

1 S62921

2 STATE OF ILLINOIS)
) SS.
3 COUNTY OF K A N E)

4

5 BEFORE THE CITY COUNCIL
6 OF THE CITY OF ST. CHARLES

6

7

In the Matter of:)
8)
Public Hearing for Proposed)
9 2013 St. Charles)
Comprehensive Plan.)

10

11

12 REPORT OF PROCEEDINGS had at the hearing
13 of the above-entitled matter before the City
14 Council of the City of St. Charles at the
15 St. Charles City Hall, 2 East Main Street,
16 St. Charles, Illinois, on August 5, 2013, at the
17 hour of 6:33 p.m.

18

19

20

21

22

23

24

1 PRESENT:

2 MAYOR RAYMOND ROGINA, Chairman;

3 ALDERMAN RONALD SILKAITIS, Ward 1;

4 ALDERMAN RITA ANNE PAYLEITNER, Ward 2;

5 ALDERMAN ARTHUR LEMKE, Ward 2;

6 ALDERMAN WILLIAM TURNER, Ward 3;

7 ALDERMAN TODD BANCROFT, Ward 3;

8 ALDERMAN JIM MARTIN, Ward 4;

9 ALDERMAN JO KRIEGER, Ward 4;

10 ALDERMAN ED BESSNER, Ward 5; and

11 ALDERMAN MAUREEN LEWIS, Ward 5.

12

13 ALSO PRESENT:

14 MS. NANCY GARRISON, City Clerk, and

15 MR. JOHN MC GUIRK, City Attorney.

16

17

18

19

20

21

22

23

24

REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN

3

1 MAYOR ROGINA: At this time I
2 would like to call the public hearing regarding
3 2013 comprehensive plan to order and ask City
4 Clerk Garrison to call the roll.

5 MS. GARRISON: Stellato.

6 (No response.)

7 MS. GARRISON: Silkaitis.

8 ALDERMAN SILKAITIS: Here.

9 MS. GARRISON: Payleitner.

10 ALDERMAN PAYLEITNER: Here.

11 MS. GARRISON: Lemke.

12 ALDERMAN LEMKE: Here.

13 MS. GARRISON: Turner.

14 ALDERMAN TURNER: Here.

15 MS. GARRISON: Bancroft.

16 ALDERMAN BANCROFT: Here.

17 MS. GARRISON: Martin.

18 ALDERMAN MARTIN: Here.

19 MS. GARRISON: Krieger.

20 ALDERMAN KRIEGER: Here.

21 MS. GARRISON: Bessner.

22 ALDERMAN BESSNER: Here.

23 MS. GARRISON: Lewis.

24 ALDERMAN LEWIS: Here.

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

4

1 MAYOR ROGINA: Ladies and gentlemen,
2 this is a public hearing regarding the 2013
3 comprehensive plan.

4 The comprehensive plan serves as the City's
5 policy guide for development within a 20-year
6 time frame. The plan is a vision document to be
7 referenced when the City makes decisions regarding
8 new development proposals, zoning changes, and
9 public infrastructure improvements.

10 The plan functions as a guide only. I
11 repeat, the plan functions as a guide only. The
12 plan does not change the zoning of any property.
13 Zoning changes require a formal public hearing
14 process specific to each property and requires
15 City Council approval. The plan does not approve
16 a development proposal for any property. The
17 plan simply lays out a vision of how the
18 community could evolve and improve over the next
19 20 years.

20 Any changes to zoning requirements or the
21 approval of a development proposal or there is a
22 change in zoning or land use, regardless of
23 whether it complies with this plan or not,
24 requires a public hearing and review process that

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

5

1 includes a vote by this City Council.

2 Now, some background, if you will bear with
3 me a moment on the process.

4 This public hearing is a culmination of a
5 process that began in May of 2011. At that time
6 the City Council elected to proceed with hiring a
7 planning consultant, Houseal Lavigne Associates,
8 to draft a new comprehensive plan and appointed a
9 seven-member citizen task force to guide the
10 process and oversee the production of the
11 draft plan.

12 An extensive, extensive public outreach
13 process was conducted over 18 months, including
14 five workshops, two visioning exercises, and
15 three open house events. This process concluded
16 on December 12th, 2012, when the task force
17 recommended approval of the document for
18 presentation to the Plan Commission.

19 State statute requires that the comprehensive
20 plan be submitted to the Plan Commission for
21 review prior to consideration by City Council.
22 Therefore, on December 17th of 2012, City Council
23 approved the motion to direct the Plan Commission
24 to consider and make a recommendation regarding

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

6

1 the comprehensive plan draft.

2 The Plan Commission reviewed the plan over
3 four meetings and recommended approval on
4 March 19th, 2013, subject to a list of revisions
5 which you've all had access to.

6 All Plan Commission discussion points and
7 recommended revisions are included in the table
8 posted with the public hearing materials.

9 The comprehensive plan draft and
10 Plan Commission recommendations were presented to
11 the planning and development committee of this
12 council on May 13th of 2013. The committee
13 discussed the plan June 10th, 2013, and
14 July 8th, 2013. On July 8th the committee made a
15 recommendation to forward the document to the
16 City Council for formal public hearing subject to
17 a list of revisions. Those recommended revisions
18 have also been posted with the public hearing
19 materials.

20 July 15th, 2013, the City Council approved
21 a motion to schedule a public hearing before the
22 City Council for the 2013 St. Charles comprehensive
23 plan on Monday, tonight, August 5th at 6:30, and
24 so now we begin the formal public hearing, and I

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

7

1 would have to obviously announce the governing
2 statutes that apply.

3 This hearing is being held pursuant to
4 Chapter 65 of the Illinois Compiled Statutes
5 Act 5, Section 11-12-7. A public hearing notice
6 was published in the Kane County Chronicle on
7 July 19th, 2013.

8 This public hearing is an opportunity for
9 persons to present testimony orally, in writing,
10 or both regarding the comprehensive plan draft
11 and supplemental revisions. The following
12 documents are the subject of tonight's hearing:

13 1) The 2013 St. Charles comprehensive plan
14 draft recommended for approval by the comprehensive
15 plan task force on December 12th, 2012; 2) The
16 supplemental revisions dated March 19th, 2013;
17 and 3) The planning and development committee
18 recommendations and supplemental revisions dated
19 July 8th, 2013.

20 These documents have been posted on the
21 City Web site, have been available for review at
22 City Hall and in the St. Charles public library.
23 The plan has been presented and discussed at
24 numerous public meetings over the past two years.

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

8

1 No formal presentation of the document is planned
2 tonight.

3 Following the closing of the public hearing
4 tonight during our regular City Council meeting
5 this council will formally vote on a motion -- a
6 motion to direct staff to modify the draft
7 comprehensive plan document based on the
8 Plan Commission and planning and development
9 committee revisions and any further revisions
10 approved by the City Council. The final version
11 of this plan will be presented for adoption at a
12 future City Council meeting tentatively two weeks
13 from tonight, August 19th, 2013.

14 So at this time I'll open the floor to
15 public testimony if you bear with me for another
16 30 seconds for a few ground rules.

17 I'm not getting to set an egg timer up here
18 or time limit, but I would ask you respectfully
19 try to make your point and move on so other
20 members of the community can speak.

21 Could we avoid redundancy? If someone has
22 made your point clearly and succinctly, there's
23 probably no need to have it said a second and
24 third time.

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

9

1 Third, very important, respect for all
2 testimony at all times. No outbursts, no
3 clapping, let's allow everybody to come to the
4 microphone and say what they have to say without
5 any interference from anybody else. We're not
6 here for debating tonight; we're here for public
7 testimony for you to make statements regarding
8 documents as set forth.

9 With that, I will open the floor to
10 testimony. As you come to the microphone, as
11 always, name and address for the record.

12 Who would like to start?

13 Mr. Kalley.

14 MR. KALLEY: Gene Kalley,
15 510 Longmeadow Circle.

16 This comprehensive plan will result in the
17 City of St. Charles being financially involved in
18 many real estate projects. This plan talks about
19 funding sources but did not list taxes as a
20 funding source. Let's review past real estate
21 projects.

22 The City paid \$2 million to Shodeen for
23 what proved to be worthless land covenants. The
24 \$2 million comes from taxpayers' money, and all

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

10

1 of it is wasted.

2 Lexington Club developers bought land in
3 2006. Later the developers asked the City for
4 the handout and got it. The nearly \$5 million
5 comes from taxpayers' money and all of it wasted.

6 The City is using \$16 million of Costco
7 city sales taxes to pay for subsidizing Costco's
8 purchase of land. Batavia did the same for
9 Walmart but only used \$1.5 million. 14.5 million
10 of the 16 million is wasted taxpayers' money.

11 The City has paid millions for the failed
12 First Street project and has to pay \$45 million
13 more in future bond payments. For this we have a
14 handful of new shops and a handful of offices.
15 The first Street project was funded with
16 taxpayers' money, and most of it has been wasted.

17 It is obvious that the comprehensive plan
18 should point out that tax money will be used as a
19 funding source. Also, the City needs to change
20 in order to reduce waste. The First Street
21 project is a perfect example.

22 The City spent over a year having public
23 meetings and documenting everything except the
24 financials and financial risk. The planning and

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

11

1 development committee then approved the project
2 and released the financials, and two weeks later
3 the City Council approved the project. The
4 comprehensive plan should suggest that the City
5 Council wait a minimum of six weeks after the
6 financials and financial risks are disclosed.

7 The City on its First Street Web site
8 stated, and I quote, "Taxpayers will notice no
9 change on their property tax bills due to this
10 project." This statement which is still up on
11 the Web site has been shown to be patently false
12 by the tune of tens of millions of dollars.

13 Thank you.

14 MAYOR ROGINA: Thank you, Mr. Kalley.

15 Next. Yes, sir.

16 MR. VASIL: Hello. Thank you. My
17 name is Dan Vasil. I live at 713 South 6th Street.

18 I would just like to say, you know, twice
19 since I've lived here in St. Charles since 1991 the
20 City -- the school district has come up with
21 redistricting boundaries, and even though I live
22 in close proximity to Davis School, both times
23 it's come up where we had to fight to make sure
24 our kids didn't get transported to some other area.

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

12

1 And I just would like to make sure if
2 something were to be done in terms of building
3 and rezoning and adding more residential units, I
4 would like to be sure that, you know, consider --
5 not consideration -- a school were planned and
6 built beforehand, not just after the fact waiting
7 to see if people come or not.

8 We've been -- we've had to fight to make
9 sure our kids could walk to school and not have
10 to be bussed across town, and I would like to
11 make sure that would continue.

12 MAYOR ROGINA: My only comment to
13 that would be simply that at least from the
14 standpoint of when -- we certainly have open
15 dialogue with the school district, but we have no
16 jurisdiction over a decision they might make
17 without consulting us.

18 But we do have dialogue with them, and to
19 that extent I would agree with you there should
20 be such cooperation with the City and the school
21 district. But, again, a decision like you referred
22 to earlier is really not our jurisdiction.

23 MR. VASIL: I do understand that.
24 That's why I say it should not be an if or a

REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN

13

1 potential but push it onto the people that want
2 to make this development happen and all, make
3 them put this in place ahead of time, make them
4 work with the school district to make sure that
5 we're not dealing with another situation where
6 kids need to be bussed all over town to
7 accommodate a new development.

8 MAYOR ROGINA: I understand.
9 Thank you.

10 MR. VASIL: Thank you.

11 MAYOR ROGINA: Thank you, sir.

12 Next?

13 (No response.)

14 MAYOR ROGINA: Last call.

15 MR. DIFATTA: My name is Bob Difatta.
16 I live at 1107 Horne.

17 And I don't know the specific identification
18 for the property involved, but I'm referring
19 specifically to the vacant property behind
20 Jewel/Osco. This has come up in the past. We've
21 had these battles for the last five years, but I
22 think we're at that same point.

23 I would just like to see a show of hands of
24 the people that are opposed to any residential or

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

14

1 apartment use of that property. If you'd like to
2 see just commercial only like Geneva, Batavia,
3 Elgin, Algonquin. Everybody has developed
4 Randal Road property as commercial for tax
5 revenue, and I'd just like to see a show of hands
6 of people that would be opposed to residential on
7 that property.

8 (Hands raised.)

9 MR. DIFATTA: Thank you.

10 MAYOR ROGINA: Thank you.

11 Anything else? Any other individual?

12 Yes, sir.

13 MR. NORGAARD: Larry Norgaard,
14 1214 South 6th Street.

15 My concern is some of the rationalization
16 for justifying adding residential to the
17 St. Charles Mall property has been that, well, we
18 need to have walking traffic to support the
19 commercial zoning.

20 We don't need that. We have apartments on
21 14th Street adjacent to that property, on
22 Prairie Street adjacent to that property on
23 14th Street. On the east side, we have a
24 retirement center there already. We have

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

15

1 Wessel Court; we have other areas just next to
2 Wessel Court. All we're doing is adding to a
3 crime problem if we do any residential development
4 in that area without due consideration to density
5 and issues of that sort.

6 The commuter traffic, again, on Prairie is
7 a considerable risk for all the -- two middle
8 schools and two grade schools that cross there
9 now. So that's my concern. We don't need that
10 justification to justify that aspect of the
11 development.

12 Thank you.

13 MAYOR ROGINA: Thank you,
14 Mr. Norgaard.

15 MS. BELL-LA SOTA: Vanessa Bell-LaSota,
16 1610 Howard Street. Missed the last meeting when
17 residential was voted back into the catalyst site
18 due to an accident.

19 And so because of that, that points to an
20 area that is lacking in this document that I saw
21 in the former comprehensive plan that I just
22 would like to make everybody aware of. And
23 that's that subdivision communities were addressed
24 in the earlier plan. They're not dressed

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

16

1 sufficiently in this plan.

2 Neighborhoods aren't addressed sufficiently.
3 So if we do want to encourage development and leave
4 that open-ended, we have to be also responsible
5 to put in the document what the caveats are for
6 protecting the neighborhoods so that --
7 neighborhood character is covered in about a
8 couple of paragraphs back in the back of the
9 document, but now if really you're going to leave
10 that option open on those catalyst sites, there
11 are protections that need to be put in place for
12 existing neighborhoods.

13 One of the things that came up during the
14 course of the old St. Charles Mall controversy
15 was cut-through traffic that was such a
16 consideration because of the density that would
17 come to that side of town where I live,
18 1610 Howard, Prairie Street, the Davis-Richmond
19 area. The volume of traffic that would be
20 generated by residential is undeniable.

21 There's starting to be a traffic study about
22 Prairie Street at 7th, and Prairie at Randall,
23 and 14th at 38, and they talked about traffic
24 queues, the need for future stoplights at 7th and

REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN

17

1 Prairie. All those things aren't really
2 addressed, the impact of density isn't addressed
3 here, and with an older section of town like the
4 west side of town bearing the burden of some
5 future residential population, they'll never
6 catch up regardless of cash in lieu. You need to
7 figure out how to factor in new student
8 populations in the schools across town.

9 I think another chapter needs to be
10 addressed that's missing in here, and that is to
11 expand the idea of what do we want, what is
12 St. Charles' vision for the existing neighborhoods.
13 I think you're overlooking the impact to the
14 existing neighborhoods maybe in an effort to
15 encourage developers to have a plan, but this is
16 a rush on this plan, and I think we need to back
17 up, and if you really want those catalyst sites
18 to be as open-ended as they are, then there's a
19 chapter missing in this document.

20 Thank you.

21 MAYOR ROGINA: Thank you.

22 Anyone else?

23 (No response.)

24 MAYOR ROGINA: Hearing no further

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

18

1 public testimony, I would ask for council's
2 comments, and I would start on my right side here
3 with Alderman Silkaitis, and we can gently work
4 our way down the row.

5 ALDERMAN SILKAITIS: Thank you.

6 As I said before, I'm opposed to any
7 housing development on that old mall property.
8 Again, never say never, but I would prefer to
9 have it out of the comprehensive plan, designate
10 it as a commercial retail, and go from there.

11 I think if a good development comes along
12 that is unique, it may consist of residential,
13 but I don't want to go the other way around and
14 say you can have residential and no commercial.
15 So I'm not in favor of the way the comprehensive
16 plan is worded right now.

17 Thank you.

18 MAYOR ROGINA: Alderman Payleitner.

19 ALDERMAN PAYLEITNER: No additional
20 comment.

21 MAYOR ROGINA: Alderman Lemke.

22 ALDERMAN LEMKE: A similar situation
23 and this involves the idea that a developer is
24 allowed to build multistory on some other space

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

19

1 that would nominally be retail. That really gets
2 in the way of doing some of the big boxes. You
3 don't see along Randall Road big boxes with
4 housing on top of them, and I think that's true
5 on the east side as well as the west side, and I
6 continue to have a problem with that.

7 It is possible that any developer can come
8 in and say, "Look, I have something," and
9 nothing -- in a more structured plan with balance,
10 nothing prevents -- a developer can always
11 present.

12 But I think we need to say what we want.
13 Otherwise, we don't really have a chance of
14 getting it.

15 Rest my case.

16 MAYOR ROGINA: Alderman Turner.

17 ALDERMAN TURNER: I approve of the
18 comprehensive plan the way that the committee
19 presented it to us. It has a lot of options in
20 it, and this is something that's going to go
21 forward for 10 or 15 years, if not 20.

22 We don't know what the future is going to
23 bring, and this whole idea of the residential --
24 if you look at residential today, how residential

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

20

1 is structured, maybe it doesn't fit there, but
2 probably less than a month ago in the Tribune
3 there was an article about something called a
4 pocket neighborhood. If we would have known that
5 pocket neighborhood was around two years ago, I'd
6 say to you Lexington would look a lot different.

7 I don't know what's going to come in the
8 future, but I do believe in American ingenuity.
9 There isn't a plan out there for the old mall
10 now, but there will be that will be satisfactory
11 to the residents and the City Council. I don't
12 know what it is, but I'm going to count on the
13 ingenuity of America to bring that forward.

14 I also think there's going to be a builder
15 that's going to go in there and construct it, and
16 I think the owner of the land will eventually see
17 value in it.

18 So to me we need to have all those options
19 on the table. We're not going to have the
20 ingenuity or creativity by putting restrictions
21 on our open space, whether it's at old
22 St. Charles Mall, the Charlestowne Mall, or for
23 that matter west of 64.

24 Thank you, your Honor.

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

21

1 MAYOR ROGINA: Thank you,
2 Alderman Turner.

3 Alderman Bancroft.

4 ALDERMAN BANCROFT: I too approve of
5 the comprehensive plan the way it's drafted
6 subject to the revisions that are on the Web site.

7 One thing I want to point out, though, on
8 pages 32 and 33 of the main document there's
9 two full pages that really delved into protections
10 afforded neighborhoods with respect to
11 residential uses.

12 The first item is "Preserve the character
13 of the City's existing single-family residential
14 neighborhoods." The second is "Locate new
15 multifamily residential developments in appropriate
16 locations within the city and consider the
17 implications of concentrating units in one
18 location or area of the city."

19 I won't read them all, but it goes on to
20 list, I'm going to guess 10 or 12 specific
21 safeguards that would need to be considered in
22 conjunction with anything that was ever proposed.

23 And, again, this is simply a policy
24 document, so I just want to point to those

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

22

1 two pages because I think it's important to
2 understand that there are some things in this
3 document that govern residential land use
4 policies.

5 MAYOR ROGINA: Thank you.

6 Alderman Martin.

7 ALDERMAN MARTIN: Your Honor,
8 thank you.

9 I have been and -- or have held the
10 position and will continue to hold the position
11 that this is an opportunity for us to retain the
12 final location for a commercial center, and I
13 don't believe that residential belongs here and
14 will continue to support my position.

15 I would comment further that the other
16 parts of the comprehensive plan that we have
17 discussed I would support, but I will not support
18 the residential on the St. Charles Mall.

19 MAYOR ROGINA: Thank you.

20 Alderman Krieger.

21 ALDERMAN KRIEGER: Basically, I
22 support the comprehensive plan as it's being
23 presented. I think that we're overlooking the
24 fact that any development will have to come

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

23

1 before the Plan Commission, the planning and
2 development committee before it ever comes to the
3 Council, and that will be when we determine what
4 we want and where we want it.

5 I think we have to leave the phrase "mixed
6 use" in so that we leave the door open to perhaps
7 some sort of educational or medical facilities on
8 either one of those properties. I would not
9 support apartments on the St. Charles Mall.

10 MAYOR ROGINA: Thank you.

11 Alderman Bessner.

12 ALDERMAN BESSNER: Thank you.

13 I'm in favor of the comprehensive plan as
14 it has been sent to us from the committee with
15 the residential component attached to it or
16 included.

17 My decision has not been based on apartments;
18 it's not based on any type of residential use.
19 It's based, as I stated previously, upon the fact
20 of competitive plans, creative plans that may
21 come to us in the next 5, 10, 15 years.

22 The economy has changed over the last five,
23 six, seven years, and we don't know if we're
24 going to get back to the way it was in 2007 or

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

24

1 2008 versus where we're going to be. So I think
2 we need to leave that option open for some
3 creative processes.

4 MAYOR ROGINA: Thank you.

5 And Alderman Lewis.

6 ALDERMAN LEWIS: Well, it's been a
7 long two years getting to this point, and I would
8 like to thank all of those that have been
9 involved with the comprehensive plan.

10 Many people from all over St. Charles have
11 made contributions of their time, their ideas,
12 their thoughts, and I really appreciate their
13 input and their sincere involvement in this
14 process.

15 We have a fabulous community in the City of
16 St. Charles, and it's because of all of you that
17 are here taking an interest in this community.

18 I do support the plan as it's presented. I
19 support the three options for the old St. Charles
20 Mall site. I feel confident that there's strong
21 enough wording that it will eliminate what most
22 of us don't want. I think as those of us in the
23 room, I agree I will not support apartments,
24 high-rise apartments, and I think there's

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

25

1 sufficient language in the document that will
2 eliminate that.

3 I believe it would be backwards to approve
4 a comprehensive plan with the idea that we're
5 already going forward to amend it. I don't think
6 that's initially the way we should do it, and I
7 do support this project.

8 And, again, thank you all for showing up,
9 and I appreciate your comments. We might not
10 always agree but I do listen. I do understand, I
11 do share a lot of your concerns, but I don't have
12 any fear. I have confidence in my fellow
13 councilmen, and I hope that you will trust us
14 that we will do the right things for you.

15 Thank you.

16 ALDERMAN PAYLEITNER: Your Honor?

17 MAYOR ROGINA: Alderman Payleitner.

18 ALDERMAN PAYLEITNER: I passed
19 originally to avoid redundancy, but I would like
20 to at least go on the record to say that I, too,
21 approve of the document as revised.

22 20 years ago we couldn't predict what was
23 happening today, and I think to say we know today
24 what's going to happen 20 years in the future is

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

26

1 also not possible. So for that reason alone we
2 need to keep our options open.

3 And like Maureen stated, I trust this body
4 now and in the future, and we'll see that our
5 town is protected.

6 MAYOR ROGINA: Well, I appreciate the
7 comments of several of you that say "I trust my
8 colleagues" because I trust my colleagues on the
9 City Council, as well.

10 I sat over there where Mr. Kalley is
11 sitting right at the moment at the P & D meeting,
12 and I listened to a comment made by one of the
13 task force committee members, Mr. Brian Doyle who
14 came to the microphone that night and said,
15 "We're looking at this document here and its
16 add-ons, we're looking for something special that
17 as a development comes forward that's something
18 special and unique to St. Charles."

19 And I think that's important and that's
20 good, and I don't want anybody walking out of
21 here tonight not thinking that as a proposal is
22 made that, A, neighborhood and -- neighborhood
23 input would not be considered. Of course, it's
24 going to be considered. We consider it through

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

28

1 We think St. Charles is a great community
2 and are thrilled at the product and the community
3 involvement working with the City of St. Charles
4 in such an important document.

5 MAYOR ROGINA: Thank you.

6 And, finally, last but certainly not least,
7 any member of the task force, Chairman Armstrong,
8 or any of your members would like to make any
9 comments?

10 Betsy.

11 MS. PENNY: Betsy Penny,
12 90 Whittington Course, St. Charles, Illinois.

13 Most everything's been said that I believe,
14 but I guess I just want to emphasize maybe what
15 Alderman Payleitner said and some of the others.
16 That is that I think we need to be careful that
17 we don't close the doors to things we don't know
18 about because we're afraid of what the conditions
19 are today, and I think that that can cause us to
20 eliminate people from being imaginative and
21 creative by putting restrictions and things on
22 these areas that we all want something good to
23 happen.

24 Therefore, I just think this plan with

**REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN**

29

1 some of these options -- and like you said,
2 Mayor Rogina, it is a plan; it is not a zoning
3 ordinance. So that's terribly important to
4 remember that.

5 And I guess I hope we'll choose to have
6 this plan as it is so it's somewhat flexible and
7 a guiding document, a policy -- that's all it is --
8 that encourages those who have the means
9 economically and the desire to invest in this
10 community, and I'm afraid if we start putting
11 restrictions, "No this, no that" because we don't
12 know what 20 years, 10 years will be. I'm hoping
13 something happens a lot sooner than 20 years.

14 Thank you.

15 MAYOR ROGINA: Thank you. Chairman
16 Armstrong.

17 MR. ARMSTRONG: Mark Armstrong,
18 2210 Forest Ridge Road, St. Charles.

19 Mayor, members of the Council, thank you
20 for the opportunity we've had over the last
21 couple of years. It has been our pleasure to
22 serve you and to serve this city.

23 One thing that unites everyone in this room
24 is our love for St. Charles and our desire to

REPORT OF PROCEEDINGS -- 08/05/2013
PROPOSED 2013 COMPREHENSIVE PLAN

30

1 take St. Charles well into the 21st century and
2 make it an even better place to live than it is
3 now. I thank you for the trust you've placed in
4 us, and we are pleased to have completed our task.

5 MAYOR ROGINA: Thank you, Chairman
6 Armstrong.

7 Any other member of the task force?

8 (No response.)

9 MAYOR ROGINA: I would entertain a
10 motion to close the public hearing.

11 ALDERMAN SILKAITIS: So moved.

12 ALDERMAN TURNER: Second.

13 MAYOR ROGINA: I think a voice vote
14 is okay here. All those in favor say aye.

15 (The ayes were thereupon heard.)

16 MAYOR ROGINA: The motion will carry.
17 The public hearing is closed.

18 (Which were all the proceedings
19 had in the above-entitled matter
20 at the hour of 8:06 p.m.)

21

22

23

24

