


**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. TODD BANCROFT – CHAIRMAN  
MONDAY, JANUARY 11, 2016 - 7:00 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. Motion to approve Ald. Lemke to attend this meeting via telephone due to a personal illness.**
- 4. COMMUNITY & ECONOMIC DEVELOPMENT**
  - a. Presentation of a Concept Plan for Prairie Center.**
- 5. ADDITIONAL BUSINESS**
- 6. EXECUTIVE SESSION**
  - Personnel 5 ILCS 120/2(c)(2), 5 ILCS 120/2(c)(5)
  - Pending Litigation 5 ILCS 120/2(c)(4)
  - Probable or Imminent Litigation 5 ILCS 120/2(c)(4)
  - Property Acquisition 5 ILCS 120/2(c)(3)
  - Collective Bargaining 5 ILCS 120/2(c)(1)
  - Review of Minutes of Executive Sessions 5 ILCS 120/2(c)(14)
- 7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.**
- 8. ADJOURNMENT**

		<b>AGENDA ITEM EXECUTIVE SUMMARY</b>						
		Title:	Presentation of a Concept Plan for Prairie Center					
		Presenter:	Russell Colby					
Please check appropriate box:								
	Government Operations				Government Services			
X	Planning & Development – (1/11/16)				City Council			
	Public Hearing							
Estimated Cost:		N/A		Budgeted:	YES		NO	
If NO, please explain how item will be funded:								
<b>Executive Summary:</b>								
<p>Shodeen Group, LLC has filed a Concept Plan application for Prairie Center, a proposed redevelopment of the 28-acre former St. Charles Mall property located north of IL Rt. 38/Lincoln Highway, south of Prairie Street, and east of Randall Road. The property is located within the West Gateway Sub Area as designated in the City's 2013 Comprehensive Plan. The property is identified as a Catalyst site and three different redevelopment land use alternatives for the site and adjacent property are shown in the Comprehensive Plan.</p> <p>The property is currently zoned BR Regional Business District, which does not permit residential land uses. The Concept Plan application includes 3 site plans and each includes a residential component, which would necessitate a rezoning of at least a portion of the property.</p> <ul style="list-style-type: none"> <li>• Concept Site Plan #1 (PUD Plan) includes mixed-use buildings and multi-family residential buildings, and would necessitate a PUD approval due to the number of residential units.</li> <li>• Concept Site Plan #2 (Alternate “A”) includes mixed-use buildings and multi-family residential buildings, but would <u>not</u> require a PUD.</li> <li>• Concept Site Plan #3 (Alternate “B”) does <u>not</u> include mixed-use buildings, but includes a larger area of multi-family residential buildings, and would <u>not</u> require a PUD.</li> </ul> <p>The Concept Plan was reviewed by the Plan Commission on 1/5/16. A summary of the Plan Commission comments is attached. The transcript of the Plan Commission meeting is also attached. (Note the transcript is considered a draft version of the meeting minutes until reviewed and approved by the Plan Commission at a future meeting.)</p>								
<b>Attachments:</b> <i>(please list)</i>								
Plan Commission comments; Staff Analysis Memo; Neighborhood Meeting summary; Concept Plan Applications; Concept Plan documents; Plan Commission meeting transcript (1/5/16)								
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>								
<p>Provide feedback on the Concept Plan. Staff has provided questions the Committee may wish to consider to guide their feedback to the applicant.</p> <p>Given the considerable scope of the project and the spectrum of development options suggested in Comprehensive Plan, it is recommended that the Committee focus their comments on the land use and the development plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage.</p>								
For office use only:		Agenda Item Number: 4a						

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

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**STAFF MEMO**

**TO:** Chairman Todd Bancroft  
And the Members of the Planning & Development Committee

**CC:** Rita Tungare, Director of Community & Economic Development  
Todd Wallace, Plan Commission Chairman  
John McGuirk, City Attorney

**FROM:** Russell Colby, Planning Division Manager

**RE:** Plan Commission comments on Prairie Center Concept Plan

**DATE:** January 6, 2016

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The Plan Commission reviewed the Concept Plan for Prairie Center on January 5, 2016.

Provided below is a summary of comments that were stated by the majority of the Commission members:

General

- Commissioners were pleased that a Concept Plan is being presented for the site.
- The PUD plan (#1) is preferred (*all subsequent comments relate to the PUD Plan*)
  - New studies (traffic, utilities, market, economic impact) will be required when formal applications are filed.
  - Commissioners expressed that consensus could be reached to satisfy the community and the developer.

Comprehensive Plan

- The Concept Plan as proposed does not adequately meet the objectives of the Comprehensive Plan. The Comprehensive Plan should not be amended to change the recommendations for the property.
- The Concept Plan most closely follows the “West Neighborhood Center” redevelopment alternative (Comp. Plan pg. 98), and the Concept Plan can be modified to more closely follow the West Neighborhood Center alternative.

Land Use / Site Design

- The land use balance is too heavy in residential uses as opposed to commercial uses.

- The primary street through the development should be oriented north-south through the entire site (from the main Lincoln Hwy./Rt. 38 entrance north to Prairie Street). The mixed use area should be oriented north-south along this street. In general, more mixed use buildings and retail uses are desired, particularly adjacent to existing commercial uses and along Prairie Street.
- The project needs to be a catalyst for the area and create a strong sense of place/identity. The development should have a defined neighborhood character and distinctive building architecture.
- The site should include a more defined street grid that is interconnected with surrounding property.
- The site should be walkable/pedestrian friendly, with connections to adjacent properties.
- Include community/public open spaces with a purpose for use (not leftover green spaces).
- Regarding residential unit count and density- do not focus on the number; rather focus on the land use balance and quality of the development.



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**STAFF ANALYSIS MEMO**

**TO:** Chairman Todd Wallace  
And the Members of the Plan Commission

Chairman Todd Bancroft  
And the Members of the Planning & Development Committee

**CC:** Rita Tungare, Director of Community & Economic Development  
John McGuirk, City Attorney

**FROM:** Russell Colby, Planning Division Manager

**RE:** Concept Plan – Prairie Center

**DATE:** December 31, 2015

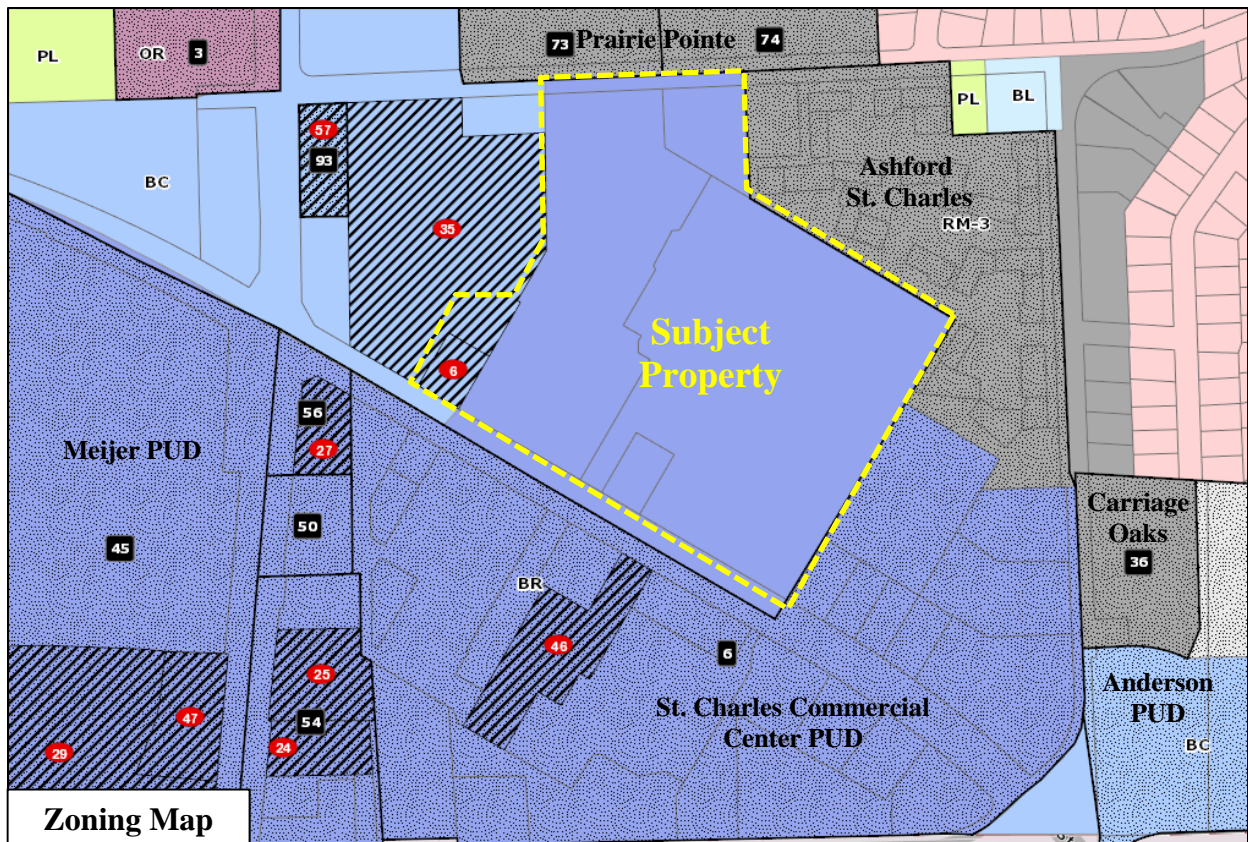
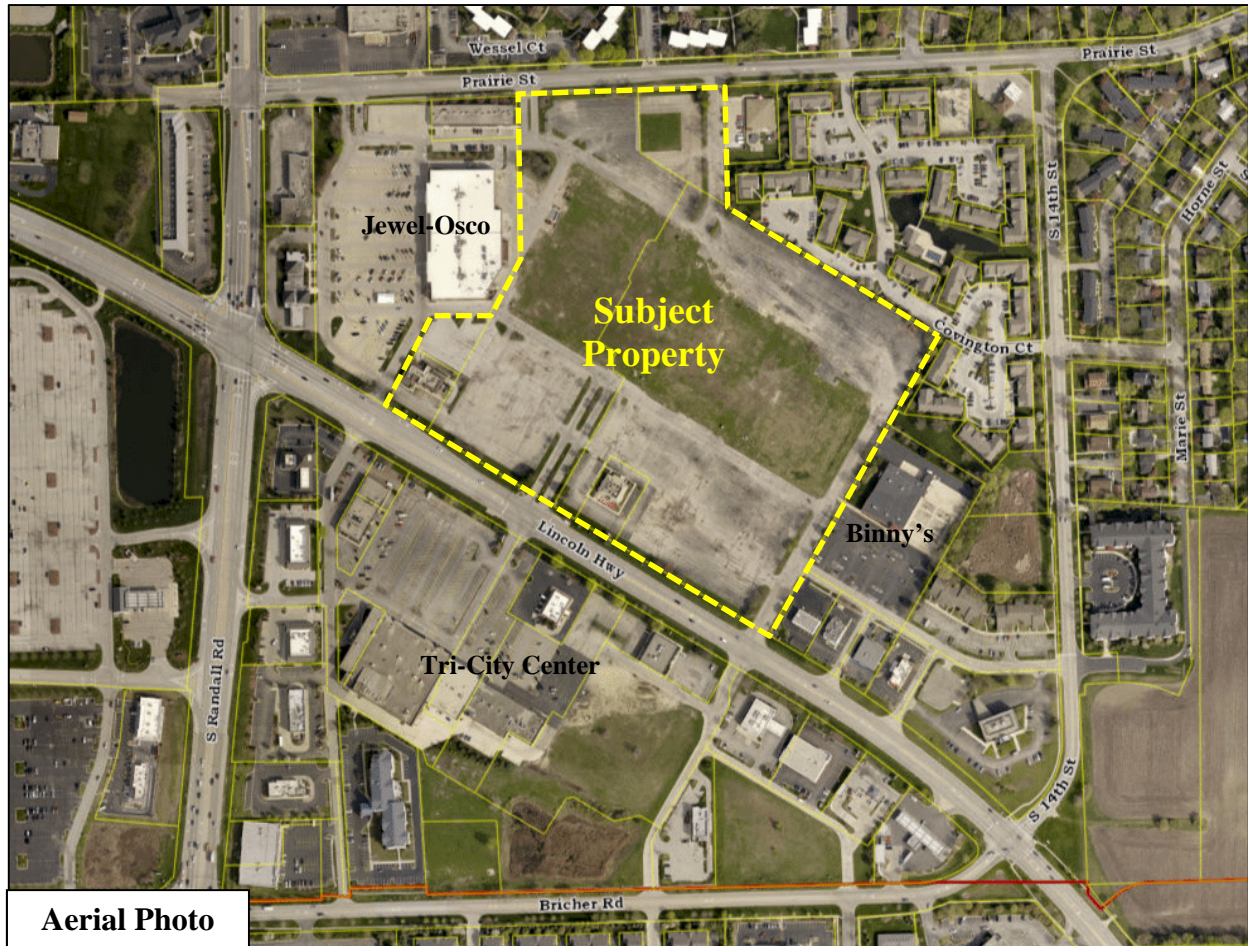
**I. APPLICATION INFORMATION:**

**Project Name:** Prairie Center

**Applicant:** Shodeen Group, LLC

**Purpose:** Concept Plan review for redevelopment of former St. Charles Mall property

<b>General Information:</b>		
<b>Site Information</b>		
Location	North of IL Rt. 38/ Lincoln Hwy., south of Prairie St., east of Randall Rd.	
Acres	27.65 acres	
Applications	<b>Concept Plan</b>	
Applicable Code	17.04 Administration	
Sections	17.12 Residential Districts, 17.14 Business and Mixed Use Districts	
<b>Existing Conditions</b>		
Land Use	Vacant	
Zoning	BR Regional Business District BC Community Business District - SU (former Burger King property)	
<b>Zoning Summary</b>		
North	RM-3 General Residential Dist. - PUD	Prairie Pointe Apartments (formerly Wessel Ct) Ashford St. Charles Apts. (formerly Covington)
East	BR Regional Business Dist. – PUD RM-3 General Residential Dist. - PUD	St. Charles Commercial Ctr.-Binny's, Jiffy Lube Ashford St. Charles Apts. (formerly Covington)
South	BR Regional Business Dist. – PUD	Tri-City Shopping Center
West	BC Community Business Dist. - SU	Jewel-Osco store with Drive-Through Retail strip on Prairie St.
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial and Potential Mixed Use (located in West Gateway Sub Area )		



## II. BACKGROUND

The subject property is a 27.65-acre site comprised of:

- The former St. Charles Mall property
- Outlot parcels around the former St. Charles Mall property (former Burger King and former Colonial Café fronting Lincoln Hwy.; undeveloped outlot parcel fronting on Prairie Street)

### Development History of the Site

#### St. Charles Mall

- 1980 – St. Charles Mall opens at the site. The mall consisted of a 290,000 square foot shopping center that included Spiess and K-Mart stores as main anchors.
- 1993 – Mall tenants began vacating the property.
- 1996 – Last tenant leaves and the St. Charles Mall closed.

#### Auto Mall proposal & TIF District

- 2000 – TIF District established. (The TIF district will expire in 2023.)
- 2002 – City entered a Redevelopment Agreement to facilitate the construction of an Auto Mall at the site. Zoning approval for an auto mall was granted.
- 2003 – Mall building was demolished.
- The Auto Mall project did not move forward.

#### Towne Centre Proposal

- 2007 – Shodeen submitted a Concept Plan for review of a mixed-use development with approximately 1,000 residential units and 250,000 square feet of commercial space. The proposal included 3 parking decks with approximately 2,000 parking spaces and multi-story buildings of up to 8 stories tall.
- 2008 – Shodeen filed formal zoning applications for the approval of the Towne Centre project. Applications included creation of a new mixed-use zoning district, rezoning of the entire property to the mixed use district, and PUD approval. The residential unit count was 777 units.
- Project was reviewed over 9 Plan Commission public hearings from Dec. 2008 to April 2010. The residential unit count was reduced to 675 units prior to the conclusion of the hearings.
- April-May 2010:
  - Plan Commission recommended approval of the project.
  - Planning & Development Committee recommended denial of the project.
  - City Council voted to deny the application to create the new mixed use zoning district, and therefore the rest of the zoning applications were dismissed.

#### Prairie Center Proposal

- May 2015 – Shodeen held a neighborhood meeting regarding the Prairie Center proposal. Shodeen presented a plan similar to the proposed PUD Concept Plan.
- October 2015 – Shodeen submits a Concept Plan Application for Prairie Center. The Concept Plan includes both the PUD Concept Plan and an Alternative Site Plan. The Alternate Site Plan would require only a rezoning request, with no PUD needed.
- November 2015 – Shodeen Group, LLC hosted a second neighborhood meeting that was facilitated by the City's Special Legal Counsel, Ancel Glink.

### III. CONCEPT PLAN

The developer's Concept Plan submittal includes three site plans, referred to as Site Plan #1 (PUD plan), Site Plan #2 (rezoning plan with mixed use), and Site Plan #3 (rezoning plan without mixed use). A comparison of the development data for each version of the Concept Plan is provided in the table below.

The "Summary of Development" document submitted with the application describes each plan alternate in greater detail.

Development Data Summary			
	Concept Site Plan #1- PUD Plan	Concept Site Plan #2- Rezoning Plan, with mixed use area (a/k/a Alternate “A”)	Concept Site Plan #3- Rezoning Plan, no mixed use area (a/k/a Alternate “B”)
Land Uses:			
• Commercial- BR zoning	5.97 acres	5.97 acres	5.97 acres
• Mixed Use- CBD-1 zoning	21.68 acres (combined)	5.1 acres	None
• Residential- RM-3 zoning		16.47 acres	21.68 acres
Building data:			
Retail (in mixed use bldgs.)	54,600 sf	46,800 sf	None
Restaurant (in outlot buildings)	21,300 sf	21,300 sf	21,300
Residential units	609 units total	454 units total	433 units total
• In 3-story residential bldgs.	474 units	316 units	433 units
• In 4-story mixed use blgs.	135 units	138 units	-
Residential Density:			
• Density over total site area	22 du/acre	16.4 du/acre	15.6 du/acre
• Density over net area (mixed use and residential area)	28 du/acre	21 du/acre	20.0 du/acre
Parking Count (for purposes of comparing surface vs. covered parking)			
• Total	1,279	1,194	903
• Surface	670	994	806
• Garage	0	62	97
• Underground	609	138	0
Open Space:	10.55 acres	10.55 acres	Data not provided



## PROPOSED ZONING DISTRICTS

The Concept Plans are divided into two or three land use areas that correspond with proposed zoning district designations:

**BR Regional Business District:** For the proposed commercial outlot buildings along Rt. 38.

BR is the existing zoning classification of the entire site (except for the former Burger King parcel, zoned BC Community Business).

### BR District Purpose Statement, Section 17.14.010 C.

*The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.*

### Development Potential Under existing BR Regional Business Zoning

The BR district permits a wide range of physical development forms and commercial land uses, including intensive retail uses (restaurants, stores, home improvement centers, shopping malls), automobile-oriented uses (gas stations, auto service and sales establishments), and miscellaneous specialized facilities (hospital, university, indoor recreation facilities). Building height is limited to 40 feet.

Currently, development of the site under the BR district can occur with only a Building Permit and without any Special Use or PUD approval (and therefore no Plan Commission or City Council review).

**CBD-1 Central Business District:** For the proposed mixed-use buildings.

### CBD-1 District Purpose Statement, Section 17.14.010.D.

*The purpose of the CBD-1 Central Business District is to provide for the maintenance and orderly growth of a mixed use, pedestrian friendly, compact district of retail, service, office, and higher density residential uses in the central area of the City. Development within the CBD-1 District is intended to promote the upgrade and full utilization of existing older structures as well as appropriate redevelopment.*

Note: The CBD-1 purpose statement does not address the applicability of the CBD-1 district to locations outside of the “central area of the City”. While the “central area” is not defined, the district was created for the downtown area and is only mapped in the downtown area currently.

### Development Potential Under CBD-1 Zoning

CBD-1 zoning allows for intensive mixed-use development intended for a walkable urban environment. The district permits zero-lot line development (minimal setbacks) with no limitation on building coverage. In terms of land uses, the district permits a range of commercial uses that

are compatible with a downtown environment, including retail, restaurants, and taverns. Office and services uses are permitted. The district also permits multiple family residential units at 1 unit for every 1,000 square feet of lot area (for a density of 43 dwelling units per acre). Building height is limited to 50 feet.

**RM-3 General Residential District:** For the proposed standalone multi-family buildings.

RM-3 zoning is adjacent to the site to the north and east (Prairie Pointe Apartments/formerly Wessel Court and Ashford St. Charles Apartments/formerly Covington Court). Both Prairie Pointe and Ashford St. Charles are PUDs, with respective densities of 19.18 and 16.09 dwelling units per acre.

**RM-3 District Purpose Statement, Section 17.12.010.M**

*The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.*

**Development Potential Under RM-3 Zoning**

RM-3 is the City's highest density residential district outside of downtown and permits a range of residential development types, including multi-family. Building height is limited to 45 feet.

**PUD DEVIATIONS**

The PUD plan would require certain zoning deviations be granted. A preliminary list of zoning deviations has been identified based on the Concept Plan submittal:

<b>Identified Zoning Deviations for PUD Plan</b>		
	<b>Requirement</b>	<b>Proposed</b>
<b>BR:</b>		
Minimum Lot Area	1 acre	0.75 acre
<b>CBD-1:</b>		
Maximum Building height	50 ft.	60 ft.
<b>RM-3:</b>		
Minimum lot area	2,200 sf per du	1,100 sf per du
Interior side yard	25 ft. each side	15 ft. each side
Exterior side yard	30 ft.	15 ft.
Rear yard	30 ft.	15 ft.
Landscape buffer yard	30 ft.	20 ft.
Parking requirement	1 bedroom: 1.2 spaces per du 2 bedroom: 1.7 spaces per du 3 bedroom: 2.0 spaces per du	1.3 spaces per du for all bedroom counts

#### IV. REVIEW AND APPROVAL PROCESS

The future review and approval process for the project will differ if the project is submitted as a Planned Unit Development (PUD) vs. only rezoning portions of the property, with no PUD. In either scenario, portions of the property will need to be rezoned in order to construct any residential uses on the site. The current BR zoning does not permit residential uses.

With a PUD, the scope of the City's review is greater and more information is required at the time of the initial application. PUDs also provide the City more discretion to negotiate a greater level of amenities or other public benefits than would otherwise be required by the strict City Code zoning and subdivision standards.

##### **Concept Site Plan #1 (PUD Plan)**

- Future Applications required:
  - **Map Amendment:** To rezone portions of the property to the RM-3 and CBD-1 districts
  - **Special Use for Planned Unit Development (PUD):** To grant approval of deviations from the underlying zoning district requirements. Identified zoning deviations are listed in a table above.
  - **PUD Preliminary Plan:** As supporting documentation for the Special Use for PUD, concurrent submittal of a complete PUD Preliminary Plan for at least one-third of the site. (Additional Preliminary Plans could be submitted later for the rest of the site.)
- Review Process:
  - A Plan Commission public hearing would be required for both the Map Amendment and Special Use for PUD request.
  - PUD Preliminary Plan submittal would include a Subdivision Plat to create buildings lots, Preliminary Engineering Plans, Preliminary Landscape Plans, and Building Architectural Elevations. PUD Preliminary Plans require a review and recommendation from Plan Commission and approval by City Council.

##### **Concept Site Plan #2 & #3 (Rezoning Plans)**

- Future Applications required:
  - **Map Amendment:** to rezone portions of the property:
    - Site Plan #2/Plan "A": To the RM-3, CBD-1 districts (remainder to remain BR)
    - Site Plan #3/Plan "B": To the RM-3 district (remainder to remain BR)
  - **Preliminary Subdivision Plat Application:** Request to divide the property into building lots. At a minimum, building lots would need to be created to divide the property based on the boundaries of each zoning district. The subdivision could also create lots for each proposed building. Plans would include overall Site Engineering and a Landscape Plan for any common lots, such as the detention basin. No Building Architecture or detailed Landscape Plans for the rest of the project would be required. The request to subdivide the property could be made concurrently with the Map Amendment, or at a later date, and could be completed in phases.
- Review Process:
  - A Plan Commission public hearing would be required for the Map Amendment only.
  - Preliminary Subdivision Plat approval requires a review and recommendation from Plan Commission and approval by City Council (No public hearing required.)
  - All other information for the development would be reviewed administratively by City staff at the time of building permit for each structure. The review would be based upon the City's code requirements, including the Design Review Standards and Guidelines that apply to each zoning district (Chapter 17.06 of the Zoning Ordinance).

## **V. COMPREHENSIVE PLAN**

The City adopted a new Comprehensive Plan in 2013. The City undertook an extensive planning and public engagement process to develop the Comprehensive Plan. Over a two-year period, the City hosted numerous public meeting, workshops and open houses.

During the planning process, a significant amount of discussion was devoted to three key focus areas. These focus areas are included as Sub Area plans within the plan document. The subject property and adjacent Randall Road corridor are part of the West Gateway Sub Area.

Two chapters of the Comprehensive Plan include multiple references to the future development of the subject property:

- [Chapter 4- Land Use Plan](#)
- [Chapter 8- West Gateway Sub Area Plan](#)

The sections below references policies and recommendations which are directly applicable to the development of the subject property. These sections are provided below for reference and it is recommended to review the entire chapters of the plan for additional context.

### **Chapter 4- Land Use Plan**

#### **Future Land Use Map (p.40) designates the site as “Corridor/Regional Commercial.”**

*Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City’s busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for “big box” stores, national retailers, and regional malls or a “critical mass” of multiple stores and large shared parking areas. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.*

#### **Residential Areas Framework Plan (p.45):**

*Area “G”: These two redevelopment sites [Charlestowne Mall and former St. Charles Mall site] have potential to develop with a mix of uses. The City should work with the property owners to explore mixed use development on these sites provided the development can assist in meeting other community objectives.*

#### **Mixed Use Outside of Downtown (p.47)**

*The Land Use Plan identifies both the Charlestowne Mall site in the City’s East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in*



*these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.*

#### **Commercial Area Policies (p. 48)**

***Continue to work with property owners and community members to finalize an acceptable development for the former St. Charles Mall Site.***

*This 30-acre site may represent the most significant redevelopment opportunity within the Randall Road corridor. Despite great potential, the opposition voiced by some members of the St. Charles community to past development proposals has highlighted the need for a clear vision for this site. Throughout the outreach exercises conducted as part of the Comprehensive Plan, the citizenry remained split on appropriate uses for the site. Chapter 8 – Subarea Plans provides three development alternatives for the site, however the ultimate solution may be an even different concept altogether. Currently the vacant site is impacting the commercial vitality of the area and negatively impacting nearby sites. What is desired by many residents may not be economically feasible, which is likely the primary reason the site remains vacant.*

## **Chapter 8- Sub Area Plans**

The Subject Property is located within the West Gateway Subarea. Goals and Objectives (p. 94) are listed below:

### ***Subarea Goals***

*The West Gateway subarea provides unique opportunities within a specific context of a corridor capable of competing with other commercial areas of the City, including Downtown. These opportunities and goals are not meant to create competition with Downtown; rather, they strive to complement each other. The overall vision for the subarea includes the following elements:*

- *An economically competitive corridor that capitalizes on its unique advantages and regional position and complements downtown.*
- *Redevelopment and repositioning to include the next generation of regional development and services.*
- *An attractive environment that is distinguishable from adjacent communities and respectful of surrounding neighborhoods.*
- *A multi-use area that provides a balance in and ease of access between residential, commercial, and retail activities.*

### ***Subarea Objectives***

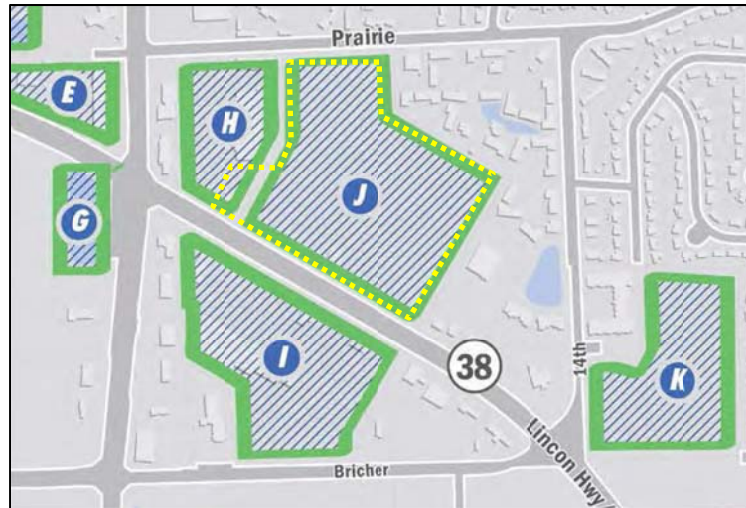
- *Improvement of the appearance of the Randall Road Corridor and the identity of the St. Charles community through installation of streetscaping, wayfinding, and gateway elements.*
- *Enhancement of the character of both existing and new development through on-site landscaping, attractive building design and materials, and more consistent signage regulation.*
- *Improved mobility and access throughout the corridor, including between adjacent development sites or blocks.*
- *Comprehensive bicycle, pedestrian, and transit access through infrastructure and technology improvements.*
- *Preservation of surrounding neighborhoods through the use of screening and buffering from commercial development.*
- ***Redevelopment of the St. Charles Mall site with activities and a character that complement Randall Road and maintain an appropriate relationship with adjacent neighborhoods.***
- *Creation of market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *A transitioning land use pattern that is supportive of Bus Rapid Transit (BRT) along Randall Road.*
- *Achieve balance by promoting connections between the Downtown and the West Gateway area without competing with the Downtown.*

### West Gateway Sub Area Plan Catalyst Sites (p.97)

The Subject Property is identified as Catalyst Site “J” and includes a small portion of Site H.

The Prairie Center Concept Plan site area is shown in the yellow dashed box.

Three different redevelopment alternatives for Sites H, I, and J are shown on p. 98.



- **Site J:** *This 30-acre site may represent the most significant redevelopment opportunity within the Randall Road corridor. Despite great potential, the opposition voiced by some members of the St. Charles community to the St. Charles Towne Centre proposal highlights the complexity and sensitivity of the site’s future development. Throughout the outreach process, residents voiced different ideas for the site, underscoring the fact that the community remains split on the best use of the site. On the following page, this Plan presents 3 different alternatives for the site’s redevelopment. It is important to note that the final development option should be market viable. Due to the significance and complexity of this site, any redevelopment proposal should be subject to the Planned Unit Development approval process.*
- **Site H:** *The Jewel-Osco is an active grocery store providing nearby residents with access to daily necessities. Situated between the old St. Charles Mall site and Randall Road, the store is a neighborhood commercial use located on a regional commercial corridor. Through either a land-swap or incorporating the site into the larger redevelopment of the St. Charles Mall, the grocery use could be located further east with strong orientation to Lincoln Highway/IL 38, allowing the Randall Road frontage to develop more intensely, maximizing its location along the regional corridor.*
- **Site I:** *The Tri-City Center is a neighborhood scaled shopping center with strong orientation to Lincoln Highway and limited visibility from Randall Road. The mall has struggled to stay competitive and is characterized by excessive vacancies. Redevelopment of the site should explore repositioning the site towards Randall Road, which averages 39,000 cars per day (Lincoln Highway averages only 17,000). Redevelopment of the site should also explore improving the site’s visibility and access to Randall Road by acquiring and eliminating some of the existing outlot buildings.*

### St. Charles Mall (Site H, I and J) Redevelopment Alternatives (p.98)

Three different redevelopment land use plan alternatives are depicted on this page, along with a list of considerations applying to each alternative.

Page 98 of the Comprehensive Plan is included on the next page, with the boundaries of the Prairie Center Concept Plan site area identified.

## St. Charles Mall (Site H, I and J) Redevelopment Alternatives



### Regional Repositioning

This concept illustrates how the redevelopment area can be repositioned to better capitalize on Randall Road as a regional commercial corridor. By relocating both the Jewel-Osco, along with portions of the Tri-City Center to front Lincoln Highway, deeper development parcels can be created that front on Randall Road. These new lots would utilize existing Randall Road development as out lots, and could accommodate regional big-box development, however consideration should be given to taking some of this development offline to improve exposure and access to Randall Road. Other small-format development could be developed along the Lincoln Highway frontage to serve nearby residents and patrons from throughout the region traveling along or shopping within the Randall Road corridor.

### Considerations

- » Can accommodate regional commercial development and big-box, as well as other regional uses such as entertainment, educational facilities, etc.
- » Preserves much of the existing out-lot development fronting on Randall Road
- » Represents no significant deviation from current Randall Road development pattern or function
- » Relocates local retail and services
- » Adds no unique character elements to Randall Road corridor
- » Competing with established retail areas on Randall Road
- » Will require additional assembly and/or cooperation with other property owners
- » Provides adequate parking, appropriately screened and landscaped to appear subtle and discreet from surrounding neighborhoods



### West Neighborhood Center

This alternative concept preserves much of the existing development along Randall Road and recognizes the limited commercial potential of the mall site should this occur. The Tri-City Center remains, hopeful that the Mall site's redevelopment will foster more synergy along the corridor. The eastern portions of both the mall site and the Tri-City Center site would be redeveloped as a series of mixed use or multi-family/townhouse nodes that provide local retail and services along Lincoln Highway. Densities and housing types should be mindful of market viability, reflecting the need for more aging and affluent households. Both residential and commercial areas should feature attractive pedestrian environments as well as appropriate transitions to surrounding neighborhoods. Redevelopment should be sensitive to differences in building height to avoid harsh transitions.

### Considerations

- » Preserves existing development commercial development
- » Creates the small opportunity for a unique "Main Street" environment
- » Provides the opportunity for new residential units creating a potential customer base for businesses
- » Does not take full advantage of the prominence of Randall Road as a regional commercial corridor
- » Tri-City revitalization may be dependent on the success of the Mall redevelopment
- » Does not require site assembly or participation of other property owners



### Comprehensive Mixed Use Center

This alternative concept illustrates a redevelopment effort coordinated between both the old mall site and the Tri-City Center site. Randall Road remains fronted with existing shallow-lot retail, while Lincoln Highway/IL Route 38 consists of mixed use development. Interior portions of each block could accommodate a number of uses, while peripheral edges of the redevelopment area accommodate multi-family/townhouse development that transitions to surrounding neighborhoods. Redevelopment should be sensitive to differences in building height as to avoid inappropriate transitions. Open space establishes a framework throughout the site and provides a unique amenity.

### Considerations

- » Offers the greatest potential to alter the character of the Randall Road and Lincoln Highway corridors
- » Integrates a variety of uses that may be more responsive to changing market trends
- » Provides the opportunity to fully integrate infrastructure and open space systems into development
- » Represents a comprehensive master planned development concept that can be difficult to effectively implement
- » Replaces a majority of the existing investment in the development area
- » Requires policy and regulatory changes to foster implementation
- » Will require additional assembly and/or cooperation with other property owners
- » Allows residential uses above commercial uses, but not stand-alone multi-family buildings
- » Promotes multi-family products and amenities that foster owner occupied units, such as covered parking, high quality finishes, integrated recreation, etc.

### Concept Legend

- Regionally-Oriented Retail
- Locally-Oriented Retail
- Mixed Use
- Office/Secondary Commercial
- Single Family Attached/Multi-Family
- Integrated Open Space

### Potential Redevelopment Models

#### Single Family Attached/Multi-Family



#### Local Retail



#### Mixed Use



#### Integrated Open Space



## ASSESSMENT OF CONCEPT PLAN VS. REDEVELOPMENT ALTERNATIVES

The Concept Plan has similarities to the A) “West Neighborhood Center” and B) “Comprehensive Mixed Use Center” alternatives. Provided below is an assessment of how the Concept Plan compares with these two redevelopment alternatives. This information does not constitute a detailed development or zoning review of the proposal, but rather considers the extent to which each Concept Plan alternative does or does not follow the land use diagram, description and considerations listed under each Redevelopment Alternative on p. 98.

A.)	<b><i>West Neighborhood Center Plan</i></b>	<b>Concept Site Plan #1- PUD Plan</b>	<b>Concept Site Plan #2- Rezoning Plan, with mixed use area (a/k/a Alternate “A”)</b>	<b>Concept Site Plan #3- Rezoning Plan, no mixed use area (a/k/a Alternate “B”)</b>
	<i>Preserves existing commercial development</i>	All 3 options preserve the existing commercial development around the former St. Charles Mall site.		
	<i>Mixed use area is organized around a “Main Street” environment oriented north-south through the site, with mixed-use on both sides of the street</i>	In the options with a mixed-use component, the mixed use area is oriented east-west, on the north side of the existing shopping center drive, separating the outlot commercial buildings from the standalone residential buildings.	No mixed use area provided.	
	<i>Prairie St. frontage and area adjacent to Ashford Apartments is shown as Office/Service</i>	In all 3 options, the Prairie Street frontage and interior area adjacent to Ashford Apartments is shown as multi-family residential.		
	<i>Density and housing types mindful of market viability, reflecting need for more aging and affluent households.</i>	All housing units have covered parking and elevators, which are amenities that appeal to aging and affluent households.	70% of the housing units have uncovered parking, exterior entrances, no elevators – less likely to attract aging households.	All housing units have uncovered parking, exterior entrances, no elevators – less likely to attract aging households.
	<i>Both residential and commercial areas should feature attractive pedestrian environments</i>	More information is needed; however, a gridded street system provides opportunities to create an attractive pedestrian environment.	The layout of buildings and parking lots is less conducive to creating an attractive pedestrian environment due to large separations between buildings, large parking fields, and the lack of definition of open spaces.	
	<i>Appropriate transition to surrounding neighborhoods</i>	The plans with mixed-use provide compatible land uses to adjacent development.		Residential buildings directly adjacent to existing retail buildings.
		The primary connection to the surrounding residential neighborhood is at Prairie St. Each plan has connections at existing driveways to Prairie St. The Prairie St. frontage is not utilized as a site-organizing feature or a main entrance point.		
	<i>Be sensitive to differences in building height to avoid harsh transitions</i>	<ul style="list-style-type: none"><li>• 4 story mixed use buildings are located adjacent to one-story outlot commercial and big box buildings (Jewel and Binny’s)</li><li>• 3 story multi-family buildings are located next to 2 and 3 story residential developments (Ashford and Prairie Pointe)</li></ul>	3 story multi-family blgs. next to one-story outlot commercial & big box buildings (Jewel, Binny’s), and 2-3 story residential (Ashford and Prairie Pt)	

B.)

<b><i>Comprehensive Mixed Use Center</i></b>	<b>Concept Site Plan #1- PUD Plan</b>	<b>Concept Site Plan #2- Rezoning Plan, with mixed use area (a/k/a Alternate “A”)</b>	<b>Concept Site Plan #3- Rezoning Plan, no mixed use area (a/k/a Alternate “B”)</b>
<i>Coordinated development with adjacent parcels (Jewel and Tri-City Center property included)</i>	The development does connect to the adjacent parcels in the same manner as exists today, however the adjacent parcels are not included in the development plan in the manner shown in the Comprehensive Plan diagram.		
<i>Mixed-use land use over the entire subject site</i>	The plans with a mixed use component include multiple uses across the site, but only a section of actual mixed use buildings. The land use area is 59.5% residential.		No mixed land uses are shown.
<i>Allow residential uses above commercial uses, but not standalone multi-family buildings</i>	The mixed use buildings include residential uses above commercial uses; however most of the residential units (78% and 70%) are located in standalone multi-family buildings.		Includes only stand-alone multi-family buildings.
<i>Promotes multi-family products and amenities that foster owner-occupied units, such as covered parking, high quality finishes, integrated recreation etc.</i>	Building have features that are more typical of owner-occupied units (covered parking, elevators, integrated recreation)	Mixed-use buildings have covered parking. Standalone multi-family building types are less likely to be owner-occupied based on building form.	Multi-family building types are less likely to be owner-occupied based on building form.
<i>Open space establishes a framework through the site and provides a unique amenity</i>	<ul style="list-style-type: none"> <li>Defined open spaces are integrated into the site, but are internal to the residential area.</li> <li>Detention areas do not serve as open space amenities.</li> </ul>	Open spaces are not well defined and constitute “leftover” spaces between buildings and parking lots	
<i>Be sensitive to differences in building height to avoid inappropriate transitions.</i>	<ul style="list-style-type: none"> <li>4 story mixed use buildings are located adjacent to one-story outlot commercial and big box buildings (Jewel and Binny’s)</li> <li>3 story multi-family buildings are located next to 2 and 3 story residential developments (Ashford and Prairie Pointe)</li> </ul>	3 story multi-family buildings are located next to one-story outlot commercial and big box buildings (Jewel and Binny’s), and 2 and 3 story residential developments (Ashford and Prairie Pointe)	



## VI. UTILITIES AND INFRASTRUCTURE

Utility and infrastructure capacity will be studied if the developer files formal zoning applications.

The following items will be provided:

- **Traffic Study** assessing the adequacy of the surrounding roadway network to accommodate the development and providing recommendations for systems improvements.
- **Water Modeling** and study of the adequacy of the City's water system to service the development and provide adequate fire flow based on the building types and sizes.
- **Sanitary Sewer Study**, quantifying the anticipated sanitary sewer flows from the project and assessing the capacity of the City's sanitary sewers that will service the property.
- **Stormwater Management Report**, based on the developer's engineering design for the stormwater management system designed to comply with the City's Stormwater Ordinance.
- **Electrical Service Design** assessing the capacity of the City's electrical system to service the property and identifying any needed system improvements.

## VII. SCHOOL AND PARK DISTRICT

The project will be required to comply with Dedications Chapter of the City's Subdivision Code (Chapter 16.10). This chapter requires either a land donation or an equivalent cash contribution to the School and Park districts based on population generation formulas in the City Code.

The Concept Plan has been forwarded to the School and Park Districts for comment. No feedback has been received to date.

The developer has submitted a Land-Cash Worksheet with these calculations based upon the PUD Plan. The worksheet shows the following information:

- Residential Unit breakdown:
  - 53% 2-bedroom units (322 units)
  - 47% 1-bedroom units (287 units)
- Estimate of Total Population: 1,211
- Estimate of Total Student Population: 57 students
  - Elementary level: 28
  - Middle School level: 14
  - High School level: 15
- Park Dedication requirement:
  - 11.2 acres of land, or \$2,695,634 cash-in-lieu of land
- School Dedication requirement:
  - 2.33 acres of land, or \$560,612 cash-in-lieu of land

## **VIII. INCLUSIONARY HOUSING**

The City's Inclusionary Housing Ordinance, Chapter 17.18 of the Zoning Ordinance, requires either the provision of affordable units within a new residential project, or payment of a fee-in-lieu for units. However, the Ordinance is currently suspended, meaning the requirement to provide affordable units or fee in-lieu thereof is set at zero. A proposal to amend the Inclusionary Housing Ordinance has been discussed by the Planning and Development Committee, but no recommendation has been forwarded to City Council for consideration.

## **IX. TAX INCREMENT FINANCING (TIF) DISTRICT**

The property is located in a Tax Increment Financing (TIF) District that was created in 2000 and will expire in 2023.

According to the City's Finance Department, as of January 2016, the TIF district has a bond balance of \$1,305,000. For the City's current fiscal year (FY 2015-2016), the debt service on the bond is approximately \$218,250. Of this amount, the TIF District will pay approximately \$123,600 and the City's General Fund will subsidize the remaining \$94,650. Additional details can be obtained from the Finance Department.

The City Council entered into a Redevelopment Agreement in 2002 for the purpose of constructing an auto mall on the property.

At this time, the developer has not submitted any request for use of TIF funding for the project now under consideration.

## **X. QUESTIONS TO CONSIDER**

Given the considerable scope of the project and the spectrum of development options suggested in Comprehensive Plan, it is recommended that the Plan Commission and Planning and Development Committee focus their comments on the land use and the development plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage. Staff suggests providing comments in response to the following questions:

### **Concept Plan Options:**

- Which of the three options is the most preferred plan? (Plan #1- PUD Plan, Plan #2- Rezoning plan with mixed use, or Plan #3- Rezoning plan without mixed use)

### **Comprehensive Plan:**

- Does the Concept Plan adequately meet the objectives for development of the site identified in the Comprehensive Plan?
- The Concept Plan has similarities to the options shown in the Comprehensive Plan, however there are certain differences identified. Should the City consider a Comprehensive Plan amendment as a part of the any future formal application process?

### **Land Use:**



- Is the proposed land use break down acceptable? If not, what is the preferred land use breakdown? Are there other land uses that should be considered?
- Is the residential unit count and density acceptable? If not, what unit count would be acceptable?

**Site Design/Layout:**

Can the site design be improved, if so how? What specific elements shown on the plan should be modified? Comment on:

- Site/street layout/building orientation
- Distribution of land use areas within the site
- Building forms (outlot commercial buildings, mixed use buildings, multi-story residential buildings – PUD plan vs. Rezoning plan)
- Locations/arrangement of open spaces

**Mixed Use Zoning:**

- Should CBD-1 zoning be considered for this site? Or should the City consider creating a new mixed-use zoning district similar to CBD-1 that could be applicable to this site and others identified as mixed-use in the Comprehensive Plan?

***Other than the items already identified in the Staff Memo, what additional information would be necessary to review a future application for this project?***

# MEMORANDUM

**To:** City of St. Charles Mayor and City Council

**CC:** Mark Koenen, Rita Tunagre, Russell Colby, John McGuirk

**From:** David S. Silverman; Gregory W. Jones

**Subject:** Executive Summary of Prairie Centre Neighborhood Meeting

**Date:** December 8, 2015

Shodeen Group, LLC hosted a neighborhood meeting on November 30, 2015 to present two concept plans for its Prairie Centre proposal. Shodeen's two concept plans are the PUD Concept Plan and the Alternate Concept Plan. The meeting was attended by approximately 100 members of the public.<sup>1</sup> The City's special counsel, Ancel Glink, facilitated the meeting and the public input process.

Below is an overview of the comments most frequently heard on November 30 and a summary of Shodeen's responses. The public's comments are organized according to Shodeen's two concept plans. A summary of public comments provided on November 30 is attached as Exhibit A. A summary of Shodeen's responses to public feedback is attached as Exhibit B.

## I. Public Comments Concerning Shodeen's Concept Plans

The public made the following comments most frequently. The comments are arranged in no particular order; rather, they are intended to provide a synopsis of the primary themes raised by the public on November 30.

*Table 1: Frequent Comments Concerning Concept Plans*

Prairie Center PUD Concept Plan	Prairie Center Alternate Concept Plan
a. PUD Plan is too dense	a. Alternate Plan is too dense
b. Senior housing is preferred	b. Senior housing is preferred

<sup>1</sup> Sign in sheets provided at the meeting indicated 59 attendees, but seating capacity at the Baker Community Center (~125) and attendance indicate that not all attendees signed in.

December 8, 2015

Page 2

c. What impact will PUD Plan have on infrastructure (e.g., sewers, streets) and who pays for upgrades (Shodeen or city)?	c. Alternate Plan's site and building design is inferior and monotonous
d. PUD Plan lacks a "sense of place" or sense of community	d. Why is Shodeen presenting a plan that lacks the amenities of the PUD Plan
e. How will PUD Plan's impact on schools be addressed?	e. Alternate Plan lacks a "sense of place" or sense of community
f. Owner-occupied housing is preferred – not rental	f. What impact will PUD Plan have on infrastructure (e.g., sewers, streets) and who pays for upgrades (Shodeen or city)?

## II. Shodeen's Responses to Public Comments

On November 30, Shodeen responded to a number of the public comments. It is important to note that the meeting was not a question and answer session. Accordingly, Shodeen responded to only some public comments. Below is a summary of Shodeen's responses to public comments.

*Table 2: Shodeen's Responses to Public Comments*

<b>Topic</b>	<b>Shodeen Response</b>
Senior housing	There currently is no market demand for senior housing in the Randall Road corridor, but Shodeen is willing to reserve some units in the PUD Plan for seniors.
Schools	Shodeen shared the PUD Plan with the Superintendent, who had no comment concerning the PUD Plan. Shodeen plans to share the Alternate Plan with the Superintendent shortly. Shodeen anticipates the Alternate Plan will generate more students than the PUD Plan.
Traffic	The PUD Plan will generate less traffic than Shodeen's 2010 proposal for the site and less traffic than the St. Charles Mall generated in the 1980s.
Storm and sanitary sewer	Shodeen studied the sanitary sewer in 2010 and found sufficient capacity. The study will be updated prior to final plans being approved. Shodeen will comply with all applicable storm water ordinances.
Owner-occupied vs. renter	PUD Plan is more conducive to owner-occupied units than Alternate Plan. Shodeen wants flexibility to meet market demand.
PUD Plan vs. Alternate Plan	Shodeen prefers to construct the PUD Plan, but will construct the Alternate Plan if that is what the city approves.

## **EXHIBIT A**

### **Summary of Comments from Special Neighborhood Meeting**

November 30, 2015

#### **I. PUD Plan Comments**

- 1) If Shodeen targets seniors, the residential buildings should provide trash chutes
- 2) Area surrounding subject property is rundown and has bad aesthetics; is this site marketable?
- 3) Important to have some apartments in the community, but how much is enough?
- 4) Create a transitional neighborhood for seniors
- 5) Consider creating a gated residential community to reduce crime and risk for children
- 6) What impact will PUD Plan have on storm sewer? Who pays to upgrade?
- 7) What impact will PUD Plan have on sanitary sewer? Who pays to upgrade?
- 8) PUD Plan lacks sense of place
  - a. Lacks sense of community / gathering areas
  - b. How does PUD Plan attract young people?
- 9) Consider constructing 1 story homes
- 10) PUD Plan is more acceptable than Alternate Plan
- 11) How will phasing work?
  - a. What will be built first?
  - b. How long will the site be vacant and/or under construction?
- 12) Flooding in Davis School Area is a concern; will PUD Plan make things worse?
- 13) Not similar to Mill Creek or River North Developments
  - a. This area is more dense / residential
- 14) Senior living is preferable
  - a. Less transient population; invest more in the community
- 15) Who is PUD Plan marketed to? Baby boomers?
- 16) Why are only 3 buildings marketed as “luxury?” Why not make all buildings luxury?
- 17) PUD Plan imposes too great of an impact on schools
- 18) Will students have to be bussed?
- 19) How will school districts physically and fiscally accommodate student influx?
- 20) Density too high
- 21) PUD Plan will create too much traffic
  - a. Prairie Avenue already congested with commuter traffic
  - b. How will school buses navigate the area?
  - c. Who will pay for new traffic signals?
- 22) PUD Plan needs more open space; remove a few building to open up the site and provide leisure / recreation opportunities

- 23) PUD Plan is too similar to Alternate Plan
- 24) Where's the single family plan?
- 25) PUD Plan may have adverse impact on crime in the area
- 26) What's the basis for the Alternate Plan; where did it come from?
- 27) It's possible to construct attractive apartment projects (see: Naperville, Wheaton)
- 28) Where are the community assets in the PUD Plan (swimming pool, media room)?
- 29) Exterior of PUD Plan structures should be more luxurious (e.g., limestone)
- 30) Why isn't the PUD Plan (or at least the residential component) gated for safety?
- 31) How will refuse be handled in the PUD Plan, and is the proposed refuse plan consistent with a reasonable definition of "luxury?"
- 32) Height differential is out of scale (i.e., 4 stories along Rt. 38, 3 stories behind)
- 33) How will PUD Plan impact the value of my home?
- 34) Has Shodeen considered senior housing?
  - a. Provide senior lifecycle product (e.g., independent, assisted, full care)
  - b. Senior facility would reduce impacts on neighborhood
- 35) More amenities are needed (e.g., walking paths)
- 36) Who will pay to upgrade utilities?
- 37) What financial incentives (including TIF) is Shodeen seeking?
  - a. When does TIF expire?
- 38) Prefer condominiums (i.e., owner occupied) instead of rentals
- 39) Could the PUD Plan be 100% rental?
- 40) Why can't PUD Plan's amenities be applied to Alternate Plan?
- 41) PUD Plan needs to be made better

## **II. Alternate Plan Comments**

- 1) Alternate Plan lacks walkability and meeting space<sup>1</sup>
- 2) Where will children play outdoors?
- 3) Alternate Plan is too dense
- 4) Site plan and exterior design is too monotonous
- 5) How will phasing work?
  - a. What will be built first?
  - b. How long will the site be vacant and/or under construction
- 6) What financial incentives (including TIF) is Shodeen seeking?
- 7) Does Shodeen like the Alternate Plan?
  - a. Shodeen does better work elsewhere; they can do better with this site
  - b. Inferior design, inside and out
- 8) Lacks sense of place
  - a. Lacks sense of community / gathering

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<sup>1</sup> Comment made on behalf of Concerned Coalition for Sensible Spending of St. Charles, Illinois

- b. Does not embody new urbanist principles
  - c. Alternate Plan should represent an attraction, a “place to be”
- 9) Alternate Plan Will create too much traffic
- 10) Alternate plan is a watered down version of PUD Plan
- 11) Interior finishes for residential units are dated
- 12) Too similar to Wessel Court development
- 13) Combination of PUD Plan and Alternate Plan
  - a. Higher end, lower density
- 14) What are the price points for rental units?
- 15) How will management of the residential portion of the property be handled?
  - a. On site management company?
- 16) Too great of an impact on schools, libraries, and parks
- 17) Will students have to be bussed?
- 18) How will school districts physically and fiscally accommodate student influx?
- 19) Who is Alternate Plan being marketed to?
  - a. Proximity to schools doesn’t matter to seniors or millennials; if they’re the target market, why tout school proximity?
- 20) Alternate Plan shouldn’t target fast food restaurants; why not healthier, upscale options?
- 21) If Shodeen targets seniors, the residential buildings should provide trash chutes
- 22) Area surrounding subject property is rundown and has bad aesthetics; is this site marketable?
- 23) Important to have some apartments in the community, but how much is enough?
- 24) Alternate Plan has too many apartments and the ones proposed aren’t luxurious enough
- 25) The Davis-Richmond area is home to many seniors; provide transitional housing product so they can age in place
  - a. This will also make single family homes available for new families
- 26) Already meet Illinois Housing Development Authority criteria for affordable housing; why provide more with Alternate plan?
- 27) What impact will Alternate Plan have on storm sewer? Who pays to upgrade?
- 28) What impact will Alternate Plan have on sanitary sewer? Who pays to upgrade?
- 29) Create a transitional neighborhood for seniors
- 30) Consider creating a gated residential community to reduce crime and risk for children

### **III. Comments about both Plans**

- 1) Market won’t allow for all residential units to be filled with seniors; not enough seniors looking for housing to fill the development
- 2) Neither proposal embraces new urbanist design principles
  - a. Is new urbanism feasible on this property?
  - b. What are other design options?

- c. How does density, building height, and mixed use influence new urbanism?
- 3) Both PUD Plan and Alternate Plan are too dense
- 4) Both PUD Plan and Alternate Plan generate too much traffic
  - a. Prior traffic studies are flawed
  - b. Traffic concerns regarding Prairie Avenue
  - c. Concerns regarding neighborhood cut through traffic
- 5) Provide a side-by-side comparison of 2010 plan and 2 plans now proposed
- 6) Comprehensive plan only includes residential in 1 of 3 designs for the property and states that no standalone residential will be allowed
  - a. Both plans deviate from Comprehensive Plan recommendations

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## **EXHIBIT B**

### **Responses by Shodeen Group, LLC** November 30, 2015 Neighborhood Meeting

#### **I. PUD Plan Comments and Responses by Shodeen**

- 1) Consider creating a gated residential community to reduce crime and risk for children

*SHODEEN RESPONSE: Garages in PUD Plan are secure. Need key to access garage and key to access building from garage.*

- 2) What impact will PUD Plan have on storm sewer? Who pays to upgrade?

*SHODEEN RESPONSE: Detention basins from St. Charles Mall are still in place. Shodeen will comply with all stormwater ordinances and regulations.*

- 3) What impact will PUD Plan have on sanitary sewer? Who pays to upgrade?

*SHODEEN RESPONSE: Previously studied sanitary sewer as part of 2010 effort and found sufficient capacity. Study will be updated with final plan to verify sufficient capacity remains.*

- 4) How will phasing work?

- a. What will be built first?
- b. How long will the site be vacant and/or under construction

*SHODEEN RESPONSE: Phasing is market driven; no set construction schedule. Lots that sell first will be built first. Residential will be built sequentially so that units can be absorbed by the market.*

- 5) Senior living is preferable

- a. Less transient population; invest more in the community

*SHODEEN RESPONSE: No market demand for senior facility in Randall Road corridor. Nevertheless, Shodeen has offered to reserve some units for seniors.*

- 6) Who is PUD Plan marketed to? Baby boomers?



*SHODEEN RESPONSE: PUD Plan is marketed to a wider spectrum of ages, regardless of whether the final product is rental or owner occupied. Historically, older clientele prefer elevators.*

- 7) PUD Plan imposes too great of an impact on schools

*SHODEEN RESPONSE: PUD Plan submitted to superintendent who reviewed the plan and indicated that school district had no comment.*

- 8) Will students have to be bussed?

*SHODEEN RESPONSE: Superintendent has made no comment to Shodeen concerning bussing students.*

- 9) How will school districts physically and fiscally accommodate student influx?

*SHODEEN RESPONSE: Alternate Plan is anticipated to generate more students than PUD Plan.*

- 10) PUD Plan will create too much traffic

- a. Prairie Avenue already congested with commuter traffic
- b. How will school buses navigate the area?
- c. Who will pay for new traffic signals?

*SHODEEN RESPONSE: PUD Plan is projected to generate less traffic than anticipated by 2010 Plan and less than was generated when St. Charles Mall was open in 1980s. Studies conducted in 2010 indicated that no traffic signals were immediately necessary and suggested taking a wait-and-see approach.*

- 11) How will refuse be handled in the PUD Plan, and is the proposed refuse plan consistent with a reasonable definition of “luxury?”

*SHODEEN RESPONSE: Refuse area in PUD Plan is interior to building. Residents use trash chute to access enclosed dumpster area in basement.*

- 12) More amenities are needed (e.g., walking paths)

*SHODEEN RESPONSE: PUD Plan includes pool and clubhouse. Clubhouse will include gym, meeting space, and a media room*

- 13) What financial incentives (including TIF) is Shodeen seeking?
- When does TIF expire?

*SHODEEN RESPONSE: TIF expires in approximately 14 years. City is paying approximately \$200,000 per year on debt service for TIF bonds. The taxing bodies can agree to extend the TIF beyond its 23 year initial term.*

- 14) Prefer condominiums (i.e., owner occupied) instead of rentals

*SHODEEN RESPONSE: PUD Plan is more conducive to owner-occupied units than the Alternate Plan. Shodeen wants flexibility to provide a product that will meet market demand*

## **II. Alternate Plan Comments and Responses by Shodeen**

- How will phasing work?
  - What will be built first?
  - How long will the site be vacant and/or under construction

*SHODEEN RESPONSE: Phasing is market driven; no set construction schedule. Lots that sell first will be built first. Residential will be built sequentially so that units can be absorbed by the market.*

- Does Shodeen like the Alternate Plan?
  - Shodeen does better work elsewhere; they can do better with this site
  - Inferior design, inside and out

*SHODEEN RESPONSE: PUD Plan is the preferred option, but Shodeen will build Alternate Plan if that is what the city approves.*

- Alternate Plan Will create too much traffic

*SHODEEN RESPONSE: PUD Plan is projected to generate less traffic than anticipated by 2010 Plan and less than was generated when St. Charles Mall was open in 1980s. Studies conducted in 2010 indicated that no traffic signals were immediately necessary and suggested taking a wait-and-see approach.*

- What are the price points for rental units

*SHODEEN RESPONSE: Price points for PUD Plan units are \$200 - \$300 more per month because of the quality of the development and finishes. If the PUD Plan units are owner-occupied, Shodeen anticipates that they will sell for \$25,000 - \$50,000 more than Alternate Plan units.*

- 5) Too great of an impact on schools, libraries, and parks

*SHODEEN RESPONSE: PUD Plan submitted to superintendent who reviewed the plan and indicated that school district had no comment.*

- 6) Will students have to be bussed?

*SHODEEN RESPONSE: Superintendent has made no comment to Shodeen concerning bussing students.*

- 7) How will school districts physically and fiscally accommodate student influx?

*SHODEEN RESPONSE: Alternate Plan is anticipated to generate more students than PUD Plan.*

- 8) Alternate Plan shouldn't target fast food restaurants; why not healthier, upscale options?

*SHODEEN RESPONSE: The site will be marketed openly to any potential restaurant or retail user. At best, Shodeen anticipates the restaurants to be of a Panera Bread or similar dine in restaurant caliber.*

- 9) What impact will Alternate Plan have on storm sewer? Who pays to upgrade?

*SHODEEN RESPONSE: Detention basins from St. Charles Mall are still in place. Shodeen will comply with all stormwater ordinances and regulations.*

- 10) What impact will Alternate Plan have on sanitary sewer? Who pays to upgrade?

*SHODEEN RESPONSE: Previously studied sanitary sewer as part of 2010 effort and found sufficient capacity. Study will be updated with final plan to verify sufficient capacity remains.*

- 11) Create a transitional neighborhood for seniors

*SHODEEN RESPONSE: No market demand for senior facility in Randall Road corridor. Nevertheless, Shodeen has offered to reserve some units for seniors.*

- 12) Consider creating a gated residential community to reduce crime and risk for children

*SHODEEN RESPONSE: Garages in PUD Plan are secure. Need key to access garage and key to access building from garage.*

### **III. Comments and Responses by Shodeen Concerning Both Plans**

- 1) Neither proposal embraces new urbanist design principles
- a. Is new urbanism feasible on this property?
  - b. What are other design options?
  - c. How does density, building height, and mixed use influence new urbanism

*SHODEEN RESPONSE: Shodeen attempted to construct new urbanist project in 2010 and was denied by the city. Both PUD Plan and Alternate Plan contain elements of new urbanism, including mixed use and increased density. Shodeen doesn't believe that a completely new urbanist design is politically feasible for the site.*

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

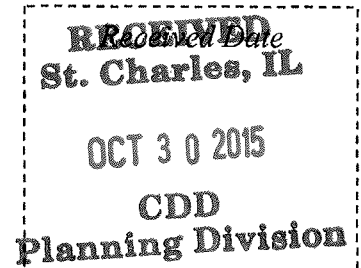


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## CONCEPT PLAN APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>Prairie Center</u>
Project Number:	<u>2015 -PR- 025</u>
Application Number:	<u>2015 -AP- 047</u>



*To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.*

*When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: North of IL Rt. 38, East of Randall Road	
	Parcel Number (s): 09-33-302-010, 09-33-302-011, 09-33-302-014; also 09-33-329-009	
	Proposed Project Name: Prairie Center	
<b>2. Applicant Information:</b>	Name Shodeen Group, LLC	Phone (630) 232-0300
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email c/o Dave@shodeen.com
<b>3. Record Owner Information:</b>	Name Towne Centre Equities, LLC	Phone (630) 232-0300
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email c/o Dave@shodeen.com

**Please check the type of application:**

<input checked="" type="checkbox"/> <b>PUD Concept Plan:</b>	Proposed Name:	<u>Prairie Center</u>
<input checked="" type="checkbox"/> <b>Subdivision Concept Plan</b>	Proposed Name:	<u>Prairie Center</u>
<input type="checkbox"/> <b>Other Concept Plan</b>		<u></u>

**Zoning and Use Information:**

Current zoning of the property:	<u>BR</u>
Is the property a designated Landmark or in a Historic District?	<u>No</u>
Current use of the property:	<u>Vacant</u>
Proposed zoning of the property:	<u>PUD? <input checked="" type="checkbox"/></u>
Proposed use of the property:	<u>Mixed Use (Commercial/Residential)</u>
Comprehensive Plan Designation:	<u>West Gateway Sub Area</u>

**Attachment Checklist**

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☐ **PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that*

*you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **PLAT OF SURVEY:**  
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ❑ **AERIAL PHOTOGRAPH:**  
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- ❑ **PLANS:**  
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

#### **Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

#### **Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
  - Architectural elevations showing building design, color and materials (if available)
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**❑ SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

**❑ PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- ❑ INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.


**❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

Record Owner

Date

  
Applicant or Authorized Agent

10-28-15

Date



**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS     )  
                                      ) SS.  
KANE COUNTY            )

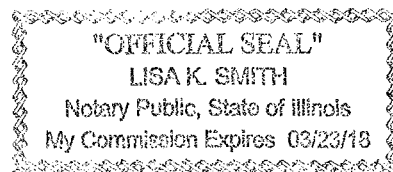
I, David A. Patzelt, being first duly sworn on oath depose and say that I am  
Manager of Towne Centre Equities, L.L.C., an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Towne Centre Management, L.L.C.</u>	_____
<u>Wennlund Farm, L.L.C.</u>	_____
<u>RJF Holdings, L.L.C.</u>	_____
<u>Silver Glen Capital, L.L.C.</u>	_____
<u>Kent W. Shodeen Trust No. 1</u>	_____
<u>Kili, L.L.C.</u>	_____
<u>Koranda Capital Partners, L.P.</u>	_____

Towne Centre Management, L.L.C.  
Its: Manager  
By: David A. Patzelt a Manager  
David A. Patzelt

Subscribed and Sworn before me this 29<sup>th</sup> day of  
October, 20 15.

Lisa K. Smith  
Notary Public



# PRAIRIE CENTER DEVELOPMENT

Revised 12/30/15

\* \* \*

## APPLICATION FOR CONCEPT PLAN REVIEW

This is an application for zoning amendment to re-classify the Subject Property from its current zoning classification in the BR Regional Business Zoning District, to:

- A) Planned Unit Development ("PUD") with residential, and commercial/retail uses; or
- B) As an alternative, three (3) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), CBD-1 Business / Mixed Use Zoning District (in part), and BR Business District (in part), or
- C) As a second alternative, two (2) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), and BR Business District (in part).

The petitioner proposes that a PUD for a mixed use, residential and commercial development, be recommended for approval by the Plan Commission and approved by the City Council as the highest and best use for the vacant, 27-acre tract comprising the Subject Property.

However, if the proposal cannot be recommended for approval and finally approved, then Petitioner puts forth an alternative plan which will comply with all zoning regulations which would be applicable to the Subject Property; and if the City wishes not to classify property outside of the central core of the City in a CBD-1 District, then a second alternative eliminating that classification and utilizing only RM-3 and BR zoning.

For each alternative, there appears to Petitioner to be no valid reason for denial of a recommendation for approval by the Plan Commission and for final approval by the City Council, so that the Subject Property may proceed to re-development in the City after so long a time remaining vacant.

Respectfully submitted,

SHODEEN GROUP, LLC

By: \_\_\_\_\_



## SUMMARY OF DEVELOPMENT

Revised 12/30/15

### PROPOSED PUD

The proposed development of the 27-acre Prairie Center in St. Charles will be a mixed-use development, comprised of residential and commercial components.

Types / Quantities of land use	Residential/Mixed Use	-	21.68 acres
	Commercial	-	5.97 acres
Number / Type of Res Units	609 Dwelling units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential	3-story	50 ft.
	Commercial	2-story	40 ft.

Exceptions or departures from zoning / subdivision requirements: See the Zoning Compliance tables included with this Application, as to Residential and Non-Residential uses.

### Statement of Planning Objectives to be Achieved – PUD

The subject parcels and development which, together constitute approximately 27 acres (the “Subject Property”) are under a single ownership / unified control by Owner.

The proposed planned unit development (“PUD”) incorporates a mix of uses planned and to be developed as a unit, and the planned unit development will provide certain amenities not otherwise required, including a mix of residential, retail, restaurant and office uses, and open spaces, within a walkable environment (collectively, the “Development”).

The PUD will contain 609 dwelling units in 3-story buildings of a “stacked flat” floor plan, served by common hallways and elevators. The PUD Project will promote a creative approach to site improvements, with an efficient use of the land, public utilities, street improvements and other facilities.

In sum, the proposed PUD:

- Advances one or more of the purposes of a PUD in the City
- Conforms to the requirements of the underlying zoning district, except to the extent that exceptions and deviations are noted in this Application;
- Conforms with the standards for a special use;

## **Prairie Center Development Concept Plan – Summary**

- d) Will be beneficial to the physical development, diversity, tax base, and economic well-being of the City;
- e) Conforms to the Comprehensive Plan.

The PUD Project will satisfy the requirements of the City Code for a PUD. It will accommodate a project that incorporates a mix of uses, providing amenities to the PUD Project via a creative approach to the development of the area. The PUD Project will be designed to create a strong sense of place. The residential neighborhood will feature underground parking facilities, common open space, connecting sidewalks, and a clubhouse with swimming pool. The design will give the PUD Project a pedestrian orientation with walkable neighborhoods, usable open space and recreational facilities, promoting both physical activity and social interaction among the residents. The pedestrian features will connect the residential neighborhood with the nearby retail, office, and restaurant uses. These features will serve to make the mix of uses in the PUD Project more harmonious and integrated.

The PUD Project will serve to re-develop an area of the City that has long remained vacant, while utilizing most of the existing (and underutilized) infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems.

The proposed design of the PUD will also promote the economic development of the City, by including the following uses:

- The portion the PUD dedicated to BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The portion of the PUD dedicated to CBD-1 Commercial Area will serve as a transitional zoning district between the RM – 3 Area in the PUD and the BR Commercial Area, as well as a buffer between IL 38 and the residential neighborhood. The pedestrian connections to the residential area, and the internal streets, will add to the attraction of this commercial area to the nearby residents and to all residents of the City and region.
- The portion of the PUD dedicated to RM-3 Multi-Family uses will provide buildings served by elevators, with underground parking and vast amounts of open space, trails, and a clubhouse with a pool.
- The design of the PUD allows for inclusion of 17% more commercial space that would be allowed under the strict conformity with the zoning regulations for these business districts.
- The proposed PUD plan brings to an area outside the downtown the commercial / residential features of the CBD-1 Zoning District, in keeping with Kane County's 2040 Growth Plan, and implementing the concept of mixed use along the Randall Road corridor, and further, serving here as a desired buffer between the commercial corridor of IL 38 and the residential neighborhood to the north.

## Prairie Center Development Concept Plan – Summary

The PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables.

On the other hand, strictly conforming to the zoning requirements for the Subject Property would inhibit the creative design allowed under the PUD regulations. The PUD regulations specifically allow this PUD Project to include the following amenities:

- A more upscale residential product (creating higher EAV, more real estate tax revenue).
- 17% more commercial space.
- Underground parking areas / no detached garages.
- More impactful site and open space landscaping and site furnishings.
- Less impermeable (asphalt) surface.
- Fewer residential buildings.
- No greater public works maintenance / off-site improvements.

These amenities could not be incorporated into the PUD Project without the PUD approach. In sum, the proposed PUD will provide benefits that outweigh those that would have been realized by conforming strictly to the strict requirements of the applicable zoning regulations.

The PUD Project also conforms to the Comprehensive Plan of the City. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for at least six different types of uses in this sub-area, all intermixed in a variety of ways. These uses include regionally oriented retail uses, locally oriented retail uses, mixed use office/secondary commercial uses, single family attached uses, and multi-family uses, together with integrated open space.

First, the Comprehensive Plan calls for the area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for businesses. The Plan allows for a series of mixed-use and/or multi-family townhome nodes to be developed. Residential and commercial uses should feature pedestrian environments and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses, and public transportation on Lincoln Highway and Randall Road. This should form a compact mix of uses to foster an active and interesting district overall.

A second alternative is for development of this sub-area as a “Comprehensive Mixed Use Center” which would include residential uses, and a residential uses above ground-floor commercial uses, in a PUD for the area. The Plan specifically calls for use of open space as a unique amenity in such a development.

Prairie Center draws from the alternatives and incorporates the uses in a refined and marketable way. The proposed PUD Project would create pedestrian nodes of development, with nearby mixed use residential and commercial uses, available by walkways for pedestrian access. There would be additional commercial uses along the IL 38 arterial corridor, available also by vehicular access. The

**Prairie Center Development  
Concept Plan – Summary**

mixed uses in this development would form an overall compact area fostering an active and interesting district.

**Prairie Center Development  
Concept Plan – Summary**

**ALTERNATIVE PLAN “A” – ZONING IN THE  
RM-3, CBD-1 AND BR ZONING DISTRICTS**

The first alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in three zoning classifications, to allow for residential and commercial areas on the property (the “Straight Zoning Project #1”).

Types / Quantities of land use	Residential	RM 3	16.47 acres
	Commercial/Residential	CBD-1	5.1 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	316 Dwelling Units in seventeen (17) 3-story buildings 138 Dwelling Units in five (5) 4-story buildings (with retail on ground floor)		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Floor area ration (for non-residential buildings)		.3	
Height of buildings (feet, stories)	Residential – RM-3	4-stories	50 ft.
	Mixed Use – CBD-1	no stories	60 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –  
Straight Zoning Plan #1 (Alternative “A”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Project #1 incorporates three strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; mixed commercial - residential uses in a CBD-1 zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Project #1 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).

## **Prairie Center Development Concept Plan – Summary**

- The CBD-1 commercial area will serve as a buffer between IL 38 and the interior residential neighborhood, with pedestrian connections to the proposed residential area, and access from internal streets.
- The RM-3 area will be improved with 454 dwelling units with surface parking for residents and visitors.

Alternative Plan “A” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “A” meets these criteria.

Alternative Plan “A” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative “A” is not required, but is optional as a zoning map amendment. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject the Petitioner’s proposal as a development option for the Subject Property, then the Petitioner requests that Alternative Plan “A” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.



**ALTERNATIVE PLAN “B” – ZONING IN THE  
RM-3 AND BR ZONING DISTRICTS**

The second alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in two zoning classifications, to allow for residential and commercial areas on the property (Straight Zoning Plan #2). The only difference with be that no part of the property would be classified as CBD-1 District. All of the property would be committed to RM – 3 Residential, and BR – Community Business, uses.

Types / Quantities of land use	Residential	RM 3	21.68 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	Dwelling Units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential – RM 3	3-story	50 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –  
Straight Zoning Plan #2 (Alternative “B”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Plan #2 incorporates just two strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Plan #2 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The RM-3 area will be improved with 429 dwelling units with surface parking for residents and visitors.

Alternative Plan “B” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

## **Prairie Center Development Concept Plan – Summary**

The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “C” meets these criteria.

Alternative Plan “B” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative Plan “B” is not required, but is optional. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, and to the extent that the City may object to classifying property outside of the central core of the city in the CBD-1 District, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject Petitioner’s proposal for development of the Subject Property as a PUD, and also, object to including any part of the property in the CBD-1 District (as proposed in Alternative “A”), then the Petitioner requests that Alternative “B” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.

**CONCLUSION**

Applicant, Shodeen Group, LLC, respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, its proposed PUD Concept in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

In the alternative, Applicant requests that the City Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #1 (Alternative “A”) Concept, which serves to re-develop an area of the City currently vacant, and which fully complies with applicable City Codes and zoning requirements.

Should the City object to classifying any portion of the property in the CBD-1 Central Business District, Applicant requests that the Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #2 (Alternative “B”) Concept, which also serves to re-develop an area of the City currently vacant, and which fully complies with applicable City codes and zoning requirements.

SHODEEN GROUP, LLC

By: \_\_\_\_\_



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Mark Schuster  
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# NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
			BR-PUD
Minimum Lot Area	1 Acre		0.75 Acre
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	30%		30%
Maximum Gross Floor Area per Building	NONE		NONE
Maximum Building Height	40'		40'
Front Yard	B, P: 20'		B, P: 20'
Interior Side Yard	B: 15' P: 0'		B: 15' P: 0'
Exterior Side Yard	B, P: 20'		B, P: 20'
Minimum Rear Yard	B: 30' P: 0'		B: 30' P: 0'
Landscape Buffer Yard <sup>2</sup>	40'		B: 40' P: 0'
% Overall Landscaped Area	15%		15%
Building Foundation Landscaping	SEE ORD		PER ORD.
% Interior Parking Lot Landscaping	10%		10%
Interior Parking Lot Shade Trees	SEE ORD.		PER ORD.
# of Parking spaces	SEE ORD.		PER ORD.
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)	SEE ORD.		PER ORD.

B= Building  
P= Parking

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed RM3-PUD
	District: RM3	Ordinance #:	
Minimum Lot Area	2,200 SF/DU		1,100 SF/DU
Minimum Lot Width	65'		65'
Maximum Building Coverage	40%		40%
Maximum Building Height	45' or 4 stories		45' or 4 stories
Minimum Front Yard	30'		30' measured from center of private road
Interior Side Yard	25' Ea side		15'
Exterior Side Yard	30'		15'
Minimum Rear Yard	30'		15'
% Overall Landscape Area	15%		15%
Building Foundation Landscaping	SEE ORD		PER ORD
% Interior Parking Lot Landscape	10%		10%
Landscape Buffer Yards <sup>1</sup>	30'		20'
# of Parking spaces	1.2 spaces / 1 bed 1.7 spaces / 2 bed 2.0 spaces / 3 bed		1.3 spaces / unit regardless of beds

<sup>1</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

# NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed CBD-1 PUD
	District: CBD-1	Ordinance #:	
Minimum Lot Area	Dwelling 1,000 DU Non-resident no min.		Dwelling 1,000 DU Non-resident - no min
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	NONE		NONE
Maximum Gross Floor Area per Building	40,000 SF		40,000 SF
Maximum Building Height	50'		60'
Front Yard	B: Max 5' Min 0' P: Min 5'		B: Max 5' Min 0' P: Min 5'
Interior Side Yard	B: if provided P: Min 5'		B: IF PROVIDED min 5' P: NONE
Exterior Side Yard	B: Max 5' Min 0' P: Min 5'		B: Max 5' Min 0' P: Min 5'
Minimum Rear Yard	B, P: none		B: P: none
Landscape Buffer Yard <sup>2</sup>	NONE		NONE
% Overall Landscaped Area	NONE		NONE
Building Foundation Landscaping	NONE		NONE
% Interior Parking Lot Landscaping	10%		10%
Interior Parking Lot Shade Trees	SEE ORD		SEE ORD
# of Parking spaces	C: see ord. R: see ord.		C: see ordinance R: 1.3 spaces/unit
Parking Stall Dimensions	9 X 18		9 X 18
Drive-through Stacking Spaces (if applicable)	SEE ORD		PER ORD

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

B: Building  
P: Parking  
C: commercial  
R: Residential

**City of St. Charles Land/Cash Worksheet**
*Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution*

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem. School	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	287	1.758	504.546	0.002	0.574	0.001	0.287	0.001	0.287
2 bedroom	322	1.914	616.308	0.086	27.692	0.042	13.524	0.046	14.812
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
<b>Estimated Population</b>	<b>609</b>		<b>1120.854</b>		<b>28.266</b>		<b>13.811</b>		<b>15.099</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>			<b>11.20854</b>	<b>acres</b>					
<b>Park Land Dedication</b>			<b>0</b>	<b>acres</b>					
<b>Park Cash in Lieu @ \$240,500 per acre</b>			<b>\$2,695,653.87</b>						
Elementary School Acreage @ .025 acres per student					0.70665				
Middle School Acreage @ .0389 acres per student							0.5372479		
High School Acreage @ .072 acres per student									1.087128
<b>Total School Acreage</b>			<b>2.3310259</b>						
<b>Total School Cash in Lieu @ \$240,500 per acre</b>			<b>\$560,611.73</b>						

1 1/2 Mile Jurisdiction Park Cash in Lieu  
1 1/2 Mile Jurisdiction School Cash in Lieu

**\$1,961,494.50**  
**\$407,929.53**

(Not for development within City of St. Charles)  
(Not for development within City of St. Charles)

# INCLUSIONARY HOUSING ORDINANCE WORKSHEET



Name of Development

PRAIRIE CENTER

Date Submitted:

10-26-15

Prepared by:

DAVID PATZELT

NO CURRENT REQUIREMENT

## Affordable Unit Requirement Calculation

Range of Unit Counts	# of Units Proposed in Development		% of Affordable Units Required based on development size		% of requirement that currently applies based on most recent Affordable Housing Survey (0, 25, 50, 75 or 100%) *Contact City for current requirement*		# of Affordable Units Required
1 to 10 Units		X	0% 5%	X		=	0
11 to 50 Units		X	0% 10%	X		=	0
More Than 50 Units		X	0% 15%	X		=	0

## Fee In-Lieu Calculation

Range of Unit Counts	# of Affordable Units Required (from table above)	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
1 to 10 Units (Fee allowed for 100% of Required Affordable Units)			X	\$104,500	=	0
11 to 50 Units (Fee allowed for maximum 50 % of Required Affordable Units)			X	\$104,500	=	0
More Than 50 Units (With Housing Commission recommendation, fee is allowed for up to 50 % of Required Affordable Units)			X	\$104,500	=	0

What is the justification for requesting to pay the fee-in-lieu to reduce the number of affordable units constructed?

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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 354.0 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 350.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 9.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 183.02 FEET TO A LINE DRAWN PARALLEL WITH AND 580.0 FEET EASTERLY OF THE EAST LINE OF SAID SUBDIVISION (MEASURED ALONG THE CENTER LINE OF PRAIRIE STREET); THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 447.40 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 334.54 FEET TO A LINE DRAWN PARALLEL WITH AND 894.54 FEET EASTERLY OF SAID EAST LINE (MEASURED ALONG SAID CENTER LINE); THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 168.88 FEET TO A LINE DRAWN PARALLEL WITH AND 935.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 958.84 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE FROM A POINT ON SAID NORTHEASTERLY LINE THAT IS 1088.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG SAID NORTHEASTERLY LINE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 835.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 484.0 FEET TO A POINT THAT IS 592.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 468.0 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE, POWERS AND ALL OTHER RIGHTS OR INTERESTS FOR THE BENEFIT OF PARCEL ONE, INCLUDING BUT NOT LIMITED TO A NON-EXCLUSIVE EASEMENT FOR THE FREE AND UNRESTRICTED USE OF THE DRIVEWAYS, SIDEWALKS AND VEHICLE PARKING LOTS LOCATED ON AND OVER THE LAND DESCRIBED IN THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATING AND EASEMENT AGREEMENT BETWEEN STATE BANK OF ST. CHARLES, AS TRUSTEE UNDER TRUST NUMBER 1393, AND STATE BANK OF ST. CHARLES, AS TRUSTEE UNDER TRUST NUMBER 1385 DATED JANUARY 15, 1979 AND RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494080.

PARCEL 3:

EASEMENTS AND RIGHTS FOR STORM WATER DRAINAGE SYSTEM FOR BENEFIT OF PARCEL ONE CONTAINED IN DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494073; AMENDMENT RECORDED OCTOBER 17, 1981 AS DOCUMENT 1585258 AND RELEASE OF CITY OF ST. CHARLES RECORDED DECEMBER 7, 1983 AS DOCUMENT 1662945.

PARCEL 4:

EASEMENTS AND RIGHTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, FOR BENEFIT OF PARCEL ONE CONTAINED IN DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494081 AND AMENDED BY DOCUMENT RECORDED APRIL 30, 1982 AS DOCUMENT 1605303.

(09-33-328-009 and 09-33-302-014)

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 5:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION 40.03 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 894.34 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 168.86 FEET TO A LINE DRAWN PARALLEL WITH AND 835.0 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38 FOR A POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 168.86 FEET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 240.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 320.88 FEET TO A LINE DRAWN PARALLEL WITH AND 835.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 279.27 FEET TO THE POINT OF THE BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

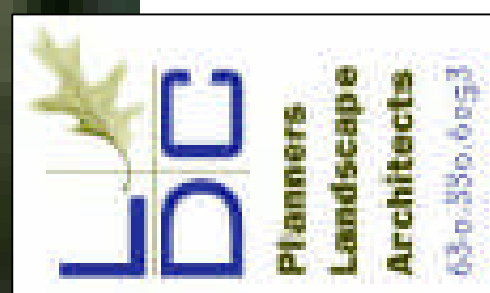
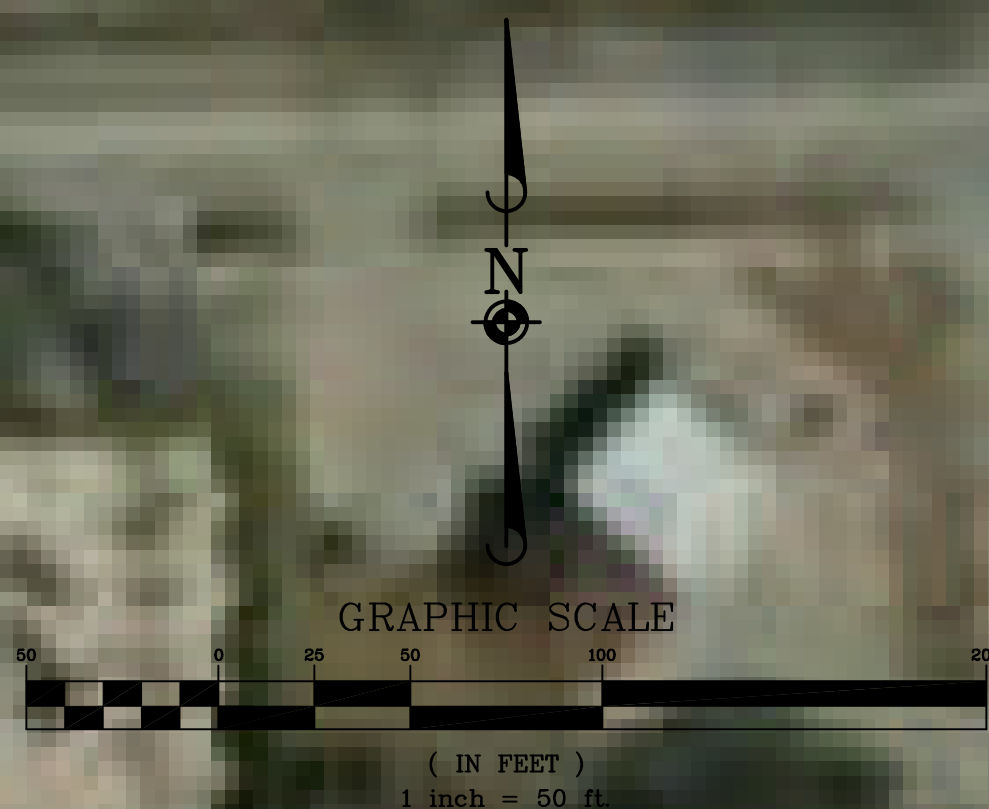
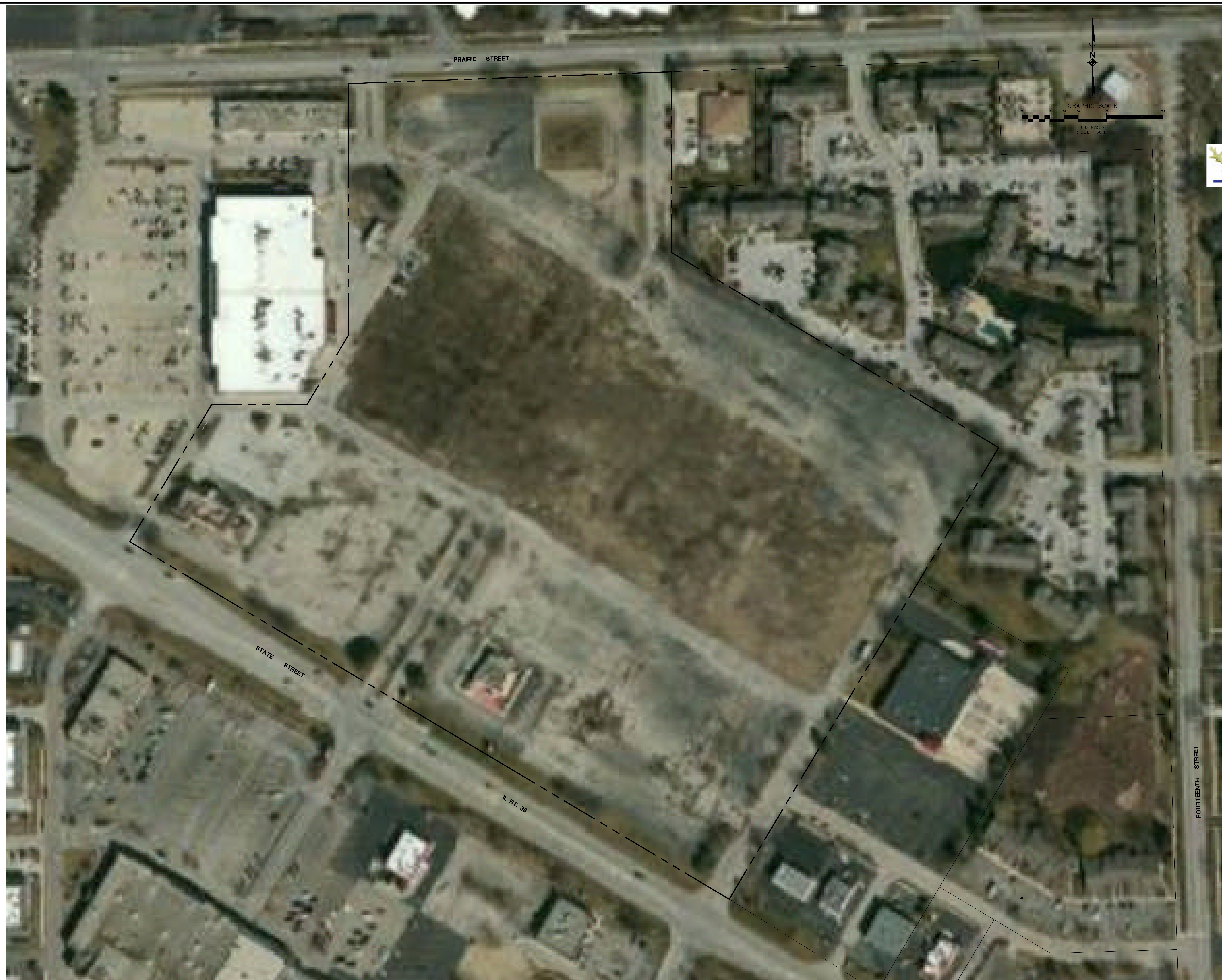
(09-33-302-016)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 8:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 948.0 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET TO SAID NORTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 124.0 FEET TO THE POINT OF THE BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

(09-33-302-011)

[illegible]

**Manhard**  
CONSULTING LTD

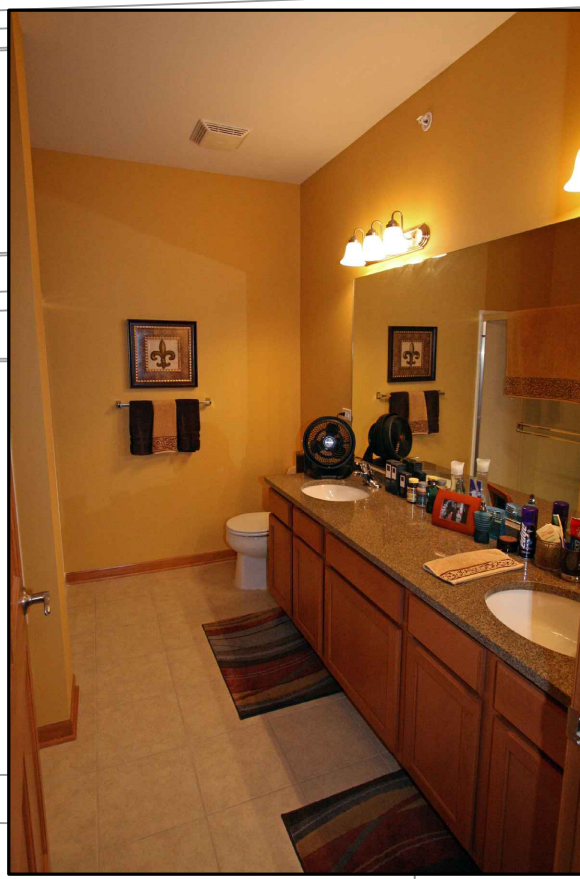
1000 Scripps Drive, Lombard, IL 60148    630.261.1000    info@manh.com    manh.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE CENTRE  ST. CHARLES, ILLINOIS  AERIAL EXHIBIT - 1	PROJ. MGR.: <u>ESM</u>
	PROJ. ASSESS.: <u>SWL</u>
	DRAWN BY: <u>SWL</u>
	DATE: <u>09/12/15</u>
	SCALE: <u>1"=50'</u>
SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">1</div>	









RETAIL  
EXISTING

JEWEL  
EXISTING

PRAIRIE STREET

EXISTING ENTRANCE

EXISTING ENTRANCE

STATE STREET

EXISTING ENTRANCE

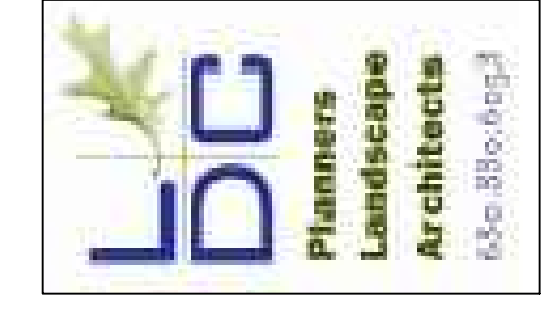
IL RT. 38

EXISTING ENTRANCE

GRAPHIC SCALE

( IN FEET )

1 inch = 50 ft.



SHODEEN



Prairie Centre Site Information Comparison Exhibit 1 Date: August 10, 2015									
Zoning District - Description	Exhibit 1 (Current Mixed Use Plan)			Parking				Parking Total	
	Retail SF	Restaurant SF/Residential Unit	Acres	Required Surface	Proposed Surface	Garage	Underground		
PUD-Mixed Use Development:									
A-Fast Food Restaurant (Existing)	4,500			45	54				
B-Fast Food Restaurant	4,800			48	56				
C-Fast Food Restaurant	4,000			40	57				
D-Fast Food Restaurant	4,000			40	57				
E-Fast Food Restaurant	4,000			40	57				
Subtotal:	21,300			213	281				281
F-Retail (1st Floor)	18,200			73	68				
G-Retail (1st Floor)	18,200			73	68				
H-Retail (1st Floor)	18,200			73	67				
Subtotal:	54,600			219	203				203
R1-Residential (3 Floors)		39		51	12			39	
R2-Residential (3 Floors)		33		43	10			33	
R3-Residential (3 Floors)		39		51	12			39	
R4-Residential (3 Floors)		33		43	10			33	
R5-Residential (3 Floors)		33		43	10			33	
R6-Residential (3 Floors)		45		59	14			45	
R7-Residential (3 Floors)		45		59	14			45	
R8-Residential (3 Floors)		45		59	14			45	
R9-Residential (3 Floors)		33		43	10			33	
R10-Residential (3 Floors)		33		43	10			33	
R11-Residential (3 Floors)		33		43	10			33	
R12-Residential (3 Floors)		33		43	10			33	
R13-Residential (3 Floors)		39		51	12			39	
R14-Residential (3 Floors)		39		51	12			39	
R15-Residential (3 Floors)		27		35	8			27	
R16-Residential (3 Floors)		27		35	8			27	
R17-Residential (3 Floors)		33		43	10			33	
Subtotal:	21,300	609		795	186			609	795
Parking Summary:									
Retail-471,000 sf									
Restaurant-1071,000 sf									
Residential-1,300 sf									
Totals	54,600	21,300	609	27.65	1,227	670		609	1,279

OPEN SPACE:  
PUD OPEN SPACE  
10.55 Ac.

FOURTEENTH STREET

PRAIRIE CENTRE  
ST. CHARLES, ILLINOIS  
CONCEPT SITE PLAN 1

PROJ. MGR.: ESM  
PROJ. ASSOC.: SM  
DRAWN BY: SM  
DATE: 10/22/15  
SCALE: 1"=50'  
SHEET  
3  
SHOST







Prairie Centre  
Site Information Comparison  
Exhibit 3  
Date: December 29, 2015

Zoning District -			Parking			Parking Total	
	Exhibit 3 (BC Zoning: RM3 Zoning) Restaurant SF/Residential Unit	Acres	Required Surface	Proposed Surface	Garage		
<b>BC Zoning District:</b>							
A-Fast Food Restaurant (Existing)	4,500		45	54			
B-Fast Food Restaurant	4,800		48	56			
C-Fast Food Restaurant	4,000		40	57			
D-Fast Food Restaurant	4,000		40	57			
E-Fast Food Restaurant	4,000		40	57			
<b>Subtotal:</b>	<b>21,300</b>	<b>5.97</b>	<b>213</b>	<b>281</b>		<b>281</b>	
<b>RM3 Zoning District:</b>							
R1-Residential (3 Floors)	22		31	27	4		
R2-Residential (3 Floors)	18		29	24	5		
R3-Residential (2 Floors)	14		20	16	4		
R4-Residential (2 Floors)	14		20	16	4		
R5-Residential (2 Floors)	14		20	16	4		
R6-Residential (2 Floors)	14		20	16	4		
R7-Residential (3 Floors)	19		30	28	2		
R8-Residential (3 Floors)	18		29	24	5		
R9-Residential (3 Floors)	18		29	24	5		
R10-Residential (3 Floors)	22		31	27	4		
R11-Residential (3 Floors)	22		31	27	4		
R12-Residential (3 Floors)	22		31	27	4		
R13-Residential (2 Floors)	14		20	16	4		
R14-Residential (2 Floors)	14		19	15	4		
R15-Residential (2 Floors)	14		19	15	4		
R16-Residential (2 Floors)	14		19	15	4		
R17-Residential (3 Floors)	22		31	27	4		
R18-Residential (3 Floors)	22		31	27	4		
R19-Residential (3 Floors)	22		31	27	4		
R20-Residential (3 Floors)	22		31	27	4		
R21-Residential (3 Floors)	22		31	27	4		
R22-Residential (3 Floors)	22		31	27	4		
R23-Residential (2 Floors)	14		19	15	4		
R24-Residential (2 Floors)	14		19	15	4		
<b>Subtotal:</b>	<b>433</b>	<b>21.68</b>	<b>622</b>	<b>525</b>	<b>97</b>	<b>622</b>	
<b>RM3 Zoning Density - 20units/acre</b>							
<b>Parking Summary:</b>							
Restaurant-101,000 sf							
Residential-1,311,700 sf							
268 - 1 Bedroom Units @1.3 spaces/unit							
147 - 2 Bedroom Units @1.7 spaces/unit							
<b>Totals</b>	<b>21,300</b>	<b>433</b>	<b>27.65</b>	<b>835</b>	<b>806</b>	<b>97</b>	<b>903</b>



PREPARED FOR:  
SHODEEN GROUP  
77 NORTH FIRST STREET  
GENEVA, ILLINOIS 60134  
(630) 444-0777

PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
CIVIL ENGINEERING, ENTITLEMENT & LAND DEVELOPMENT FEASIBILITY  
115 MACOM DRIVE - SUITE 205, NAPERVILLE, ILLINOIS 60546  
P.E. 090-9300-0933

NO.		DATE		REVISIONS		NO.		DATE		DESCRIPTION	

PRAIRIE CENTER - ST. CHARLES, ILLINOIS

CONCEPT SITE PLAN 3

FILE NAME: CONCEPT SITE PLAN 3	DSGN. BY: ESM	JOB NO: 100.100	FLD. BK:	SHEET NO. 5 of 5
DISC NUM:	DRN BY: SJH	DATE: 12/20/2015	DATE:	



BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x

In Re: :  
Regular Meeting including :  
Application for Concept :  
Plan; Prairie Center :  
(former St. Charles Mall site):  
(Shodeen Group, LLC). :

-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, January 5, 2016  
7:01 p.m.

Job No.: 97777

Pages: 1 - 106

Reported by: Paula M. Quetsch, CSR

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

2

1 Report of proceedings held at the location of:

2

3

ST. CHARLES CITY HALL

4

2 East Main Street

5

St. Charles, Illinois 60174

6

(630) 377-4400

7

8

9

10

Before Paula M. Quetsch, a Certified Shorthand

11

Reporter and a Notary Public in and for the State of

12

Illinois.

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Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

3

PRESENT:

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

BRIAN DOYLE, Member

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager

CHRIS BONG, Development Engineering Manager

JOHN MC GUIRK, Legal Counsel

DAVID SILVERMAN, Legal Counsel

RITA TUNGARE, Community and Economic  
Development Director

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

4

1 P R O C E E D I N G S

2 CHAIRMAN WALLACE: City of St. Charles Plan  
3 Commission will come to order.

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Spruth.

6 MEMBER SPRUTH: Here.

7 VICE CHAIRMAN KESSLER: Holderfield.

8 MEMBER HOLDERFIELD: Here.

9 VICE CHAIRMAN KESSLER: Doyle.

10 MEMBER DOYLE: Here.

11 VICE CHAIRMAN KESSLER: Schuetz.

12 MEMBER SCHUETZ: Here.

13 VICE CHAIRMAN KESSLER: Pretz.

14 MEMBER PRETZ: Here.

15 VICE CHAIRMAN KESSLER: Frio.

16 MEMBER FRIO: Here.

17 VICE CHAIRMAN KESSLER: Purdy.

18 MEMBER MACKLIN-PURDY: Here.

19 VICE CHAIRMAN KESSLER: Wallace.

20 CHAIRMAN WALLACE: Here.

21 VICE CHAIRMAN KESSLER: Kessler, here.

22 CHAIRMAN WALLACE: Item 3 on the agenda is  
23 presentation of the minutes of December 8th, 2015,

24 Plan Commission. Is there a motion to approve?

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

5

1 VICE CHAIRMAN KESSLER: So moved.

2 MEMBER FRIO: Second.

3 CHAIRMAN WALLACE: Moved and seconded. In  
4 all favor.

5 (Ayes heard.)

6 CHAIRMAN WALLACE: Opposed.

7 (No response.)

8 CHAIRMAN WALLACE: Motion passes unanimously.

9 Item 4 on your agenda is Prairie Center  
10 (former St. Charles Mall site) (Shodeen Group, LLC)  
11 application for concept plan review.

12 This agenda item is before the Plan Commission  
13 tonight for a concept plan review. Before we begin  
14 I would like to provide an introduction to our  
15 procedure.

16 The Plan Commission is a body of volunteers  
17 which analyze certain development applications and  
18 provides recommendations to the City Council. We do  
19 this by means of public hearings. Before spending  
20 considerable time and money on architects and  
21 engineers, we encourage applicants to come before  
22 the Planning Commission for a concept plan review.

23 At this point there is no formal application  
24 pending. The process for approval has not even

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

6

1 begun. The concept will be reviewed within the  
2 framework of the City's policies, plans, and  
3 ordinances. This review gives the Plan Commission  
4 and the public an opportunity to analyze the concept  
5 and provide feedback to the developer. The  
6 procedure results in a more informed public and  
7 provides valuable information to the potential  
8 applicant.

9 The developer will begin with presentation  
10 about the project concept. After the presentation  
11 has been completed, the Commission members will have  
12 the opportunity to ask questions about the proposal.  
13 Following the Commission, members of the public will  
14 have an opportunity to ask questions and offer  
15 comments regarding the proposal.

16 At the end of the discussion, I will poll  
17 the Plan Commission asking each member to advise the  
18 developer as to which parts of the proposal that  
19 member viewed favorably and which parts require  
20 revision.

21 A concept plan review does not include a  
22 formal vote. After tonight the City will not take  
23 any action on this proposal unless the developer  
24 submits a formal application to develop this

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

7

1 property.

2 At that point the Plan Commission will hold  
3 a public hearing. All property owners within  
4 250 feet will be informed of the meeting by certified  
5 mail, and signs and notices will be posted as  
6 required by law. At the public hearing any person  
7 will be given the opportunity to ask questions and  
8 offer comments.

9 I would like to emphasize the fact that  
10 there are issues the Planning Commission will  
11 consider when and if this matter comes before us for  
12 a public hearing following the filing of an  
13 application by the developer. Those issues include  
14 impact on surrounding property, traffic, et cetera.  
15 However, those issues are not being considered by  
16 the Plan Commission now.

17 The goal of tonight's meeting is to provide  
18 the developer with practical feedback about the  
19 proposed land use and the specific plan itself.  
20 Because that is our goal tonight, I implore upon you  
21 to reserve comments and questions about the impact  
22 of this development on surrounding properties and  
23 the community until after an application has been  
24 submitted.

Regular Meeting - Concept Plan; Prairie Center  
Conducted on January 5, 2016

8

1           There will be a time to be heard about those  
2 things but tonight is not time. Rather, I will  
3 limit the scope of our meeting tonight to a  
4 practical discussion about the specifics of this  
5 plan in order to identify issues for the developer  
6 to address moving forward.

7           Also, a concept plan review is not meant to  
8 be adversarial. We are not here tonight to attack  
9 the developer or the plan. Nor is it appropriate to  
10 present a different plan. We are here to review  
11 plans being presented by the developer, and comments  
12 should be given within the context of the  
13 developer's plans.

14           I would suggest that if there is something  
15 about the plan that you do not agree with that you  
16 focus comments on what you would like to see, not  
17 simply that you don't like it. That will help keep  
18 the discussion constructive.

19           Finally, Plan Commissioners, specifically, I  
20 would encourage you to inform the developer items of  
21 evidence that you would like to be provided when an  
22 application comes before us that would help to  
23 answer questions about the development and how it  
24 complies with our comprehensive plan and zoning



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1 ordinance. You are familiar with findings of fact,  
2 and if you feel the process would benefit from  
3 having a traffic study done, for example, then that  
4 is something the developer should know in order to  
5 prepare a future application.

6 In summary, we are not making a decision on  
7 anything tonight. The purpose of the consent plan  
8 review is to create a roadmap for the developer to  
9 effectively move a development plan forward. I would  
10 ask that we all keep that in mind in formulating  
11 questions and comments on this plan.

12 Are there any questions?

13 (No response.)

14 CHAIRMAN WALLACE: All right. Is the  
15 developer ready?

16 MR. SCHUSTER: Yes, sir.

17 CHAIRMAN WALLACE: One more thing that I'll  
18 note. Everything is being taken down by a court  
19 reporter tonight, and for that reason I would ask  
20 that only one person speak at a time and that you be  
21 identified by me before you speak. Anyone who  
22 wishes to speak should stand at the lectern and  
23 state your name before you speak and also spell your  
24 last name for the court reporter.

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1 All right. Go ahead.

2 MR. SCHUSTER: Good evening, Mr. Chairman,  
3 members of the Plan Commission. I am Mark Schuster  
4 of the law firm of Bazos, Freeman, Kramer, Schuster  
5 & Braithwaite in Elgin, Illinois. We represent the  
6 owners and prospective developer of the property  
7 before you this evening. As you know, that's the  
8 property between State Route 38 and Prairie Street  
9 and West 14th Street here in the city, the former  
10 St. Charles Mall site.

11 With me tonight is Mr. David Patzelt from  
12 Shodeen Group, Incorporated, here in St. Charles,  
13 and Mr. John McKay from the architectural firm of  
14 Nagle Hartray in Chicago.

15 Mr. McKay will take you through a PowerPoint  
16 presentation that summarizes the plan -- the three  
17 plans that have been submitted as alternatives for  
18 development of this site. We're available, of  
19 course, to answer any questions and provide any  
20 additional information you may require.

21 So without anything further, here's Mr. McKay.

22 MR. MC KAY: Good evening. I'm going to  
23 begin with an apology in advance. I'm supposed to  
24 be in another meeting in Highland Park at the same

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1 time. So if I leave part way through the meeting, I  
2 mean no disrespect to the proceedings here tonight.

3 I'm going to begin by telling you a little  
4 bit about Nagle Hartray. I know some of you are  
5 probably familiar with our work, especially the work  
6 we've been doing for Shodeen in Geneva. That is  
7 Dodson Place -- the commercial portion of that is  
8 organized around the old Dodson house that's on the  
9 site -- it includes the residential directly across  
10 the street from that, as well as the Fox River  
11 Condominiums in downtown Geneva, and the residences  
12 at Mill Creek. We currently have another project  
13 under construction out at Mill Creek with Shodeen,  
14 as well.

15 So while we are not the author of what  
16 you're going to see here tonight, if the project  
17 proceeds as the developer would like it to, we will  
18 be involved in the design of the project moving  
19 forward.

20 Nagle Hartray is -- we are celebrating our  
21 50th anniversary this year. We have a very good  
22 reputation, long-standing reputation in the  
23 architectural community in Chicago, recognized in  
24 2009 with the Firm Award that was given by the

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1 Chicago chapter of the American Institute of  
2 Architects.

3 I've been with the firm for 31 years. It's  
4 kind of typical of our firm; we have a lot of mature  
5 people in the firm. We are medium in size by  
6 intention. It allows people like me to actually  
7 work on projects. We enjoy practicing architecture  
8 as opposed to just running a business.

9 We have an extensive portfolio that includes  
10 both private and public architecture, including many  
11 similar housing developments to those that we're  
12 going to be talking about here tonight. We've also  
13 done a fair amount of work in the public sector, as  
14 well, designed village halls, public library  
15 buildings, a few which you see illustrated here.

16 I would describe our approach to design as  
17 being context sensitive and situational, and by that  
18 I mean if you look at the images on this board,  
19 hopefully there's enough there to illustrate that we  
20 don't have a Nagle Hartray brand that we're going  
21 around and putting on communities. What we're  
22 really interested in is trying to figure out what's  
23 appropriate for the site, the community, the people  
24 that we're designing for and coming up with

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1 something that really fosters those goals and  
2 objectives in the places that we're designing for.

3 So that's all I'm going to say about us.  
4 I'd be happy to answer any questions you have about  
5 our firm as we go through this.

6 My presentation is divided into three parts.  
7 The first part is providing some context for the  
8 project. The second part will speak to the specific  
9 development options that are being proposed -- and  
10 we would like your feedback on all three of the  
11 options here tonight -- and then the final part of  
12 the presentation will deal with a comparative  
13 analysis of the three options.

14 So the three options. As Mark indicated  
15 earlier, I think everybody by this time knows where  
16 the site is located. It's shown here on the screen.  
17 It's slightly less than 28 acres.

18 The underlying zoning for the site right now  
19 is regional business, which is the same zoning as  
20 the neighbors immediately to the south and to the  
21 southeast. The site is also surrounded by RM-3  
22 multifamily zoning and by the community business  
23 district that primarily has the Jewel Osco.

24 There's a rather long history associated

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1 with this property. I'm not going to go through  
2 everything that you see up here, but it begins with  
3 the closing of the St. Charles Mall in 1996, followed  
4 by the establishment of a TIF district in 2000, and  
5 then most repeatedly the proposal for a town center  
6 plan that was recommended for approval by the Plan  
7 Commission and rejected by the City Council in 2010.

8 More recently the plans that we're going to  
9 be presenting to you tonight have already been  
10 presented at two neighborhood meetings.

11 I think when we talk about context,  
12 oftentimes a site, the community values, things like  
13 that are really at the forefront. I think in this  
14 case, though, the history of this project is a very  
15 important contextual issue because I think in a way  
16 it really illustrates the fundamental problem with  
17 developing this site, and that is finding something  
18 that is both doable and realistic in terms of the  
19 marketplace and from the developer's point of view  
20 and at the same time something that is acceptable to  
21 the community, something that the community can  
22 embrace as a good addition to St. Charles.

23 So the comprehensive plan I think that was  
24 done since the last proposal in 2010 does a pretty

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1 good job of identifying what some of these  
2 challenges are. It also makes some recommendations  
3 for consideration, including mixed uses, retail and  
4 residential uses, an active and interesting district,  
5 multifamily housing, including townhouses and  
6 industrial orientation.

7 There have been a number of things that have  
8 been tried and failed at this site, including a list  
9 of potential uses on the site that were not felt to  
10 be the best use of the site. I think, you know,  
11 this has caused the site to be the subject of a CMAP  
12 study and studies by the City, including the  
13 comprehensive plan update.

14 In the comprehensive plan I think there's a  
15 pretty good summary in there that states that the  
16 citizenry is split on the appropriate uses of the  
17 30-acre former St. Charles Mall site. What is  
18 desired by many residents may not be economically  
19 feasible, which is likely the primary reason that  
20 the site remains vacant. And, again, this is kind  
21 of a fundamental challenge of this project.

22 So I'm going to present to you now three  
23 development options. These are titled the same way  
24 as they are in the staff report. I'm going to start

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1 with the option that I would say is closest in terms  
2 of zoning to the existing adjacent zoning on the  
3 site but also from the developer's point of view  
4 least desirable and move to the option which is  
5 probably furthest from the existing adjacent zoning  
6 but most desirable by the developer and we think in  
7 the best interests of the community.

8 So beginning with the first option, I  
9 mentioned that these plans were presented at the  
10 two neighborhood meetings. This is the one plan  
11 that was not, the one of the three that was not.  
12 And the reason that we've added this plan is because  
13 some of the comments we heard at the neighborhood  
14 meetings were along the lines of doing something  
15 that's more consistent with the established  
16 neighborhood. And so we thought we would put this  
17 in there as another option, and this is the one that  
18 we think is closest to what is in the existing  
19 neighborhood.

20 It's a rezoning plan but it does not have  
21 mixed use. It consists of really just two uses, the  
22 regional business use and the multifamily use. The  
23 site plan for that would like something like this  
24 where the regional business, the outlots, the



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1 commercial outlots would be along Lincoln Highway,  
2 and then behind that the rest of the site is taken  
3 up with walk-up residential. And I'll give you some  
4 examples of what we mean by walk-up residential a  
5 little later in the presentation.

6 One of the things you can see just in  
7 looking at the site plan is the amount of pavement  
8 and parking that's required for this kind of walk-up  
9 residential. It's a very repetitive type of housing  
10 by its very nature. In this particular case there  
11 are a total of 433 units. The retail -- there  
12 really is no retail other than the restaurants that  
13 would be in the outlots along Lincoln Highway.  
14 There are a total of 903 parking spaces with this  
15 plan.

16 The second plan is also a rezoning plan, but  
17 in this case we've added mixed use as a third use on  
18 the site, and that's the CBD-1 in the stripe of red  
19 that you see through the center of the site there.  
20 Otherwise, this is very similar to the other plan.

21 The CBD use 1 allows for mixed use to be  
22 added to the site. In this case where you see "B"  
23 labeled, that strip of buildings across where you  
24 see "B" would be mixed use that would be three stories

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1 of residential above one story of retail space. So  
2 those would be the tallest buildings on the site,  
3 and I'll come back to that later in the presentation,  
4 as well. Those buildings would be a maximum of  
5 60 feet high because they're the only four-story  
6 buildings on the site. Everything else would be  
7 three stories or less.

8 The remainder of the site behind the mixed-  
9 use portion is the same type of housing that I  
10 talked about with respect to the first plan that I  
11 showed. So, again, this is walk-up residential  
12 units. It has the same parking issues, if you will,  
13 associated with the previous plan.

14 So in this plan there are 454 total units.  
15 There's almost 47,000 square feet of retail space by  
16 virtue of having the mixed-use component added.  
17 Again, there's about 21,000 square feet of restaurant  
18 space and almost 1200 cars.

19 The final plan and the one that the developer  
20 prefers is the PUD plan. This is really a PUD  
21 overlay. It includes the same three uses that were  
22 covered in the last plan. It includes the regional  
23 business, the CBD-1, and the RM-3 uses, as well.

24 In this plan -- this plan introduces a

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1 different housing type. In this plan what you see  
2 labeled as C is on the -- it's labeled as walk-up  
3 residential which -- I apologize -- is a mistake.  
4 It's not walk-up residential. These are elevator  
5 buildings, double-loaded corridor, elevator  
6 buildings three stories tall, and I think one of the  
7 important features of this housing is that it has  
8 below-grade parking.

9 So one of the things you may notice in  
10 looking at the site plan is while there is more  
11 building area on the site, there is much less paving  
12 on the site because so much of the parking is  
13 underneath the buildings. This also maintains the  
14 CBD-1 use, mixed use where you see labeled B and  
15 then, again, the outlots along Lincoln Highway.

16 So now I'm going to go through a comparative  
17 analysis. And the staff report I think does a very  
18 good job in analyzing these three plans and  
19 comparing it to the comprehensive plan. I'm not  
20 going to attempt to repeat everything that they had  
21 in there. I thought it was done in a very thorough  
22 way. I am going to highlight a few of the things  
23 that I think are relevant for consideration.

24 With respect to some of the zoning metrics,

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1 the density that is being proposed for the three  
2 plans varies from about 15.6 units per acre to  
3 22 units per acre. Now, that measurement is taken  
4 on the entire site area. That's not a measurement  
5 that's taken solely on the area where the residential  
6 is located.

7 The ordinance for an RM-3 usage allows for  
8 20 units per acre. The building height allowable by  
9 the ordinance, which is also based on an RM-3 usage,  
10 is 50 feet. The rezoning plan without the mixed  
11 use -- so in other words, without any four-story  
12 buildings on the site -- would be a total of no more  
13 than 48 feet and three stories.

14 The other two plans, the maximum building  
15 height would be 60 feet because both of those plans  
16 include the four-story buildings for the mixed-use  
17 component.

18 Regarding the program, this gives a  
19 comparison of the various program elements in the  
20 three proposed options.

21 The rezoning without the mixed use has a  
22 total of 433 dwelling units. There really is no  
23 retail space. The restaurant space is all the  
24 outlots along the highway.

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1           The rezoning plan with mixed use has  
2     454 dwelling units, about 47,000 square feet of  
3     retail, and, again, 21,000 square feet of restaurant  
4     space.

5           The PUD plan has 609 dwelling units and a  
6     total of about 76,000 square feet of commercial space.

7           One of the things that I think is  
8     interesting to note is that the PUD plan has the  
9     same amount of open space as the rezoning plans  
10    despite the higher density and the increase in  
11    commercial space because the PUD plan also has far  
12    less paved area, dedicated parking lots, and roads.

13          This is a comparison of parking for the  
14    three plans. In the rezoning plan without the  
15    mixed-use component there are a total of 903 spaces.  
16    About 85 percent of those are open-air-surface  
17    parking spaces. About 97 of those spaces are in a  
18    garage but serve as parking. I think one of the  
19    things that's important to note there is that with  
20    that type of parking you have garage doors, which  
21    will contribute something to the environment, the  
22    character that you have of the project.

23          The rezoning plan with the mixed-use  
24    component has a total of about 1200 cars, and in

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1     this one because the mixed-use building has below-  
2     grade parking, underneath that portion of the  
3     building we have 138 cars that will be parked below  
4     grade and out of sight. So to speak, total of  
5     994 cars in open-air surface parking, and another  
6     62 cars in surface garage parking.

7             In the PUD plan there are a total of almost  
8     1300 cars. There are six -- it's about evenly split  
9     almost. There are 670 cars that are surface parked  
10    primarily to serve the retail space, the commercial  
11    space that's located on the site. It also includes  
12    some visitor parking associated with the  
13    residential.

14            I think the significant thing in this plan,  
15    as I mentioned before, is that it includes nearly  
16    half of the parking in below-grade garage space.

17            Finally, I'd like to close with a comparison  
18    in terms of something that really can't be captured  
19    in the site plan, really can't be captured yet in  
20    the review that the staff has done, but it's something  
21    that we know from our experience doing this type of  
22    housing, and that has to do with the character of  
23    it. This is something that will become clearer if  
24    the project were to proceed, but I'm going to go

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1 through a series of slides that basically compare on  
2 the left-hand side some of these character features,  
3 if you will, for the rezoning plans compared to the  
4 PUD plan on the right-hand side.

5 So here in the rezoning plan on the  
6 left-hand side. You can see some of the surface  
7 parking in front of the buildings that will be  
8 fairly dominant, and the lack of that on the PUD plan.

9 Again, I think in terms of quality of  
10 building materials and architectural expression the  
11 PUD plan proposes a housing type, which by its  
12 nature, is a little higher end, which allows for  
13 higher-end exterior materials and higher-end  
14 architecture.

15 This will be featured on the inside of the  
16 buildings, as well. So here you see examples for  
17 the interiors in the rezoning plan models compared  
18 to the PUD plan model. Again, the kitchen,  
19 something we all have some familiarity with.

20 So, finally, I'd like to close with some  
21 reasons why we think that the proposed PUD plan is a  
22 better fit for this community than the rezoning plans.

23 It's a more upscale residential project.  
24 This means that it will have higher rent. It's a

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1 higher construction cost to the developer, as well.

2 It will have better finishes inside and out.

3 The fact that it's an elevator versus a  
4 walk-up building means that it will attract a  
5 different type of tenancy, as well. This will  
6 attract we think fewer family tenants than a walk-up  
7 product. It will also more likely to attract empty-  
8 nesters. There's less surface parking and more  
9 landscaping. I think because there's less parking  
10 and pavement there's a good opportunity, a better  
11 opportunity to create a pedestrian friendly and  
12 neighborhoodlike environment.

13 Okay. The last thing I'm going to do before  
14 I sit down is run a short video of the proposed  
15 Prairie Center.

16 (Video played.)

17 MR. SCHUSTER: I just have a short closing,  
18 if I may.

19 CHAIRMAN WALLACE: Sure.

20 MR. SCHUSTER: Mark Schuster again.

21 One thing that we've heard from our client  
22 is how long this property has been vacant and how  
23 much they're ready to proceed with some development.  
24 It's a little unusual perhaps to have three slightly



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1 different plans submitted at once, but we think that  
2 the Plan No. 3, which sometimes you see referred to  
3 as the base plan, really meets all the requirements  
4 of the comprehensive plan for this west gateway  
5 property, and it meets the requirements of the  
6 zoning code and really is a form of development of  
7 the highest and best use on this property and would  
8 be subject to approval.

9 At the same time, there are some alternatives  
10 that might make the plan better, and so though we've  
11 submitted all three alternatives at once, it's  
12 certainly our hope that the City would find Plan  
13 No. 1, the PUD alternative which is what brings us  
14 before you for concept review would be the one that  
15 meets the final approval. It seems to us that's the  
16 best overall plan for the site, lays out what the  
17 owner and developer would prefer to construct there.  
18 But if that's not the case that the City can support  
19 Plan No. 1, we have Plan No. 2, and if that doesn't  
20 proceed then Plan No. 3.

21 So what we're really asking and hoping for  
22 tonight is comment on all of them, compare one to  
23 the other, and your comments here will give some  
24 guidance to us and also then to the City Council as

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1 they work their way through the same considerations  
2 stepping from one, to the other, to the other in  
3 trying to determine which is the one that the City  
4 would most prefer.

5 So that's our goal. We hope you comment  
6 favorably on all of them. We're here to listen to  
7 everything that's said, and you have some options,  
8 some differences to consider, and we are looking  
9 forward to your comments.

10 Thank you.

11 CHAIRMAN WALLACE: All right. Thank you.

12 Plan Commissioners, questions.

13 VICE CHAIRMAN KESSLER: I just have a couple  
14 questions.

15 First of all, sir, I apologize. I didn't  
16 catch your name.

17 MR. MC KAY: My apologies. I probably  
18 didn't give it to you. Don McKay. I'm a principal  
19 with the firm. I've been there 31 years.

20 VICE CHAIRMAN KESSLER: Nagle Hartray?

21 MR. MC KAY: Yes.

22 VICE CHAIRMAN KESSLER: While you're up  
23 there, I have a question regarding parking, a little  
24 clarification.

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1 In that slide --

2 MR. MC KAY: We seem to be stuck.

3 VICE CHAIRMAN KESSLER: Well, it really  
4 centers around the visitor parking in Plan No. 1.

5 MR. MC KAY: The PUD plan, yes.

6 VICE CHAIRMAN KESSLER: And I see that  
7 there's no surface parking. All of that parking,  
8 that surface parking is in the mixed use and the  
9 restaurant retail areas; is that correct?

10 MR. MC KAY: There is some parking for  
11 visitors who are visiting the residential buildings.  
12 That will be street parking.

13 VICE CHAIRMAN KESSLER: So there is some  
14 street parking?

15 MR. MC KAY: There is some street parking  
16 for visitors, just for visitors. But, typically,  
17 the units -- the reason that a three-story building  
18 works well with below-grade parking is that you can  
19 get one below-grade parking spot for every unit that  
20 you have in the building.

21 So there will be a garage dedicated parking  
22 spot for every unit that's in the building.

23 VICE CHAIRMAN KESSLER: And maybe you can't  
24 answer this. Equal number of street parking? I

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1 don't know how that's laid out. I didn't see it on  
2 the plan.

3 MR. MC KAY: No, I would say it's less.

4 VICE CHAIRMAN KESSLER: Okay. I see it. He  
5 just pointed it out to me. Okay. Thank you.

6 And, Mr. Schuster, I had a question for you.

7 I'll be honest with you, we -- I think we  
8 were pretty clear on Plan 1, Plan 2, and Plan 3, but  
9 some of our information goes from Plan 3 to Plan 1;  
10 some goes from Plan 1 to Plan 3, so I'm trying to  
11 unconfuse myself.

12 In your final comments you spoke about  
13 initially you say Plan 3 is -- could you go through  
14 that one more time?

15 MR. SCHUSTER: I did. I think I said  
16 Plan 3 -- I hope I had it right -- is the base plan,  
17 which is the rezoning with no mixed use. Plan 2 then  
18 adds the CBD-1 layer in between, and Plan 3 is the  
19 PUD.

20 AUDIENCE MEMBER: Plan 1.

21 MR. SCHUSTER: Plan 1. I said "3" twice --  
22 sorry -- Plan 1 is the PUD. I'm sorry to confuse you.

23 VICE CHAIRMAN KESSLER: We'll get it.

24 MR. SCHUSTER: Okay.

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1 VICE CHAIRMAN KESSLER: Thank you.

2 CHAIRMAN WALLACE: All right. Other  
3 questions, Plan Commissioners?

4 MEMBER DOYLE: One of the questions that the  
5 staff has recommended we consider is the CBD-1 zoning  
6 which is part of the concept plan. There's also  
7 CBD-2 and back in 2010 and 2011 when we had -- the  
8 last time we were here there was a proposal to  
9 create a new mixed-use district which was neither  
10 CBD-1 or CBD-2.

11 Could you please comment on why you think  
12 CBD-1 is the appropriate zoning and maybe elaborate  
13 a little bit on your thoughts regarding the staff's  
14 question which I'll read here to you?

15 "Should CBD-1 zoning be considered for the  
16 site, or should the City consider creating a new  
17 mixed-use zoning district similar to CBD-1 that  
18 could be applicable to this site and others  
19 identified as mixed use in the comprehensive plan?"

20 MR. MC KAY: I think the reason that the  
21 CBD-1 zoning was selected for the site is because  
22 the developer understood the building type that  
23 would make sense in terms of the marketplace. It's  
24 something that they've constructed before where you

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1 have retail on the first floor, you have residential  
2 above it, and you have parking below grade.

3 And just in looking through your existing  
4 zoning ordinance and trying to find something that  
5 was as close to that as possible, this is the  
6 classification that came closest to that.

7 So I'm not sure that it matters whether it's  
8 classified as CBD-1 if it allows for the type of  
9 product that the developer has in mind there or  
10 whether something new was created that would  
11 accomplish the same goal.

12 MEMBER DOYLE: So let me follow up on that.

13 So CBD-1 features ground-level retail,  
14 upper-level residential --

15 MR. MC KAY: Correct.

16 MEMBER DOYLE: -- and underground parking?

17 MR. MC KAY: That's correct.

18 MEMBER DOYLE: The PUD concept plan in front  
19 of us features numerous residential-only buildings  
20 without ground-level retail. Now, would those be  
21 part of CBD-1?

22 MR. MC KAY: No. RM-3.

23 MEMBER DOYLE: RM-3. Okay. Thank you.

24 MEMBER SCHUETZ: I had a couple questions.

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1 Brian brings something to mind. I guess was  
2 thinking of the PUD plan.

3 In your video you show the retail below or  
4 first floor. That's Plan 2. Is that correct?  
5 Plan 3 does not have that; correct? Excuse me, the  
6 PUD plan.

7 MR. MC KAY: The PUD plan does have first-  
8 floor retail just in that center section that's  
9 labeled "CBD-1," yes.

10 MEMBER SCHUETZ: And Plan 2?

11 MR. MC KAY: Plan 2 has the same thing.

12 MEMBER SCHUETZ: I have a quick question,  
13 and I hope it's appropriate but you mentioned the  
14 density on the PUD is I think 50 -- let's see, 22 --  
15 is that 22 per acre? How does that work? You said  
16 22 units per --

17 MR. MC KAY: Per acre.

18 MEMBER SCHUETZ: So what is the adjacent  
19 land to that area, the density?

20 MR. MC KAY: It corresponds to RM-3 zoning.  
21 So I assume it would be 20 units per acre or less.

22 MEMBER SCHUETZ: So it's very similar?

23 MR. MC KAY: It's very similar.

24 MEMBER SCHUETZ: Okay. Thank you.

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1 CHAIRMAN WALLACE: Questions?

2 MEMBER MACKLIN-PURDY: In the PUD are the  
3 units, the residential units meant to be condos,  
4 apartments?

5 MR. MC KAY: This decision is often driven  
6 by what's going on in the marketplace at any moment  
7 in time. So they will be built to the quality of  
8 condominiums. Given the current market conditions  
9 they'll be rental when they start, but should the  
10 market conditions warrant, they'll be constructed in  
11 a way they can be converted to condominiums down  
12 the road.

13 MEMBER MACKLIN-PURDY: Thank you.

14 CHAIRMAN WALLACE: Other questions?

15 MEMBER SPRUTH: Just on the advertisement  
16 side, I noted on the M38 that you have -- Shodeen  
17 had advertisements to date on commercial and retail  
18 space available presently. Is that correct?

19 MR. PATZELT: David Patzelt, P-a-t-z-e-l-t,  
20 17 North First Street, Geneva, Illinois.

21 Yes, that is correct. There was a slide  
22 that had -- we had been advertising for retail.  
23 These that are listed which included Tilted Kilt,  
24 Lifetime Fitness, NASCAR Car Wash, Hardy's Restaurant



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1 are some that have either been presented to City  
2 staff for review or have been in contract  
3 negotiations to be located on the property, and for  
4 one reason or another -- whether they weren't felt  
5 to be supported by City staff or couldn't come to  
6 terms on the property.

7 So those are the closest retail or restaurants  
8 that we have gotten, the closest tenants we have  
9 gotten. But the property has been advertised by at  
10 least three real estate brokers over the past five,  
11 six years.

12 MEMBER SPRUTH: So most recently have you  
13 received inquiries in the area for that site of  
14 retail?

15 MR. PATZELT: In the last three to six months,  
16 yes, there has been one inquiry.

17 MEMBER SPRUTH: Okay. You mentioned the  
18 building height on the PUD plan, Plan 1, as 48 feet.  
19 So that's from ground level; is that correct?

20 MR. PATZELT: That is -- no. Maximum height  
21 in the PUD plan, Plan 1, would be 60 feet, and that  
22 is really driven by the center core buildings, the  
23 mixed-use buildings which have the first-floor  
24 retail on them.

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1           The buildings that are north of the retail  
2       here in this slide shown as "C" would be approximately  
3       less than 50 feet.

4           But that chart that was provided to you  
5       showed a maximum height of 60 feet, again, because  
6       the B buildings are the same in both the PUD plan  
7       and the mixed-use plan.

8           MEMBER SPRUTH: Okay.

9           MEMBER HOLDERFIELD: I have a question. In  
10      regards to the underground parking, this has been  
11      brought up many times, the positive side of it. My  
12      concern, my question to you is in regard to the  
13      underground parking. How far underground will the  
14      parking be?

15           In other words, the floor of the garage will  
16      be considering 8 feet below the existing grade, or  
17      in other cases that I've seen in developments like  
18      this like The Crossings at Geneva near Delnor  
19      Hospital, they are about 4 feet below grade, which  
20      if you backfill makes the building like a little bit  
21      taller than anticipated. So I'm just concerned  
22      about that, what you see in regard to how you're  
23      going to facilitate that.

24           MR. PATZELT: The finished floor of the

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1 first floor to the finished floor of the garage is a  
2 10-foot difference. So there's a 10-foot grade  
3 between the two finished floors.

4 The first floor has to be level -- or is  
5 level for all of those residential units, and we  
6 have to meet ADA code, which is a soft slope,  
7 1-in-12 slope to get into that first floor.

8 MEMBER HOLDERFIELD: It's not the grade at  
9 the site now, but it would be backfilled to get up  
10 to that level?

11 MR. PATZELT: Correct. So I would say at  
12 the front door you're going to have a relatively  
13 soft slope to get to that first floor, and then that  
14 garage is 10 feet below that.

15 Now, if site itself has slope across it, and  
16 if a building is 200 to 300 feet long, and the first  
17 floor is level, the grade is falling off, you may  
18 see more of the garage at one end or the other.

19 MEMBER HOLDERFIELD: I know it's a little  
20 premature to ask these questions, but I'm just a  
21 little concerned about what the grade line will be  
22 compared to the natural grade line.

23 MR. PATZELT: I think your concern -- the  
24 reason I bring up the ADA slope is that your concern

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1 is that you don't jack up the buildings and pile  
2 this dirt up.

3 MEMBER HOLDERFIELD: That's what my concern is.

4 MR. PATZELT: We have difficulty doing that  
5 because we have to have a 1-in-12 very soft slope to  
6 have a wheelchair ramp to get into the building.

7 So this photograph here on the right is a  
8 good example of the grade that you would see on  
9 the -- on a typical building. The garage entry on  
10 this photograph on the right, the left building, the  
11 garage is just outside the photograph. So I think  
12 it gives you -- in this case the entire garage is  
13 buried below ground.

14 MEMBER HOLDERFIELD: So the first floor  
15 would be pretty close to the grade level? You  
16 wouldn't have to walk up four steps on the entryway?

17 MR. PATZELT: Correct.

18 MEMBER HOLDERFIELD: We're going to be  
19 down here?

20 MR. PATZELT: Yes.

21 If I could back up, Tim, to one of your  
22 questions that Don couldn't answer. On Exhibit  
23 Sheet 1, in the lower left-hand corner there's a  
24 parking breakdown. The overall parking count for

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1 the residential unit is 1.3 spaces per unit. So  
2 1.0 of those spaces are in the garage or  
3 underground, leaving a .3 parking space per unit  
4 would be outside, on-the-street parking.

5 CHAIRMAN WALLACE: All right. Other  
6 questions?

7 MEMBER DOYLE: Yes.

8 CHAIRMAN WALLACE: Brian.

9 MEMBER DOYLE: I have a couple questions  
10 related to the retail gap analysis profile on page 7  
11 of the comprehensive plan.

12 First part of it is for staff. If you could  
13 help clarify for me the numbers in this profile, the  
14 green numbers that are positive, the text reads that  
15 positive indicates indication of a surplus, and  
16 negative numbers are leakage within a given retail  
17 category.

18 So, for instance, we have a \$29.6 million  
19 surplus or leakage in total food and drink.

20 MR. COLBY: I believe the 29.6 that's listed  
21 there, that's -- it's a surplus and then there's an  
22 opportunity to capture that additional amount. Based  
23 on the demographic data, there's that additional  
24 buying power that's available in the area.

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1           MEMBER DOYLE: So according to our comp plan  
2 there is a total opportunity for Randall Road  
3 approaching \$290 million, which breaks down to,  
4 according to this chart, about roughly \$30 million  
5 in food and drink and \$260 million in total retail  
6 trade.

7           Now, there are a lot of areas of leakage, a  
8 lot of areas of leakage where it says we have too  
9 many businesses for the surrounding community to  
10 address.

11           One of the things that's confusing about  
12 this to me is last time we looked at these data, I  
13 think it was presented and part of the analysis was  
14 that we were a net importer of restaurant businesses,  
15 which meant that we have too many restaurants for  
16 the surrounding business to support, which is why  
17 some of our restaurants -- why I assume some of our  
18 restaurants have a difficult time staying open.  
19 This data here actually says the opposite, that we  
20 don't have enough restaurants.

21           I think this is a really important point for  
22 us to clarify as we move forward, where the  
23 opportunity is and where the surplus is.

24           So assuming that we have -- that we are a

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1 net exporter of restaurant businesses, meaning we  
2 don't have enough restaurants, then the targeted use  
3 for food on the frontage lots seems reasonable.

4 There are many other opportunities, as well,  
5 that I would ask to be considered such as nonstore  
6 retailers, health and personal care stores which has  
7 an opportunity of about 15 million, and motor vehicle  
8 and parts dealers which has an opportunity of  
9 344 million.

10 Now, maybe that's a little dated since we've  
11 had a couple new auto parts and retailers come on  
12 line in the last two years, but a big part of the  
13 concept plan and what we're considering here is --  
14 I'm sorry -- Mr. McKay was it?

15 MR. MC KAY: Yes.

16 MEMBER DOYLE: You pointed out in your  
17 preface that a big part of this has to do with what  
18 is economically feasible versus what the community  
19 desires.

20 MR. MC KAY: Correct.

21 MEMBER DOYLE: So I think that next time we  
22 come together -- I don't know if you've had an  
23 opportunity to look at these figures in the comp  
24 plans, look at maybe the analysis that was done last

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1 time we looked at the town center, but I think  
2 that's really a critical fact and critical aspect of  
3 the City's deliberation about the suitability and  
4 market viability of the proposals in front of us.

5 MR. MC KAY: Sure. What you're saying makes  
6 complete sense. I'm not familiar with the details  
7 of the examples that you cited but you did say -- if  
8 I heard correctly -- Randall Road.

9 MEMBER DOYLE: Yep.

10 MR. MC KAY: So this is -- there are  
11 probably two points that are worth making. We have  
12 to do more research on this; we have to look into  
13 it; I think that's all valid, but there are probably  
14 two comments that we can make right offhand.

15 One is that if this property were right on  
16 Randall Road, the opportunities would be far  
17 different. It's close to Randall Road, but, frankly,  
18 that distance makes all the difference in terms of  
19 the capability of what this site will attract. I  
20 think that is an important factor.

21 I think the other thing about the PUD plan is  
22 while we're showing the outlots as being restaurants,  
23 which seems to make the most sense for where they're  
24 located and that type of usage, I think one of the



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1 advantages with plans that include mixed use is that  
2 you do get additional retail space that could be  
3 either service oriented -- if there was a demand for  
4 restaurants, I think it would be great.

5 If one of the things you're trying to create  
6 here is a neighborhood, if you could actually get,  
7 you know, a restaurant that would be kind of a  
8 neighborhood-type restaurant, that would go a long  
9 way I think towards achieving some of the other goals.

10 But I think there is flexibility in that  
11 plan to allow some of those things to happen if, in  
12 fact, the marketplace will support it.

13 CHAIRMAN WALLACE: All right. Any other  
14 questions?

15 MEMBER SCHUETZ: I just have a really quick  
16 one along the similar lines as Brian.

17 Your experience -- some of those pictures  
18 were Geneva. I'm very familiar with those pictures.  
19 I've walked it many times and I think it's  
20 fantastic. However, we've had a hard time filling  
21 our downtown area with retail shops, restaurants,  
22 whatever.

23 So what has your experience been if you  
24 build a community like this, how do you draw in --

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1 the people that live there, do they support most,  
2 all, a quarter, 25 percent, whatever of what's built  
3 on the first floor, or how to you draw them in? How  
4 do you draw the retail people in? Just in your  
5 experience, not this site necessarily, but how would  
6 do you that?

7 MR. MC KAY: I think a good example of what  
8 you're referring to is out at Mill Creek where  
9 there's kind of a dedicated residential community  
10 there on the first-floor retail that's kind of the  
11 spine of the Mill Creek development that runs down  
12 the center of it. So in that case those businesses  
13 are supported primarily, if not solely, by the  
14 residents of Mill Creek.

15 I think that one of the advantages that you  
16 have here is the fact that you are going to draw  
17 from outside the neighborhood that's being created.  
18 That being said, I think the extent to which you can  
19 create something that feels like a neighborhood is  
20 going to -- there's going to be a kind of symbiotic  
21 reinforcement between the residential and some of  
22 the commercial that you're trying to encourage.

23 MEMBER SCHUETZ: How is that different than  
24 downtown? Because there is residential there,

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1 as well.

2 MR. MC KAY: I think, you know, there's a  
3 critical mass that you have downtown that you're not  
4 going to get in an environment like this.

5 MEMBER SCHUETZ: When I say "downtown," I  
6 meant downtown St. Charles.

7 MR. MC KAY: Even so, I think compared to  
8 what's being proposed here there's kind of critical  
9 mass, the retail/restaurants; you have great  
10 pedestrian environment; you have the river.

11 So it's a very different environment. I  
12 would not imagine that you're going to recreate  
13 something here that would either draw away from  
14 downtown -- I mean, frankly, one of the concerns we  
15 have in doing retail development where you have a  
16 thriving downtown area, to do new retail development  
17 on the outside is that it sucks some of the life out  
18 of the downtown area.

19 So I think that the uses that we're talking  
20 about here are going to serve more the neighborhood  
21 that's being created and the adjacent neighbors, the  
22 surrounding neighbors. It's going to be very  
23 different, though, than saying let's go to downtown  
24 St. Charles and see a show and get something to eat

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1 or something like that.

2 Does that make sense?

3 MEMBER SCHUETZ: Yeah. That's kind of what  
4 I figured but I was just curious -- we, of course,  
5 don't want to have a bunch of first-level storefronts.

6 MR. MC KAY: True. I think your intuition  
7 is right.

8 MEMBER SCHUETZ: Thank you.

9 CHAIRMAN WALLACE: I have a question, also.  
10 You've been able to take a look at the  
11 comprehensive plan and the redevelopment  
12 alternatives that are shown in there; correct?

13 MR. MC KAY: Yes. Not in great detail but  
14 yes, some of the illustrations that show  
15 possibilities for how the site might be configured.

16 CHAIRMAN WALLACE: We have three possibilities  
17 that are shown in our comprehensive plan: Regional  
18 Repositioning, West Neighborhood Center, Comprehensive  
19 Mixed-Use Center.

20 MR. MC KAY: Yes.

21 CHAIRMAN WALLACE: And I'm just curious  
22 because I'm envisioning that this is something  
23 that's going to become an issue at the application  
24 stage as far as, you know, which -- which one of

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1 these fits in with the proposal that's being  
2 presented.

3 MR. MC KAY: I think, as presented tonight,  
4 none of them exactly so far. But I think that the  
5 one that is closest to what the developer is trying  
6 to achieve here is the West Neighborhood plan. I  
7 think it's one in which you have a kind of network  
8 of streets that does create a neighborhood. There's  
9 a kind of a hierarchal structure to it, if you will.

10 So I'm not saying that the final plan will  
11 look exactly like the illustration that you have  
12 there, but I think in terms of character and spirit  
13 that's the one that comes closest to what's being  
14 proposed.

15 CHAIRMAN WALLACE: I guess one of the other  
16 questions as far as the actual site layout itself, I  
17 think in all of these plans we have interconnection  
18 through adjoining neighborhoods, at the very least,  
19 you know, to the neighborhoods to the northeast of  
20 this property. Has there been any consideration to  
21 incorporating that into this plan?

22 MR. MC KAY: I would say that that is not  
23 really being considered at this point but would be  
24 considered going forward. I think reinforcing the

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1 pedestrian and the vehicular networks is something  
2 that helps to make all of this -- it doesn't feel  
3 like an isolated community; it helps it feel like  
4 the whole thing is tied together.

5 So I think that's a very valid point. I  
6 think it's something that in terms of the future  
7 planning would have to be done, and I think it makes  
8 a lot of sense.

9 CHAIRMAN WALLACE: Tim.

10 VICE CHAIRMAN KESSLER: I want to speak to  
11 the density just a little bit. I know that's going  
12 to come up as the application moves forward.

13 I'm looking at the differences between  
14 Plans 1, 2, and 3, and, essentially, the BR zoning  
15 stays the same, 5.97 acres. The only difference --  
16 there's only a difference between 1 and 2 together  
17 and 3. Because in Plan 3 there's 21.67 acres of  
18 residential and no mixed use, but there's mixed use  
19 in both 1 and 2.

20 So when I looked at 1 and 2, I say, gosh,  
21 the land use is very similar. Now, I understand  
22 that there's underground parking considered in the  
23 residential, so that may increase the density, but  
24 that's a 25 percent increase in density between

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1 Plan 2 and Plan 1.

2 How do you -- how do you explain that? I  
3 mean, what causes that? What drives that density up  
4 so high when the uses are so similar?

5 MR. MC KAY: Well, I'll give my answer and  
6 then defer to Dave if he wants to add to this.

7 I think that, as we mentioned, the PUD plan,  
8 it's a higher quality product. It costs more to  
9 construct, so I think because of that getting more  
10 of it makes it easier to make it work in terms of  
11 the financial structure for the project.

12 Does that answer the question your question?

13 I think the planning also allows for it.  
14 The fact that we don't have as much surface parking,  
15 which I think really frees up the land that's  
16 available to work with, allows for that kind of  
17 density increase on the site, as well.

18 MEMBER DOYLE: I have a few follow-up  
19 questions. I'll follow up on that one there.

20 So is there a difference in the proposed  
21 ratio of one unit and -- one-bedroom, two-bedroom,  
22 three-bedroom units between the plans? Because it's  
23 dwelling units.

24 MR. MC KAY: Yes.

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1 MEMBER DOYLE: So the square footage of  
2 residential space could be the same, but you could  
3 have more dwelling units.

4 MR. MC KAY: It will probably be similar.

5 MEMBER DOYLE: Okay. To go back, then, to  
6 follow up on Chairman Wallace's question about  
7 connectivity.

8 In the comprehensive plan all three models,  
9 the illustrations, and the notes include references  
10 to the Tri-City Center and include -- if you look at  
11 them, the concept plans as outlined in the comp plan  
12 are -- really are looking for a comprehensive  
13 concept plan that addresses the St. Charles Mall  
14 Tri-City Center.

15 MR. MC KAY: Yes.

16 MEMBER DOYLE: Tonight we have three plans  
17 in front of us that only address the mall. Could  
18 you speak to the developer's goals and wishes in  
19 relation to Tri-City Center?

20 MR. MC KAY: I'll give that a shot, as well.

21 I think --

22 MEMBER DOYLE: Let me rephrase.

23 MR. MC KAY: I think I can answer it,  
24 though. I think I can answer your question.



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1           One of the things that's exciting about a  
2     project like this, quite frankly, is the size and  
3     the ability to create something that, you know,  
4     becomes another neighborhood in St. Charles. But I  
5     think there's a kind of responsibility with that, as  
6     well, which is recognizing the neighbors around you  
7     in a way this plan has to address not just the  
8     boundaries of the site, but it has to take into  
9     consideration what happens across the street, what  
10    happens adjacent to it, as well.

11           I think those issues have not been given  
12    serious consideration yet in this plan. I think  
13    they're valid issues, and they naturally become  
14    considerations if the plan were to move forward, but  
15    I think up until now it's been more a sense of just  
16    trying to figure out what's the right mix on this  
17    site, what makes sense to put on this site.

18           I think all the issues that have to do with  
19    connectivity to the rest of the neighborhood and  
20    getting those things to all work together, those are  
21    very valid design issues that should be addressed  
22    going forward.

23           MEMBER DOYLE: Okay. Thank you.

24           CHAIRMAN WALLACE: All right. Any other

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1 questions from Plan Commission members?

2 (No response.)

3 CHAIRMAN WALLACE: Okay. In that case I'd  
4 like to proceed on to questions from members of the  
5 public.

6 Does anyone have any questions?

7 Yes, sir.

8 MR. NORGAARD: Larry Norgaard, 1214 South  
9 6th Street, Charles.

10 I'm not going to cover the differences in  
11 the Prairie Center stuff because you said you'd  
12 handle that later, but there's a lot of exceptions.  
13 We're not meeting the Prairie Center plan.

14 One of the problems we've had --

15 CHAIRMAN WALLACE: Wait -- I'm sorry -- say  
16 that again.

17 MR. NORGAARD: There's a lot of  
18 contradictions to the comprehensive plan, and you  
19 said not to touch on that tonight. You've talked  
20 about some of them.

21 CHAIRMAN WALLACE: No, I mean -- what I was  
22 saying is that we should focus on what the plan is  
23 and not the impact upon the surrounding community  
24 because that will be covered, you know, when an

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1 application is actually made.

2 MR. NORGAARD: So I'll skip that part, but  
3 one of my concerns is we've been fighting since  
4 2010 against high density for many reasons. One of  
5 those is the information was off at the time. There  
6 was no traffic situation or traffic studies.

7 That's an invalid question because the  
8 question was at that time the traffic was total day  
9 traffic, and you had a shopping mall there that  
10 opened after 9:00 in the morning, so it did not  
11 conflict with the high school buses crossing Prairie;  
12 it did not conflict with two middle schools crossing  
13 Prairie, and it did not conflict with two grade  
14 school students crossing Prairie. So that would be  
15 the same time as commuter traffic, so the study  
16 needs to be reevaluated at that point.

17 Another thing that was stated when I was  
18 talking going around doing surveys back then is that  
19 the service -- cost of the services in the city  
20 would not -- they were adequate. We have plenty of  
21 electricity, sewer systems are fine, so on and so  
22 forth, which is not true.

23 I talked to an individual that worked for  
24 the City water and sewage department. He said one

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1 of the two systems -- you've got rain water and raw  
2 sewage. One of those systems has been at capacity  
3 now for seven years and not dealt with. So there's  
4 a tremendous expense if we put high-density  
5 developments in that property to one of the those  
6 two systems, and that would have to be looked at.  
7 It's a cost, a taxpayer cost -- "me" -- unless it  
8 goes to the developer.

9 So we are against the high density for those  
10 two reasons alone.

11 CHAIRMAN WALLACE: Let me just interrupt for  
12 a second.

13 I mean, more of what we're looking for is  
14 specifically regarding this plan. I mean, the  
15 points that you're making are certainly valid  
16 points, but really that relates to any plan that  
17 would be proposed for this property.

18 Specifically, what we want to know about are  
19 the plans that have been presented, what comments do  
20 you or questions do you have specifically about  
21 those plans and the land use that they're proposing.

22 MR. NORGAARD: Okay. One of the comments  
23 that I would have is, first of all, this was  
24 proposed so that the TIF -- that this would be for

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1 commercial development, and there's not enough  
2 commercial development space there in my opinion.  
3 Now, this is all my opinions. Okay?

4 The other thing is that -- just slipped my  
5 mind. That's not good.

6 Yes. One of the things, I feel a little bit  
7 personally manipulated because we've been fighting  
8 the 600-unit plus density since 2010, and we've  
9 defeated that all along. Now we have got an option,  
10 "We can go with our larger plan, which is what we  
11 really want to do because of the income it will  
12 produce for us continuously, or we can go with the  
13 smaller one," which will give you crap for business.  
14 You've got low-cost developments, no elevators, no  
15 underground parking; that's all cut out.

16 So that feels like it's manipulation of my  
17 thoughts, and I think I'll rest with that since you  
18 don't want to get into the other things.

19 VICE CHAIRMAN KESSLER: Can I summarize so I  
20 understand?

21 You would like them to look at less density  
22 and more commercial?

23 MR. NORGAARD: Yes.

24 VICE CHAIRMAN KESSLER: Okay. Thank you.

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1 MR. NORGAARD: And, also, same high quality  
2 for the low density.

3 VICE CHAIRMAN KESSLER: Thank you.

4 CHAIRMAN WALLACE: All right. Thank you.  
5 More questions?

6 MR. BOBOWIEC: Craig Bobowiec, B-o-b-o-w-i-e-c.  
7 I live on Cedar Street in St. Charles.

8 Ever since the Shodeen company took over  
9 this property we keep hearing time and time again  
10 that retail can't work and there's no need for  
11 retail, but yet at least in the last 15 years never  
12 once has he ever drawn out a true retail vision,  
13 elevations, and a plan.

14 And I just -- I just find it hard to believe  
15 that the few businesses he showed us are some of the  
16 few that actually want a freestanding building.  
17 What about the like 90 percent of retail out there  
18 like that are filled in Geneva Commons that don't  
19 want freestanding buildings?

20 You can't sell me that he's exhausted the  
21 full benefit of retail possibilities on that  
22 property when he's never scaled out a drawing.  
23 Because most people would look at it and say, "Well,  
24 I could fit here in this shopping plaza or in this

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1 mall" or whatever. And I just for the life of me I  
2 cannot buy his argument that we have to waste  
3 80 percent of that property with residential and  
4 throw away the opportunities. As Brian says, that  
5 we still have some obvious -- hundreds of millions  
6 of dollars of retail need in this area.

7 Then I also argue with his argument that  
8 we're not on the Randall Road corridor when Costco  
9 you have to go down Oak Street to gain entrance into  
10 it; Meijer's you've got to go up 38 off of Randall  
11 Road most of the time to turn in. It's no different  
12 if there was retail kitty-corner on the St. Charles  
13 Mall property. Going to Batavia Walmart you've got  
14 to turn on Fabyan Parkway, drive up to a side  
15 entrance to get into the parking lot.

16 So I just don't think their arguments that  
17 retail is totally impossible here are viable.

18 VICE CHAIRMAN KESSLER: So your comment  
19 regarding this particular plan is that you'd like to  
20 see more retail?

21 MR. BOBOWIEC: Yeah. I'd like to see like  
22 80 percent retail and 20 percent.

23 And then, as Mr. Wallace had stated, in the  
24 comp plan it says no freestanding residential on

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1     that property. So, I mean, it doesn't meet the comp  
2     plan in any way, shape, or form.

3             So that's my views.

4             MEMBER DOYLE: May I ask a follow-up  
5     question real quick?

6             You mentioned drawings. To play devil's  
7     advocate, the City has a drawing for the quad, lots  
8     of drawings for the quad, and I support the plan for  
9     the quad. Do you think that it's reasonable for the  
10    City to compel this property owner to take a risk on  
11    the basis of a drawing when we have quads still out  
12    there?

13            MR. BOBOWIEC: I'm just saying they never  
14    really marketed it and really shopped it out to come  
15    here and tell us that there's no retail opportunity.

16            Do you think all the stores in the Geneva  
17    Commons signed a letter of intent before the thing  
18    was ever designed knowing where they could  
19    potentially fit into a development here? I mean,  
20    you just --

21            MEMBER DOYLE: It's an issue of risk, and I  
22    think the point I'm making is that the Plan Commission  
23    needs to weigh in good faith the implications that are  
24    being presented, which is that the zoning represents



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1 a burden on our development of the property.

2 MR. BOBOWIEC: That's what he's claiming.  
3 That's where I'm arguing. How do you claim that  
4 when you've never put together a drawing?

5 He did a Towne Center plan; he's this retail  
6 plan. It's always retail. Never once has he  
7 presented a massive commercial development. It was  
8 supposed to be an auto mall, and that never even was  
9 drawn out.

10 I mean, it's all smoke and mirrors with no --  
11 I mean, I would be more sympathetic to him if he did  
12 have a plan for the last five years sitting there on  
13 a billboard, and it's all drawn out, and he shows  
14 elevations of a beautiful shopping plaza or however  
15 they want to design it, and then he comes here and  
16 says, you know, "For five or six years we've shown  
17 the plan, we've had it designed, and nobody wants to  
18 fill it up." But they have never done that. That's  
19 my argument.

20 MEMBER DOYLE: Okay. That makes sense to  
21 me now.

22 MR. PATZELT: Could I offer a comment to try  
23 to nip that in the bud right away?

24 CHAIRMAN WALLACE: Sure.

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1 MR. PATZELT: We have and I have plans. We  
2 have marketed this property through three different  
3 occasions, and Don did not touch on it, but he did  
4 have in his slide that there were roundtable  
5 discussions and I'll start with that.

6 After the Town Centre project went to the no  
7 vote, we then called in two different architectural  
8 firms and three different real estate -- commercial  
9 real estate firms. As a developer and property owner,  
10 we are in the retail and office market. We have  
11 about a million square feet within our portfolio.  
12 We are very interested in continuing to expand that  
13 portfolio in retail and commercial.

14 We had a roundtable with two real estate  
15 firms asking if there was a plan what and who they  
16 could bring as far as retailers, and that ended up  
17 bringing -- there was nobody that was interested as  
18 far as retail coming to this site.

19 We then contacted a developer who was in the  
20 larger mall development business and asked if they  
21 would be interested in this property. They drew  
22 plans -- worked with us, drew plans. They then sat  
23 down with their real estate brokers and asked,  
24 "Here's our plan. Who can you get for us," and the

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1     answer was, "There's nobody out there. There's  
2     nobody that's going to come."

3             So the gentleman doesn't know what happens  
4     inside our walls of our building. I have plans;  
5     we've drawn many plans; we have several different  
6     real estate brokers that have tried to solicit the  
7     business, and we've actually tried to truly market  
8     this property for straight commercial and it's not  
9     happening. It's not there. It's not smoke and  
10    mirrors.

11            Thank you -- and I think, if I could add, we  
12    had a Dominick's leave on our property south of this  
13    property. It sat vacant for quite some time, was  
14    marketed. We'd love to fill it up. I can't say  
15    that I'm personally proud to say that the best  
16    tenant that we could attract was the Salvation Army.  
17    I would have thought that in St. Charles and in that  
18    area -- and if it is Randall Road, why couldn't we  
19    attract some retailer that was better than the  
20    Salvation Army?

21            I don't see us attracting large retail to  
22    the property. Thank you.

23            CHAIRMAN WALLACE: All right. Thank you.

24            MS. MALAY: Kim Malay, 526 South 16th Street,

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1 and I'm representing the Near West Neighborhood  
2 Association, as well.

3 Just a couple things. First off, kind of  
4 the discussion that's just going on here, I think  
5 maybe what Mr. Bobowiec failed to mention is that  
6 it's not just planning that site. I believe one of  
7 you kind of alluded to planning the area that is  
8 under his control. And I think that does have to  
9 happen.

10 I think retailers, when they come to look at  
11 that site, they see blighted areas of retail that  
12 aren't seeming to do anything at this point. That  
13 discourages them because they look at what's going  
14 to happen in the future to that site.

15 So I think a full comprehensive plan of that  
16 area is a good thing to have for that site so that  
17 we can really start planning, and it needs to be a  
18 cooperative effort between the City and the  
19 developer.

20 As far as the plan at hand -- and I'm going  
21 to say something that Mr. Patzelt said to me a year  
22 ago when we met is, this project has to have -- or a  
23 project in general has to have a reason to be. And  
24 right now that's lacking. It's basically an

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1 apartment complex with some stores or whatever in  
2 front of it. There's no sense of community to it  
3 yet, and I think, you know, to allude to what you  
4 were saying, Mr. Doyle, you need to have that sense  
5 of community, that walkability, that feeling like it  
6 belongs because it is going up against a residential  
7 neighborhood.

8 So I really would encourage us to kind of  
9 think out of the box on the design of this plan and  
10 not just make it a --

11 CHAIRMAN WALLACE: So let me just interrupt  
12 you. So speaking specifically on the design, what  
13 constructive comments can you make to the developer?  
14 What changes would you make in order to --

15 MS. MALAY: Make it have more a sense of  
16 neighborhood, you know, make it feel like -- I'll  
17 use Oak Park and even Chicago neighborhoods where  
18 you have apartment buildings but you have that sense  
19 of community, the sidewalks, the landscaping, just  
20 everything. It's not -- take Savannah, Georgia,  
21 even. You've got the square developments, the walk  
22 investments; you've got the green space and the  
23 walks in the middle of that square.

24 So you have these areas that people can enjoy;

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1     you have the walkability; you have just a feeling  
2     like it's a neighborhood and not a complex because  
3     that's really what we're looking at right now.

4             MEMBER DOYLE: I just want to say I agree  
5     with everything you're saying 100 percent. I do  
6     have a question for you.

7             MS. MALAY: Sure.

8             MEMBER DOYLE: So I'm from Oak Park. Are  
9     you familiar with the Whiteco project, Whiteco  
10    Tower?

11            MS. MALAY: No.

12            MEMBER DOYLE: Well, it was a very -- and I  
13    mean very -- controversial proposal. It's a  
14    14-story residential LEED certified high-end  
15    condominium building in downtown Oak Park.

16            MS. MALAY: Maybe I do. I just didn't know  
17    it by that name.

18            MEMBER DOYLE: It has a two-story Trader  
19    Joe's in the bottom level. I have a friend who is a  
20    developer in Oak Park who lives there. It is a  
21    magnificent building. And the community was just  
22    fit to be tied when that proposal came forward  
23    because it's really big and tall; it's really dense.  
24    The intersection of Harlem and Lake is a nightmare

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1 because it's a truck route.

2 So I agree with everything you're saying  
3 about the things that are necessary to make for a  
4 vibrant, walkable community, and these are the  
5 reasons why I supported a Town Centre originally  
6 back in 2010 because I saw and I maintain that the  
7 potential of that proposal was there with the form-  
8 based code, with all of the concessions that we had  
9 at that time.

10 And I'll give you a preface of where I'm  
11 going to go later tonight. I'm going to say that  
12 that's where I really think this needs to go back  
13 to. It needs to go back to something that's more --  
14 the West Neighborhood Center model is town center or  
15 town plaza, whatever you want to name it.

16 But the question -- what we did was we  
17 stopped the conversation at the critical junction  
18 when the City could have said, okay, "There are a  
19 lot of good elements here; there are a lot of things  
20 that are compelling about this, it's still too  
21 dense, let's continue the conversation."

22 So do you think that that's the direction  
23 that the conversation should go?

24 MS. MALAY: I think it has a potential. The

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1 density is still too high, especially for that  
2 neighborhood to handle. You know, one thing -- and  
3 I believe the City can kind of attest to this  
4 because I got my information from them was we have  
5 approximately 1600 units in the area as it is versus  
6 800 on the other side of town. So we are already  
7 housing well over the majority of rental properties  
8 on that side of town.

9 So that's something to think about. And a  
10 good percentage of that is in that area. You know,  
11 when you look at between 64 and 38, we're housing a  
12 lot of it, and it does impact property values and  
13 that type of thing. But I know we're not here to  
14 talk about that today.

15 But the other thing is that I do still feel --  
16 I believe it was actually their representative who  
17 made the comment about massing, retail massing and  
18 that downtown has it. This project isn't producing  
19 any of that, and so you are setting any retail up  
20 for failure that way.

21 So if we want the other side of 38 to be  
22 successful, if we want whatever goes in that side,  
23 in our side to be successful, you've got to produce  
24 more massing for the retail, as well.



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1           Those would be my comments.

2           VICE CHAIRMAN KESSLER: Can I summarize?

3           MS. MALAY: Sure.

4           VICE CHAIRMAN KESSLER: Show a creation of a  
5 sense of neighborhood, less density, and more retail?

6           MS. MALAY: Right. 80/20, I don't know if  
7 that's the case, but I think there's a good -- I  
8 think we can come to a compromise on that, but it's  
9 got to be something definitely more than what we're  
10 getting because it's 80/20 right now in the wrong  
11 direction.

12           VICE CHAIRMAN KESSLER: Interestingly,  
13 everybody's comments are pretty much the same, lower  
14 density/more retail.

15           MS. MALAY: Again, if you want success for  
16 any of the retail, it's got to have more massing.  
17 That's just smart retail planning.

18           VICE CHAIRMAN KESSLER: Thank you.

19           CHAIRMAN WALLACE: Yes.

20           MS. BELL-LASOTA: Vanessa Bell-LaSota,  
21 1610 Howard Street, B-e-l-l, dash, L-a-S-o-t-a.

22           I was encouraged by the two phrases "context  
23 sensitive" and "situational approach to design," and  
24 that's exactly what everybody is saying, that there

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1 is a context here. This neighborhood is not a Mill  
2 Creek quality in terms of space or design. There  
3 are, you know, quite a lot of apartment complexes.

4 So my concern in all of the plans was the  
5 statement that kept being made as market conditions  
6 will prevail that will determine the quality, the  
7 high-end, the moderate. That keeps getting tagged  
8 to all the plans.

9 So my concern with Plans 1, 2, and 3 is the  
10 rollout of the plan in terms of time. That's been a  
11 question that will be in the application process I  
12 know, but that matters because market conditions  
13 will change over time. So my concern is that it  
14 rolls out with the number of buildings if we can get  
15 a lower density that are consistent with quality.

16 Because there's a transient quality that is  
17 a part of our neighborhood that we embrace. So if  
18 we're going to build more apartments with turnovers  
19 and more rental townhomes, whatever it is, it's the  
20 quality of the neighborhood we're talking about,  
21 too, not just density but the quality of that  
22 density, and that's what matters to me on  
23 1610 Howard Street.

24 So my concern is, as we go along, what does

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1     that phrase mean that we're trying to create a  
2     neighborhood and yet we're going to let market  
3     conditions govern the materials, the quality, and  
4     possibly the density and the style, meaning more  
5     apartment rentals rather than more of a townhome  
6     condominium property.

7             Does that make sense?

8             VICE CHAIRMAN KESSLER: It does. Is there  
9     anything specific about any of those plans, though,  
10    that you would suggest a change to?

11            MS. BELL-LASOTA: Well, I like the -- as Kim  
12    said, when we met as the Near West Neighborhood, the  
13    consensus of the group was if we could have our  
14    dreams, it would be a 70/30 proposition where  
15    70 percent of it was marketed to retail/mixed office  
16    and 30 percent towards the back, towards --

17            VICE CHAIRMAN KESSLER: Residential --

18            MS. BELL-LASOTA: -- Century Oaks was  
19    residential.

20            My other concern is what kind of residential  
21    market will come to the sense of place that's  
22    bracketed by still kind of a blighted property  
23    towards the Jewel, across the street of 38. Are we  
24    really going to be able to draw a Dodson Place

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1 upscale resident unless we ask for certain  
2 concessions about the environment that surrounds  
3 this property?

4 So I was a little encouraged to see open  
5 space with that underground parking, but I still  
6 wonder who this market really is.

7 Thank you.

8 CHAIRMAN WALLACE: Dave, could I ask you,  
9 would you be able to turn this to the site plan for  
10 the PUD? Thank you.

11 All right. Any other questions? Comments?

12 Yes, sir.

13 MR. VARGULICH: Good evening.

14 Peter Vargulich. V -- as in "Victor" --  
15 a-r-g-u-l-i-c-h, 503 16th Street. Comments are  
16 really pretty minor at this point.

17 In the PUD plan for the residential,  
18 certainly the idea of underground parking is  
19 beneficial, but the 1.3 spaces per unit seems vastly  
20 inconsistent with a suburban market. I don't know  
21 that it has to be 2 or 2.2 or something like that.  
22 I'm certainly not a proponent of paving more of the  
23 world, but having parking that doesn't facilitate  
24 the residents -- a little bit that could depend on

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1 the mix of units, and certainly that can be hashed  
2 out a little bit more, but I would just be concerned  
3 about 1.3 spaces per unit.

4 I would also ask that if you're going to  
5 have 55,000 square feet of retail in the Area B and  
6 we're looking at creating, you know, spaces in a  
7 neighborhood and those kinds of things that there  
8 may be a consideration for public open space. All  
9 the open space within Area C is private, and the  
10 representation in the photos showed it as a gated  
11 area or a fenced community.

12 I'm not sure that that's really what they're  
13 proposing, but that was what was shown in the picture.  
14 And that may be some public open space so if you're  
15 doing some shopping and retail that maybe there  
16 might be a park that you might want to go and spend  
17 some time in as part of the walkability. And if  
18 we're still connecting to neighbors to the northeast  
19 and further to the north across Prairie that some  
20 sort of public open space could be visible.

21 And I would just also offer that density as  
22 a topic shouldn't dictate decisions. It should be  
23 based on full design review and also the character  
24 which you're receiving as far as buildings, the

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1 massing, the usability of the property, and 22 units  
2 an acre, that doesn't seem overwhelming as an issue.

3 Thank you.

4 CHAIRMAN WALLACE: Dave, do you want to  
5 comment on the open space issue?

6 MR. PATZELT: I think the comment was made  
7 about the fence. There's -- we are not showing this  
8 as a gated community. Perhaps from a photo such as  
9 that there's an interpretation that it is gated, but  
10 it is not intended to be a gated community.

11 CHAIRMAN WALLACE: Thank you.

12 Other questions?

13 (No response.)

14 CHAIRMAN WALLACE: All right. Going once,  
15 going twice.

16 MR. BOBOWIEC: Can I just ask one more  
17 question?

18 I just want to ask you about your high-end  
19 units. Are they going to include fireplaces?

20 MR. PATZELT: No.

21 MR. BOBOWIEC: Do they include in-unit  
22 laundry?

23 MR. PATZELT: Yes.

24 MR. BOBOWIEC: Just stuff like that.

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1     Because from your pictures, your cabinetry, they  
2     aren't high-end by any means and by any stretch of  
3     the imagination. I think what you're trying to sell  
4     us on is granite countertops and stainless steel  
5     products make an apartment high-end, and if we don't  
6     put it in there, then it's not high end.

7             What would the rents be, the difference  
8     between the PUD high-end and the lower end for like  
9     a two-bedroom apartment?

10            MR. PATZELT: I think somewhere in the range  
11     of about 15 to 20 cents a square foot, which is  
12     probably a 10 to 15 percent difference.

13            MR. BOBOWIEC: So not a terrible lot.

14            MR. PATZELT: To some people that's quite a  
15     bit of difference.

16            MR. BOBOWIEC: All right. But no fireplaces?

17            MR. PATZELT: No fireplaces.

18            CHAIRMAN WALLACE: All right.

19            MEMBER DOYLE: I have one more question for  
20     the applicant.

21            I was just thinking about the mix of  
22     residential uses that are proposed, and it occurred  
23     to me I wanted to ask, is there any precedent for a  
24     product, residential product that features ground-

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1 level townhomes, so like a two-story townhome on the  
2 ground level, like a row house, with upper-level  
3 condos or apartments on Levels 3 and 4? Are you  
4 familiar with any kind of product like that? And if  
5 not, would you be interested in exploring that kind  
6 of product?

7 MR. PATZELT: Are you suggesting a two- to  
8 three-level living product?

9 MEMBER DOYLE: A four-level living product.

10 MR. PATZELT: Four-level?

11 MEMBER DOYLE: Four-level living product.

12 CHAIRMAN WALLACE: Per unit?

13 MEMBER DOYLE: No.

14 CHAIRMAN WALLACE: I think that's where he --

15 MEMBER DOYLE: A four-level living product  
16 with the ground level being primarily townhomes, row  
17 homes, and upper levels maybe with a different  
18 architectural feature, they would obviously have to  
19 have an entrance at some point, so you'd have to  
20 break up the row home and have an entrance, but  
21 upper levels with high-end apartments and condos.

22 MR. PATZELT: I have seen -- if I'm  
23 understanding your description, I have seen  
24 residential product like that. We have not developed



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1 or built any product like that.

2 MEMBER DOYLE: Okay. So there is a  
3 precedent for that kind of product in general?

4 MR. PATZELT: Yeah.

5 MEMBER DOYLE: Okay.

6 CHAIRMAN WALLACE: All right. Other  
7 questions?

8 (No response.)

9 CHAIRMAN WALLACE: Any Plan Commissioner,  
10 any questions before we go to comments from the  
11 Plan Commission?

12 (No response.)

13 CHAIRMAN WALLACE: All right. Anything from  
14 the staff?

15 (No response.)

16 CHAIRMAN WALLACE: Okay. Then at this time  
17 I will poll the Plan Commission, and, Commissioners,  
18 I would ask that you let the applicant know the  
19 aspects of the plan and specifically which plan you  
20 are in favor of, which things you think need  
21 improvement, as well as if the application did come  
22 before the City, what additional pieces of information  
23 or evidence do you think you would need in order to  
24 make an informed decision on recommendations to the

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1 City Council.

2 So I'll start -- Michelle, if you don't  
3 mind, I'm going to start with you.

4 MEMBER SPRUTH: Okay. That's fine.

5 First of all, I provided an outline earlier  
6 today just on some comments based on the conceptual  
7 plan review. I just want to go over a couple of  
8 those points, and a lot of these points have been  
9 highlighted throughout the presentation and through  
10 the residents here.

11 First of all, I just wanted to commend the  
12 applicant on engagement of stakeholders. However,  
13 as spoken tonight, there may be some information  
14 that they feel has been withheld as part of the  
15 process. So it's just very important that there's  
16 transparency in the application process and going  
17 forward that comments seem to be taken on board and  
18 are taken on board.

19 Now, on the -- I'm specifically speaking on  
20 PUD Plan 1, and some of the other comments can be  
21 actually transferred to the other plans that have  
22 been presented.

23 We've talked about pedestrian infrastructure  
24 and interconnection between the neighbors. There is

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1 an opportunity for that to be shown on plans and it  
2 should have -- it could have been provided at the  
3 conceptual phase, this conceptual plan. It's been  
4 highlighted numerous times.

5 It's important for that interconnection to  
6 be taking place, and I'm sure Shodeen can appreciate  
7 that St. Charles prides itself on a sense of  
8 community and are very passionate that that spirit  
9 is maintained. So that should be taken on board.

10 In regards to the elevations that have been  
11 reported, you said 60 feet from ground level. I  
12 would recommend going forth that a visual impact  
13 assessment be undertaken for the proposed plan.  
14 What that would mean is that the affected properties,  
15 i.e., sensitive receptors should be -- the applicant  
16 should ensure that there's not a negative impact --  
17 not a negative visual impact on affected property,  
18 and those sensitive receptors can be discussed with  
19 the Planning Commission.

20 We talked a lot about architecture. The  
21 stakeholders and residents have commented, provided  
22 numerous comments on architecture. It's important  
23 to tie in themes of the area and also what's already  
24 been highlighted as part of the comments so that

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1 that's taken on board.

2 We've talked about public open space. On  
3 the plans provided today, there is not enough public  
4 open space. There should be more public open space  
5 for the neighborhood and the community.

6 There has been some discussion on age-  
7 restrictive development. That should be taken on  
8 board going forward, and the reason for that is to  
9 ensure a nontransient community and to foster  
10 integration into the existing community.

11 Next point is -- well, on some of the plans  
12 that I briefly mentioned the storm water detention  
13 basins as an amenity that can be taken on board  
14 going forward.

15 We've talked about the restaurants and the  
16 retail space. There is an opportunity to explore  
17 using more retail space than what's provided in the  
18 plans today. The residents and the stakeholders are  
19 certainly willing to discuss a -- I guess discuss  
20 more retail and less residential, so that should at  
21 least be looked at.

22 I certainly feel that the comments that  
23 people provided today are not insurmountable and can  
24 be achieved with what we've discussed, and I

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1 certainly look forward to receiving revised plans  
2 going forward and taking a look at it.

3 I hope that the applicant certainly takes on  
4 board what's been provided both in the neighborhood  
5 meetings and the comments as part of this meeting  
6 tonight.

7 CHAIRMAN WALLACE: All right.

8 MEMBER HOLDERFIELD: I just want to say I'm  
9 excited about this plan. I've lived in this  
10 community looking at the Prairie Center for 40 years.  
11 I've seen a mall disappear; I've seen restaurants  
12 spring up and disappear.

13 So as I said earlier, it's going to be a  
14 tough sell in that area, and I think we're  
15 approaching a compromise here. We've talked about  
16 20 percent retail, 80 percent residential, and then  
17 the other way, 80 percent retail and 20 percent  
18 commercial. We've got to keep moving to where we  
19 can get a balance here that's going to make the  
20 community that surrounds this area happy, as well as  
21 the developer, and I don't think it's extremes on  
22 either end. Maybe 30/70, 40/60, something like  
23 that. How those play out, I'll leave that up  
24 to you.

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1 I'm very concerned about the design and style  
2 of it. Michelle touched on that just a bit. The  
3 minute I heard that it was going to be the Prairie  
4 Center, I've always had a love of architecture, so  
5 immediately I was thinking about the styling of these  
6 buildings in the prairie school of architecture that  
7 was developed by Frank Lloyd Wright. I think that  
8 would be an absolute showpiece in this area.

9 Shodeen has done a great job on the  
10 developments on Third Street where they blended  
11 these buildings into the old hospital down there and  
12 picked that theme up of the buildings along Third  
13 Street. This is a great opportunity and we could  
14 achieve this.

15 The architect was here earlier. Low-pitched  
16 roofs on these buildings, that's going to lower the  
17 profile, too. That's something that would be  
18 desirable. We could also have horizontal emphasis.  
19 Right now we're just seeing a square footprint, and  
20 I know it's early on in this, but there's all kinds  
21 of setbacks in how you could position this, but I  
22 hope you would consider that point as far as the  
23 prairie school -- the Prairie Center. I think off  
24 of 38 that entrance would be a great showcase to

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1 draw people in there if you develop that right with  
2 that Prairie Center look.

3 I am also concerned, too, about the number  
4 of restaurants along 38. We've got an empty Burger  
5 King that's sitting over there rotting away. They've  
6 relocated over to Randall Road, and those  
7 restaurants along 38 tend to look like fast food  
8 restaurants. Maybe it's too early to even say that,  
9 too. If we're going to have high-end residences, we  
10 would need to upscale that. So perhaps maybe fewer  
11 restaurants and another mixed-use unit there that  
12 has residences above it.

13 So these are some of the things that I'm  
14 concerned with, but I really like that particular  
15 architectural style. So those are my comments.

16 MEMBER DOYLE: I'd like to preface my  
17 response to the staff questions with a comment about  
18 density. These comments have nothing to do with the  
19 concept plans in front of us, but they do have to do  
20 with the concerns the community has.

21 I grew up in Oak Park, Illinois. I lived  
22 there from kindergarten to high school. When I was  
23 growing up there from '75 to '88, the Oak Park Mall  
24 was as dead as a doornail. It was completely dead.

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1 The only thing that kept it alive was the Classic  
2 Cinemas theater just like another cinema that we  
3 have on the other side of town here.

4 If you get on the train, get off at Harlem  
5 and walk through downtown Oak Park, you will see in  
6 vivid display how Oak Park responded to that, and as  
7 I said before, it's through high-quality, extremely  
8 high density tall buildings and a great degree of  
9 walkability.

10 So if we had a concept plan that came  
11 forward and said, "I want to build an eight-story  
12 LEED certified building with a green roof," I would  
13 be like, "Wow, that is awesome. That is going to  
14 put St. Charles on the map." That's not what --  
15 now, Mr. Patzelt, you've said that you don't think  
16 that those sorts of proposals are viable in this  
17 community. What I'm asking the community to do is  
18 reconsider what its goals really are and to push a  
19 little outside of our comfort zone and think about  
20 the plans that we have in front of us and a real  
21 life community that responded to blight and how they  
22 did it.

23 So now I'd like to respond to questions that  
24 staff recommended.



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1 In terms of which plan I prefer, I definitely  
2 prefer the PUD plan, and I would go farther and say  
3 that I prefer the PUD plan to form-based code, and I  
4 think that the alternate plans, to be quite blunt,  
5 should die a quick and painful death right now.

6 Does the PUD plan, the concept plan which  
7 I'm going to now consider to be the concept plan,  
8 does it adequately address the comp plan? Mr. McKay  
9 said it. No, none of them really do.

10 I don't think that it is catalytic. I don't  
11 think that it strikes the correct balance between  
12 residential and retail. I don't think it meets the  
13 vision that's outlined in the comp plan. I do think  
14 that modifications can be made to make it suitable  
15 to the comp plan, and I'll talk about those in a  
16 second.

17 Do I think that we should amend the comp  
18 plan? I absolutely do not think that. I think the  
19 comp plan is the vision of the community. We spent  
20 two years making it. I see no reason why we should  
21 amend it.

22 Is the proposed land use acceptable? No, it's  
23 not. As the concept plan presents it, it is not  
24 acceptable. In no circumstances would I support a

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1 map amendment to RM-3. In no circumstances would I  
2 support a map amendment that would allow residential  
3 home development to be constructed by right.

4 I think that this has to be a PUD application.  
5 There are so many -- and there are some really  
6 compelling comments that we heard from the public  
7 tonight that I think point to the direction that  
8 we're aligning towards, and it really necessitates a  
9 PUD approach.

10 I agree that the plan that we're talking  
11 about really is the West Neighborhood Center. I  
12 personally prefer the comprehensive mixed-use  
13 center, but I recognize that may be out of reach.

14 The walk-up residential development is the  
15 piece that really I can't live with. This concept  
16 plan does not provide a street network. It does not  
17 provide any sort of streetscape. It does not  
18 provide any architectural charm or vibrancy that  
19 would support the retail massing, the commercial  
20 development that we need. It's a grid of parking  
21 lots, and so the proposed land use as detailed in  
22 the concept drawings I think needs to be reviewed.

23 The residential unit count, I strongly agree  
24 with the comment that was made by Mr. Vargulich -- I

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1 may have mispronounced it -- but we should not be  
2 focusing on a raw number. What we should be  
3 focusing on is the balance between residential and  
4 commercial and architectural quality.

5 600 units might be appropriate if it comes  
6 with the amenities and the vibrancy that is going to  
7 make this a neighborhood center that will have  
8 ground-level retail, that will -- that will provide  
9 quality and the amenities that will attract both  
10 businesses and the kinds of neighbors that I think  
11 we'd all like to see live here.

12 So is the count appropriate? Maybe. I don't  
13 know. It really depends on what is its character.

14 The site design. I think the site design is  
15 the piece that really needs to be looked at most  
16 seriously because the West Neighborhood Center  
17 really hinges upon a -- creating a small opportunity  
18 for a unique mainstream environment. The Town  
19 Centre proposal had that. It had -- the axis of the  
20 plan was north/south through the current boulevard  
21 entrance up to Prairie, and the axis of this plan is  
22 east/west.

23 So you have your retail on the frontage;  
24 you've got some mixed use behind it in Section B,

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1 and you've got all this residential that just sort  
2 of bleeds out in Zone C.

3 What I'd like to see is the whole site  
4 reoriented to a main street grid that features a  
5 prominent main street going from the entrance that  
6 you have on 38, up through the spine of the property  
7 to Prairie Street and, as detailed in the comp plan,  
8 with very serious consideration for connectivity to  
9 Tri-City Center and continuing that spine all the  
10 way down to Randall Road.

11 I think the vision that I have for this site  
12 is one where if I'm driving north on Randall Road,  
13 and I get to about where the Skippy's is, I'll have  
14 a prominent boulevard there that I can turn onto,  
15 driving through where the demolished Dominick's was,  
16 through maybe sort of a roundabout with townhomes  
17 around it, businesses around that, and it's going to  
18 direct traffic off of Randall Road up into this  
19 parcel and through the parcel along with all of that  
20 retail.

21 That's the kind of -- if the problem is that  
22 there's no frontage on Randall Road, then the  
23 connectivity to Tri-City Center to key to making  
24 this parcel successful, and that's why I feel that

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1 the orientation is misaligned.

2 I know -- I'll put in a plug for David, our  
3 residential advocate and say that good design  
4 features a strong street grid, and this does not have  
5 it. So what I'm looking for is something that has a  
6 more structured street grid with pedestrian-friendly  
7 amenities.

8 As far as the appropriateness of the CBD-1,  
9 I think it's probably appropriate because of the  
10 comments that were made. It features ground-level  
11 retail; it features upper-level residential and  
12 underground parking. I don't see any reason right  
13 now that I would oppose an alternate mixed-use  
14 district.

15 What I would reiterate is that I really have  
16 severe reservations about the RM-3 usage. I'd like  
17 to see if there is any freestanding residential --  
18 and, Craig, to your point, I was really intrigued by  
19 your comment at the public meeting about this -- the  
20 part of the comp plan that says there shall be no  
21 freestanding residential applies specifically to the  
22 comprehensive mixed-use plan.

23 If you look at the illustration for the West  
24 Neighborhood Center, the illustration itself shows

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1 freestanding multifamily and single-family attached  
2 residential development south of the Tri-City Center  
3 on Bricher.

4 MR. BOBOWIEC: I'm just saying on that  
5 particular parcel. It specifically doesn't allow it  
6 on that parcel.

7 MEMBER DOYLE: So I think -- so getting back  
8 to my point here -- and this is really why I asked  
9 about this product that would feature ground-level  
10 or two-story townhomes, row homes on the bottom with  
11 high-end apartments or condominiums up top.

12 The problem I think as we talk about this is  
13 striking this balance between residential and retail  
14 and storefronts. As you get farther into that  
15 spine, if you're in the middle where that C is or  
16 back farther, and even if that axis there is the  
17 main axis, as you're farther in there, I'm guessing  
18 you're going to think no one wants to have their  
19 first-story storefront in the middle of this parcel  
20 when it's back there. So that's why you have it all  
21 pushed down to Route 38.

22 But if you could -- you know, if you had the  
23 appropriate massing and you could transition from  
24 first-floor retail maybe a third of the way in to

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1 first-floor townhomes that maintain a streetscape  
2 that feels urban, that feels like it's a neighborhood  
3 center with -- with -- possibly with residential off  
4 to the side towards the Binny's, that I would be  
5 much more comfortable with. Because, again, it has  
6 that grid structure, and it has the appropriate  
7 massing, and really what it needs is the flexibility  
8 to be able to grow with the retail.

9 If you find in five years that all of a  
10 sudden you have the opportunity to bring in a  
11 two-story Trader Joe's in the middle of this, you  
12 want to be able to capitalize on that. How do we  
13 make the development form flexible enough that you  
14 could do that like we have at the Whiteco Tower in  
15 Oak Park.

16 So to conclude, I just want to say that,  
17 like Jim, I'm really excited about the fact that  
18 this concept is here. I want you to receive my  
19 comments constructively and take away from it the  
20 vision that we really have that I think is a shared  
21 vision, and I think we're closer to getting to that  
22 shared vision tonight than we have been at any point.

23 MEMBER SCHUETZ: All right. There's not a  
24 lot I can add here but I'll be brief.

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1 First, I'd like to say I prefer the Plan 1,  
2 which is the PUD, and that would be similar to the  
3 West Neighborhood Center.

4 I do not see the density as an issue at all,  
5 especially in light of its -- it seems as though the  
6 adjacent properties are very similar densities.

7 I do think we should support the comp plan  
8 as much as possible and try to keep those visions  
9 the same.

10 I believe this project, as I think we all  
11 do, needs to be a catalyst for the area and that it  
12 be a -- you know, as somebody had said in the  
13 audience, comprehensive of the entire area. We want  
14 to create the neighborhood center, as Brian  
15 mentioned. I grew up in the city of Chicago, not a  
16 fancy area where I grew up, but it was the city, and  
17 it was a grid pattern and we walked everywhere. We  
18 had one car for eight people in my family, and I  
19 thought it was great.

20 So I think a pedestrian friendly community  
21 and a street grid that's walkable is really critical.  
22 Anytime any of us are in a city environment or a  
23 community that's walkable, we feel much safer than  
24 we do when there's vehicles everywhere.



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1 I had mentioned earlier, asked the question  
2 about some of these areas that are in Geneva that  
3 hopefully the residential that would be above the  
4 retail, the residential would support the retail  
5 buildings down below, and the retail would support  
6 the residential -- needs of those residents above  
7 them, whoever that might be. So whatever your  
8 product is and whatever the age groups are, if it's  
9 mixed or not mixed, I would obviously like to see  
10 the retail support that.

11 As far as open space goes, I do appreciate  
12 open space and gardens and that kind of thing.  
13 However, I think it's important to note that if it's  
14 just open space and there's not really a purpose for  
15 that open space, then it's just a void in the  
16 community and a waste. I've seen so many open  
17 spaces that the developers are forced, basically, to  
18 have this open space and then nobody uses it. So I  
19 think it's critical if there is open space that it  
20 have a purpose, and that's about it for me.

21 CHAIRMAN WALLACE: Thank you.

22 Tim.

23 VICE CHAIRMAN KESSLER: Well, I'll start off  
24 by saying that everybody wants the same thing. We

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1 want this property developed. I don't think anybody  
2 in the audience or on this Prairie Center or City  
3 staff or counsel that's here disagrees with that.  
4 The goal is to get this property developed. It's  
5 sat far too long. I'm glad that it's come back in  
6 front of us.

7 I have to say that I support Plan 1, the  
8 PUD plan.

9 I wanted to speak to density. I'm concerned  
10 with density only as it relates to the impact  
11 studies, traffic, engineering, schools, and we will  
12 have those I expect if and when an application comes  
13 to us, and we can consider that at that time.

14 I am not concerned -- the comprehensive  
15 plan, I wanted to speak a little bit about that. I  
16 heard a couple times tonight that the comprehensive  
17 plan does not allow a certain thing, and that's not  
18 what the comprehensive plan does. The comprehensive  
19 plan is simply a design guideline that we desire to  
20 adhere to, but if things change in the marketplace  
21 or in land use, then the comprehensive plan may or  
22 may not be followed, but I don't support changing  
23 the comprehensive plan.

24 If you look back at the old comprehensive

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1 plan, by the time we created the new comprehensive  
2 plan, there wasn't much -- didn't much look like the  
3 old one. Our community didn't much look like the  
4 old comprehensive plan.

5 So far as the land use, I don't know if the  
6 proposed land use breakdown is acceptable. We don't  
7 have a crystal ball. We don't know how it's going  
8 to move forward in the future. It's easy for any of  
9 us to say 70/30 or for the developer to say 20/80.  
10 I mean, we don't know.

11 So I liked what Brian pointed to, and that  
12 was keeping the plan flexible so that it can adjust.  
13 I do think that the number one issue that I feel is  
14 in this plan is a site design layout. I do feel  
15 like it's just kind of a bunch of boxes set on the  
16 site. I understand, of course, that this is a  
17 concept plan, so nothing is etched in stone at this  
18 point.

19 I would not consider rezoning the property.  
20 I just don't think that's a good idea. I think the  
21 PUD is the best opportunity because of all of the  
22 existing land uses surrounding it. It would be very  
23 difficult to come up with an exacting zoning for  
24 that particular property considering what's all

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1 around it.

2 I expect that we'll see engineering; we'll  
3 see the visual impact assessment that Michelle spoke  
4 about I think is a great idea. So when we come  
5 back, we'll talk about those things.

6 But I'm glad it's here. I'm excited about  
7 it. I hope we can get this done this time. I don't  
8 think -- from listening to both sides you'd be  
9 interested to hear I don't think we're really that  
10 far off. I really don't.

11 Everybody who spoke from the neighborhood  
12 pretty much came up with the same comments. After  
13 all the speaking was done, less density and more  
14 commercial were the two themes throughout everybody's  
15 talk. That's where we have to try and make this  
16 thing somewhat flexible so that we can adjust as the  
17 plan moves forward.

18 MEMBER MACKLIN-PURDY: I am in agreement  
19 with the PUD, and as somebody who is in the business  
20 community -- 90 percent of my time that's what I do --  
21 I think that our community can support more retail  
22 especially in this area. So I would like to see the  
23 retail/commercial portion of this higher.

24 I think that we should focus on -- I don't

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1 know where your rents would be for this type of  
2 commercial property or retail properties, but it  
3 needs to be affordable so we can get some good  
4 quality retail merchants in here. It would be nice  
5 to see some national chains like a Trader Joe's or  
6 some heavy hitters where it's actually destination  
7 retail establishments.

8 I do agree with the sense of community and  
9 focusing on the integration of the surrounding  
10 neighborhoods and the walkability. I think that's  
11 enormously important to create a sense of community  
12 for this area and to not focus on just the PUD  
13 development.

14 I think that's about it. Everything else I  
15 really agree with. I think we brought up some good  
16 points, and I hope that some of our input has been  
17 helpful, and I appreciate the community being here  
18 and giving your input. It helps us understand what  
19 the need and concerns are. So thank you.

20 MEMBER FRIO: It's tough being down on this  
21 end. Thank God for Brian; he covers almost all of  
22 the bases before it gets down to our end.

23 I want to thank you for putting something in  
24 that spot. As a resident of St. Charles, it is a

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1 black eye, so it would be nice to put something  
2 in there.

3 I'm for the PUD. The concern I had is  
4 1.3 parking spots per household. You know, if it's  
5 a one-bedroom apartment, maybe, you know. I hate to  
6 say it, but I've got five cars, so it would never  
7 work. So I think that might be an issue, and if you  
8 don't have a lot of off -- you know, on-the-street  
9 parking for the residents, that could create a  
10 problem.

11 The sewage that's -- and I think that could  
12 be a big part is the taxpayer -- will our taxes be  
13 increased to cover those costs, that's a concern to  
14 me. I don't know about you guys, but every year I  
15 look at my tax bill, and it just keeps going up and  
16 up and up, so I'd like to put a halt on that if we  
17 could.

18 The demand for retail, I completely agree  
19 with it but I think -- and you guys know this --  
20 you're going to have to find the right clientele or  
21 business for that. You know, how many restaurants  
22 in St. Charles have gone out of business in the last  
23 year? So do you want a company to keep going in  
24 there every six months to one year, leasing it out?

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1 You see this with the Dominick's that you have. So  
2 what kind of business is going to be in there? Is  
3 it a need-based for the people that live there? So  
4 you can figure it out from there.

5 Density, I don't really have a problem with  
6 the density base of it. I agree with Brian hugely  
7 that this is more of a -- and he said a park -- more  
8 of a Mill Creek kind of thing where the roads are  
9 specific versus to me that's just an apartment  
10 complex; the density is popped in there as quick as  
11 you can. I can see financially, you know, why it  
12 would be set up to do it that way, but for the  
13 neighborhoods and for appeal, to me it looks more  
14 like an apartment complex, and I don't think that's  
15 what everybody here is saying they want. They want  
16 more of a neighborhood feel with more commercial  
17 exposure.

18 Again, the commercial part -- I can't  
19 express this more. The commercial part is -- I  
20 agree we need retail. The tough part of that is  
21 specifically what kind because there is a lot of  
22 vacancies in St. Charles when it comes to retail.

23 That's about all. Like I said, God bless  
24 Brian for covering all of the bases I pretty much

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1 would have been covering. That's it.

2 MEMBER PRETZ: Well, hi. We're almost done.

3 I would like to also thank you for bringing  
4 forth the concept plan. I think the thing that  
5 probably would excite me the most is seeing or  
6 experiencing the day that the shovels actually go  
7 into the ground and the project gets going, but I  
8 know that we'll get there this time, so I'm looking  
9 forward to this.

10 Probably the biggest takeaway from what was  
11 said tonight is from what Commissioner Doyle said,  
12 which was a lot. There was a lot of information,  
13 suggestions, whatever other word you want to use to  
14 describe in the words that he used in summarizing at  
15 the end here. And my recommendation to you is that  
16 when that becomes a printed form to be able to read,  
17 read through it several times because I think within  
18 that contains really what will be beneficial for  
19 everybody as far as the future of the city. And,  
20 again, that's my biggest takeaway recommendation  
21 for you.

22 The PUD is the plan that I would recommend  
23 out of the three. The other two I would kill, also.  
24 But I have to say that when I take a look at that



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1 plan, I'm not really excited. And I'm not excited  
2 about it because to me it's more a residential  
3 development, apartment complex with a facade of  
4 business going along with it.

5 And I think how that gets cured is -- and  
6 it's been suggested several times -- is that  
7 neighborhood, creating the neighborhood. Because  
8 when you create that neighborhood, I think the rest  
9 of the mix between what percentage of retail/business  
10 versus residential, the density will take care of  
11 itself, and that would be my biggest recommendation  
12 to you.

13 When I take a look at -- and I have a lot of  
14 confidence in the Shodeen Group. When I take a look  
15 at a website -- and I believe this is your website --  
16 and it says in there in the first paragraph,  
17 "Shodeen, Incorporated, is wildy recognized by area  
18 residents, as well as business and civic leaders as  
19 one of the Fox Valley's premier construction  
20 management and land development firms."

21 So I know that you can figure this out, and  
22 I look forward to seeing your next steps and walking  
23 through this process with you so that we can reach  
24 that goal of beginning the development so that the

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1 City can realize its revenue share, as well as you  
2 from a development perspective start to realize your  
3 revenues.

4 And, again, I thank you for bringing this  
5 before us tonight.

6 CHAIRMAN WALLACE: All right. Thank you.

7 I really want for the Prairie Center to be  
8 on the front page of Shodeen's brochure 10 years  
9 from now. I mean, that's the vision that I have for  
10 it. I want it to be your gem, the project that  
11 defines your company.

12 I just feel like, you know, the PUD plan is  
13 the best of the three, but that's not going to be on  
14 the cover of your brochure. And I really think that  
15 this is an opportunity, you know, to create a center  
16 of activity, a center of -- really a center of  
17 culture for an entire area, for the entire region.  
18 It has that kind of potential. That's the way that  
19 I see it.

20 And in doing that, you know, the goal is to  
21 bring in your supply and your demand. It's to bring  
22 in the demand in the form of residential and office  
23 units and bring in the supply in the form of retail.  
24 And, of course, it's not an enclosed environment;

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1     it's obviously going to be affected by the  
2     surrounding neighborhood.

3             When I think of -- I mean, I see this as a  
4     blank slate and an opportunity to do something  
5     special, and that's exactly what Shodeen did with  
6     Dodson Place in Geneva. I mean, really, it rose  
7     like a Phoenix from a wasteland of a vacant hospital  
8     and a bunch of gravel parking lots next to a train  
9     station, and now it defines the area. Shodeen did a  
10    great job on that and it's a great development, and  
11    I think that that is the sort of thing that we can  
12    have here.

13            What I see here, there's no connection with  
14    adjoining properties. There's no -- it really is a  
15    residential island in the middle of an area that  
16    should be a mixed-use development, a full,  
17    comprehensive mixed-use development.

18            To me there's no possibility of architectural  
19    variations in the plan you put forward here, and  
20    that's really the kind of thing that I want to see.  
21    Because we have established a uniform building  
22    arrangement, and to try to put architectural  
23    variations into that would look hokey.

24            But echoing what Brian had said is putting a

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1 main thoroughfare through the project similar to  
2 what we have in our comprehensive plan with the West  
3 Neighborhood Center and then build from that. If  
4 you put in a north/south thoroughfare, then you can  
5 bring that residential use off of 38. As it is now,  
6 we just have a bunch of lanes and parking areas.

7 Yeah, I mean there would be no retail use  
8 that would go on Prairie Street; there would be no  
9 retail use except for the very southern portion of  
10 the property, but if we did bring a north/south  
11 connector street through there, then we could have  
12 something.

13 And I think that this ties in with open space.  
14 The amount of open space to me is not anywhere near  
15 as important as the quality. The disconnected  
16 fields that are shown here do nothing for me. You  
17 could have 20 acres of disconnected fields and say  
18 you have a lot of open space, and I would trade it  
19 in a second for a one-acre very interesting, very  
20 well-planned park or not even a park, just an area.

21 And I think that in Chicagoland I thought  
22 off the top of my head of two areas that are very  
23 small in area but are very important. Naperville's  
24 River Walk is one; Millennium Park in Chicago is

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1 another. Very important open spaces that are very  
2 small in quantity and very large in quality, and I  
3 think that's really what you have here.

4 I think that the major hurdle going forward  
5 as you've heard from nearly everyone is the  
6 comprehensive plan. Because as much as you want to  
7 shoehorn the PUD plan into the redevelopment  
8 alternatives, given the comprehensive plan it really  
9 just is not. I think that the comprehensive plan  
10 makes it clear that residential use should be  
11 secondary to the primary retail and commercial use  
12 of this property.

13 And that's where we get to a prominent main  
14 street with retail/office being primary, residential  
15 being above, a strong and interesting street grid  
16 that draws in adjoining properties rather than the  
17 way that it is now, they basically loop out  
18 adjoining properties. In order to get from the  
19 property to the northeast into the development, you  
20 have to basically go around it to get in.

21 But working with adjoining property owners  
22 to draw people in through, you know, all connection  
23 routes from the adjoining properties into this  
24 property, that's really what's going to bring it in

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1 and make it an integrated part of the surrounding  
2 properties.

3 I may support freestanding residential, but  
4 really only where it's abutting the residential to  
5 the northeast. The idea of having freestanding  
6 residential on the edges near Prairie, Jewel, and  
7 Binny's is not agreeable to me. I think that those  
8 are areas where mixed use, you know, really would be  
9 beneficial to the entire property. As I said before,  
10 bringing that main street north/south through the  
11 middle would foster that retail massing, making  
12 residential ancillary to that.

13 As far as exhibits, things that I think  
14 would be important to bring along with an  
15 application, one would be a recent traffic study.  
16 The profile of our city has changed in the last  
17 five years. Traffic patterns have changed.

18 Also, the City needs to have an opportunity  
19 to have their expert review that traffic study, and  
20 I don't know if that means that we would need it --  
21 I mean, you'd have to work with City staff and talk  
22 to them about how -- what amount of time the City  
23 staff needs in order to get an independent review on  
24 that traffic study, as well as an economic impact

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1 study.

2 You've done some of that even in what you're  
3 presenting now. We do some of it in the comprehensive  
4 plan, but it would take a lot of convincing to tell  
5 me that retail use is not in demand with this  
6 development and the only possible economically  
7 feasible route is nearly completely residential.

8 One other note, the underground parking I  
9 think is essential to this plan. Having parking  
10 fields would not be a good thing. Having street  
11 parking, I think that that's okay only if it's --  
12 you know, the way that you've dawn it out in the  
13 PUD plan, I think that that is -- that's acceptable  
14 to me.

15 And that's it. So thank you very much. I  
16 appreciate your time. I hope that we've given you  
17 information that's constructive, and, you know, we  
18 look forward to having the opportunity to work  
19 through this.

20 MR. PATZELT: Thank you.

21 CHAIRMAN WALLACE: All right. And that  
22 concludes Item No. 4 on your agendas.

23 Item 5 is additional business from the Plan  
24 Commission members.

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1 (No response.)

2 CHAIRMAN WALLACE: Staff?

3 (No response.)

4 CHAIRMAN WALLACE: All right. The weekly  
5 development report was in the packet. Any questions  
6 on that?

7 VICE CHAIRMAN KESSLER: So this item is on  
8 the agenda for the planning and development  
9 committee this coming Monday the 11th?

10 MR. COLBY: Yes. That is correct.

11 VICE CHAIRMAN KESSLER: At 7:00 p.m.

12 CHAIRMAN WALLACE: And meeting announcements  
13 are in the agenda. Any additional comment from  
14 members of the public?

15 MR. COLBY: If I could make one comment  
16 regarding meeting announcements. The January 19th  
17 meeting of the Plan Commission will be canceled,  
18 which is our next meeting.

19 CHAIRMAN WALLACE: Okay.

20 MEMBER PRETZ: And I will not be here for  
21 the February 2nd meeting.

22 CHAIRMAN WALLACE: Did you hear that, Russ?

23 MR. COLBY: Yes.

24 CHAIRMAN WALLACE: All right. Any other



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1 public comment?

2 (No response.)

3 CHAIRMAN WALLACE: All right. Is there a  
4 motion to adjourn?

5 VICE CHAIRMAN KESSLER: So moved.

6 MEMBER SCHUETZ: Second.

7 CHAIRMAN WALLACE: Any discussion on the  
8 motion?

9 VICE CHAIRMAN KESSLER: None.

10 CHAIRMAN WALLACE: All in favor.

11 (Ayes heard.)

12 CHAIRMAN WALLACE: Opposed.

13 (No response.)

14 CHAIRMAN WALLACE: This meeting of the  
15 St. Charles Planning Commission is adjourned at  
16 9:19 p.m.

17 (Off the record at 9:19 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand  
Reporter No. 084-003733, CSR, and a Notary Public in  
and for the County of Kane, State of Illinois, the  
officer before whom the foregoing proceedings were  
taken, do certify that the foregoing transcript is a  
true and correct record of the proceedings, that  
said proceedings were taken by me stenographically  
and thereafter reduced to typewriting under my  
supervision, and that I am neither counsel for,  
related to, nor employed by any of the parties to  
this case and have no interest, financial or  
otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed my notarial seal this 7th day of  
January, 2016.

My commission expires: October 16, 2017

  
\_\_\_\_\_

Notary Public in and for the  
State of Illinois