have the Council pass something final and then have something completely different in the plan that will have to be changed. Ms. Malay said it is still a historic area and it should be taken into account.

Resident thanked the Task Force for taking the communities comments and suggestions into consideration.

Joseph Masiokas said in regard to the Applied Composite site, that their own environmental consultant said its only 1.5 contaminated out of 10. He said the consultants who developed the Comprehensive Plan amendment was in the employ of the developer, so the plan reflects what the developer wants with no input from the community. He said the community said if it was going to be residential it should be 80 single-family homes that match the density for the surrounding neighborhood. He said five members of the Plan Commission agreed that they were approving it subject to the roadway to the north by the Timbers being added and that it has not been brought up since. He said residents in that neighborhood are willing to accept 80 single-family homes or an independent and assisted living for seniors or handicapped.

## **6. Meeting Announcements:**

- a. Task Force Meeting, Wednesday, November 14, 2012 at 7:00pm in Council Chambers
- b. Open House, Wednesday, November 28, 2012 at 6:00pm in Council Chambers
- c. Task Force Meeting, Wednesday, December 12, 2012 at 7:00pm in Council Chambers

## **7. Additional Business.**

Mr. Doyle stated he would be out of town for two out of the three meetings coming up but that he would be available to call in to participate. Chairman Armstrong asked staff to check into the Open Meetings Act rules up front, but that he thought that had to be a quorum present in person. Ms. Tungare said staff would check into it.

## **8. Adjournment at 10:48pm.**