



1     **PRESENT:**

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

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

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

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

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

7             **MR. DANIEL VENARD, Member.**

8     **ALSO PRESENT:**

9             **MS. RITA TUNGARE, Community Development Director;**

10            **MR. RUSSELL COLBY, Planner; and**

11            **MR. MATTHEW O'ROURKE, Planner.**

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

4                   Jim, roll call.

5                   SECRETARY SPEAR: Venard.

6                   MEMBER VENARD: Here.

7                   SECRETARY SPEAR: Doyle.

8                   MEMBER DOYLE: Here.

9                   SECRETARY SPEAR: Amatangelo.

10                  MEMBER AMATANGELO: Here.

11                  SECRETARY SPEAR: Kessler.

12                  VICE CHAIRMAN KESSLER: Here.

13                  SECRETARY SPEAR: Spear, here.

14                  Wallace.

15                  CHAIRMAN WALLACE: Here.

16                  All right. Item No. 3 on your agenda --  
17 well, actually, before we get to that, I'll just  
18 take a minute and say that I was at the City  
19 Council meeting last night and we have two new  
20 members as a result of that meeting, Brian Doyle,  
21 over here to my right, and Dan Venard, over here  
22 to my left, and we don't have a very exciting  
23 first meeting for you, unfortunately. We --  
24 we -- well, not to minimize the importance of the

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1 general amendment, but -- sorry, Matt.

2 But we will take some time at the end of  
3 the meeting and just kind of talk generally about  
4 what's -- what's going to be happening in the  
5 coming meetings and answer any questions and have  
6 more introductions with Staff, and, certainly, if  
7 anything comes up that you have any questions on  
8 as we're going this evening, let me know, but  
9 what we try to do is we start off with a general  
10 explanation of what we're doing for any members  
11 of the public that are here so as we do that.  
12 You know, if I ask for questions from -- from the  
13 public, go ahead and jump in if you -- if you  
14 want to know anything.

15 MEMBER VENARD: Okay. Thank you.

16 CHAIRMAN WALLACE: Item No. 3 on your  
17 agenda is presentation of the minutes of the  
18 May 5th, 2009, meeting.

19 SECRETARY SPEAR: So moved.

20 MEMBER AMATANGELO: Second.

21 CHAIRMAN WALLACE: It's been moved  
22 and seconded.

23 All in favor.

24 (The ayes were thereupon heard.)

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1 CHAIRMAN WALLACE: Opposed.

2 (No response.)

3 CHAIRMAN WALLACE: That motion passes  
4 unanimately.

5 Moving on to Item No. 4. No. 4 is a  
6 continued public hearing, St. Charles Towne  
7 Centre, former St. Charles Mall site, Shodeen  
8 Construction Company, LLC.

9 SECRETARY SPEAR: (Indicating.)

10 CHAIRMAN WALLACE: This -- yeah, I'll  
11 just go ahead and read that.

12 This was a continued public hearing. The  
13 last date that it was before us was approximately  
14 a month ago, and we have received a request from  
15 the developer that this matter be continued to  
16 the June 16th, 2009, meeting, and I will just go  
17 ahead and read in the new exhibits that we have.

18 First of all, we have Plan Commission  
19 Exhibit XX, which is a memorandum from Russ  
20 Colby -- Russell Colby, Planner, to Chairman Todd  
21 Wallace and Plan Commission members regarding  
22 St. Charles Towne Centre May 19 public hearing,  
23 which is No. 7, and the memo reads, "Dave Patzelt  
24 of Shodeen Construction Company, LLC, Applicant,

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1 has requested the public hearing for this project  
2 be continued for one month to June 19, 2009."

3 Next, we have Plan Commission Exhibit --

4 MR. COLBY: June 16th.

5 CHAIRMAN WALLACE: What did I say?

6 MR. COLBY: 19th.

7 CHAIRMAN WALLACE: Sorry. June 16th.

8 You're correct.

9 Next we have Plan Commission Exhibit YY,  
10 which is a letter from Shodeen Construction  
11 Company, LLC, dated May 13, 2009, to Russell  
12 Colby, Planner, Community Development Department,  
13 regarding St. Charles Towne Centre.

14 "Dear Russ, please accept this letter as  
15 our request for a continuance of the public  
16 hearing in regard to the aforementioned project  
17 for one month to June 16th, 2009."

18 Okay. Those are the only two new exhibits?

19 MR. COLBY: Yes, that's correct.

20 CHAIRMAN WALLACE: Sorry. We had an  
21 IDOT report.

22 Is that going to come in -- is that going  
23 to be presented at the next meeting?

24 MS. TUNGARE: Yes. We will present

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1 any new evidence at the next meeting when the  
2 developer is present.

3 CHAIRMAN WALLACE: Okay. Yes. All  
4 right. And since the developer is not present, I  
5 will entertain a motion to continue the public  
6 hearing at this time to June 16, 2009, at seven  
7 o'clock p.m. --

8 MEMBER AMATANGELO: So moved.

9 CHAIRMAN WALLACE: -- in the City  
10 Council chambers.

11 MEMBER AMATANGELO: So moved.

12 SECRETARY SPEAR: Second.

13 CHAIRMAN WALLACE: It's been moved by  
14 Amatangelo and seconded by Spear.

15 Any discussion?

16 (No response.)

17 CHAIRMAN WALLACE: Jim, roll call.

18 SECRETARY SPEAR: Venard.

19 MEMBER VENARD: Aye.

20 SECRETARY SPEAR: Doyle.

21 MEMBER DOYLE: Aye.

22 SECRETARY SPEAR: Amatangelo.

23 MEMBER AMATANGELO: Yes.

24 SECRETARY SPEAR: Kessler.

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1 VICE CHAIRMAN KESSLER: Yes.

2 SECRETARY SPEAR: Spear, yes.

3 Wallace.

4 CHAIRMAN WALLACE: Yes.

5 All right. That concludes Item No. 4 on  
6 your agendas.

7 (Whereupon, at 7:06 p.m., the  
8 above-entitled matter was  
9 continued to Tuesday,  
10 June 16, 2009, at 7:00 p.m.)  
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