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COUNTY OF KANE)

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PLANNING OFFICE

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BEFORE THE ST. CHARLES PLAN COMMISSION

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In Re the Matter of:)

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St. Charles Towne Centre)

8

(Former St. Charles Mall Site))

(Shodeen Construction Company, LLC).)

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CONTINUED REPORT OF PROCEEDINGS had at the hearing of the above-entitled matter, before the St. Charles Plan Commission, taken in the offices of the City of St. Charles, 2 East Main Street, St. Charles, Illinois, on December 8, 2009, at the hour of 7:01 p.m.

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1 **PRESENT:**

2 **MR. TODD WALLACE, Chairman;**

3 **MR. WILLIAM J. SPEAR, Secretary;**

4 **MR. TIM KESSLER, Vice Chairman;**

5 **MS. SUE AMATANGELO, Member;**

6 **MR. BRIAN DOYLE, Member;**

7 **MR. CURT HENNINGSON, Member;**

8 **MR. TOM SCHUETZ, Member; and**

9 **MR. DANIEL VENARD, Member.**

10

ALSO PRESENT:

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MS. RITA TUNGARE, Community Development Director;

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MR. RUSSELL COLBY, Planner; and

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MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

863

1 **CHAIRMAN WALLACE:** This meeting of
2 the St. Charles Plan Commission will come to
3 order.

4 **Jim,** roll call.

5 **SECRETARY SPEAR:** Henningson?

6 **MEMBER HENNINGSON:** Here.

7 **SECRETARY SPEAR:** Venard?

8 **MEMBER VENARD:** Here.

9 **SECRETARY SPEAR:** Schuetz?

10 **MEMBER SCHUETZ:** Here.

11 **SECRETARY SPEAR:** Doyle?

12 **MEMBER DOYLE:** Here.

13 **SECRETARY SPEAR:** Amatangelo?

14 **MEMBER AMATANGELO:** Here.

15 **SECRETARY SPEAR:** Kessler?

16 **VICE CHAIRMAN KESSLER:** Here.

17 **SECRETARY SPEAR:** Spear, here.

18 **Wallace?**

19 **CHAIRMAN WALLACE:** Here.

20 Before we move on to Item No. 3, I would
21 just like to announce -- obviously, we have
22 two new members of our Plan Commission.

23 **VICE CHAIRMAN KESSLER:** Hi.

24 **CHAIRMAN WALLACE:** Tom -- is it

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

864

1 Schuetz?

2 MEMBER SCHUETZ: Schuetz.

3 CHAIRMAN WALLACE: Tom Schuetz and
4 Kurt Henningson, welcome to Plan Commission.

5 MEMBER SCHUETZ: Thank you.

6 MEMBER HENNINGSON: Thank you.

7 CHAIRMAN WALLACE: And would everyone
8 kindly introduce themselves after the meeting.
9 I'd appreciate it.

10 All right. Item No. 3 on your agenda is
11 presentation of the minutes of the November 3rd,
12 2009, meeting.

13 Is there a motion to approve?

14 MEMBER AMATANGELO: So moved.

15 VICE CHAIRMAN KESSLER: Second.

16 CHAIRMAN WALLACE: It's been moved
17 and seconded.

18 All in favor?

19 (The ayes were thereupon heard.)

20 CHAIRMAN WALLACE: Opposed?

21 (No response.)

22 CHAIRMAN WALLACE: That motion passes
23 unanimously.

24 Item No. 4 on your agendas is a continued

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

865

1 public hearing -- actually, Items 4 and 5 are
2 both continued public hearings, and just for
3 everyone's information, these items before us
4 today -- first of all, as a preliminary note,
5 Item No. 4 is one that would be continued, but
6 Item No. 5 there will be some discussion on.

7 These are both continued public hearings
8 from previous meetings, and just for anyone who
9 is not familiar with our process, these are
10 applications that are before the Plan Commission
11 for our consideration.

12 The City Council is asking us to conduct a
13 public hearing to take evidence into the record
14 and to ultimately make a recommendation on these
15 applications.

16 Excuse me.

17 For Item No. 4 we aren't going to have any
18 discussion on it. But for Item No. 5, I will ask
19 the Applicant to make a presentation, and then
20 will take questions and comments both from the
21 Plan Commission members and the public.

22 At the end of all of the discussion and all
23 of the evidence, I will ask for a motion to close
24 that public hearing, and at a later time in this

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

866

1 meeting. We will be voting on that item.

2 So, first of all, for Item 4, this is
3 St. Charles Towne Centre, former St. Charles Mall
4 site, Shodeen Construction Company, LLC. We have
5 four applications before us and perhaps -- is
6 this Rita?

7 MS. TUNGARE: Russ.

8 CHAIRMAN WALLACE: Russ, if you could
9 just let us know what's in your report.

10 MR. COLBY: Sure.

11 There is a letter in the packet from the
12 Applicant. This should be entered as an exhibit
13 into the hearing record. It is requesting a
14 continuance of the public hearing until
15 February 2nd, 2010.

16 CHAIRMAN WALLACE: All right. And do
17 we know -- do we know what exhibit number
18 we're on?

19 MR. COLBY: I believe the one the
20 Secretary has has the exhibit letters on it.

21 MS. TUNGARE: Jim Spear should have
22 that.

23 CHAIRMAN WALLACE: Do you have
24 that, Jim?

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

867

1 SECRETARY SPEAR: I'm looking. I
2 don't see it.

3 CHAIRMAN WALLACE: Perhaps it's
4 right --

5 SECRETARY SPEAR: It's underneath
6 here.

7 CHAIRMAN WALLACE: No. There you go.

8 SECRETARY SPEAR: Exhibit FFF.

9 CHAIRMAN WALLACE: Okay. And if you
10 want to just read that in.

11 SECRETARY SPEAR: Okay. We have a
12 letter from Shodeen dated December 4th, 2009, to
13 Russell Colby, planner, community development
14 department, regarding St. Charles Towne Centre
15 Plan Commission public hearing continuance to
16 February 2nd, 2010, and it's Plan Commission
17 Exhibit FFF.

18 CHAIRMAN WALLACE: All right. Any
19 questions or comments regarding that?

20 (No response.)

21 CHAIRMAN WALLACE: All right. That
22 is now an exhibit.

23 And is there a motion to continue the
24 public hearing to February 2nd, 2010 --

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

868

1 VICE CHAIRMAN KESSLER: So moved.

2 CHAIRMAN WALLACE: -- at

3 seven o'clock p.m. in this room?

4 VICE CHAIRMAN KESSLER: So moved.

5 SECRETARY SPEAR: Second.

6 CHAIRMAN WALLACE: It's been moved
7 and seconded.

8 Any discussion on the motion?

9 (No response.)

10 CHAIRMAN WALLACE: Jim, roll call.

11 SECRETARY SPEAR: Schuetz?

12 MEMBER SCHUETZ: Here.

13 SECRETARY SPEAR: Venard?

14 MEMBER VENARD: Yes.

15 SECRETARY SPEAR: Doyle?

16 MEMBER DOYLE: Yes.

17 SECRETARY SPEAR: Amatangelo?

18 MEMBER AMATANGELO: Yes.

19 SECRETARY SPEAR: Kessler?

20 VICE CHAIRMAN KESSLER: Yes.

21 SECRETARY SPEAR: Henningson?

22 MEMBER HENNINGSON: Yes.

23 SECRETARY SPEAR: Spear, yes.

24 Wallace?

REPORT OF PROCEEDINGS -- 12/08/2009
ST. CHARLES TOWNE CENTRE

869

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CHAIRMAN WALLACE: Yes.

All right. That passes unanimously and that concludes Item No. 4 on your agendas.

(Whereupon, at 7:05 p.m., the above-entitled matter was continued to Tuesday, February 2, 2010, at 7:00 p.m.)

