MINUTES
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
MONDAY, OCTOBER 10, 2022 - 6:00 PM

Members Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

Members Absent: None

Others Present: Lori Vitek; Mayor, Heather McGuire; City Administrator, Russell Colby; Director of Community Development, Derek Conley; Director of Economic Development, Rachel Hitzemann; City Planner, Ellen Johnson; City Planner, Peter Suhr; Director of Public Works, Lisa Garhan; City Administration, Bill Hanna; Director of Finance, Fire Chief Scott Swanson, Asst Fire Chief Kevin Christianson, Police Chief Jim Keegan, Police Officer Erik Mahan

1. CALL TO ORDER

The meeting was convened by Chair Weber at 7:06 p.m.

2. ROLL CALL

Roll was called:
Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft (via Zoom), Lencioni, Pietryla, Wirball, Bessner, Weber

3. OMNIBUS VOTE

None

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. Presentations for Request for Concepts Proposals for Former Police Station Site Area Redevelopment

Chair Weber addressed the audience letting them know there are three overflow rooms set up, two on the second floor just outside the Council Chambers, and one in the lobby. Each room has a large screen and sound to view and listen to the meeting over Zoom. A City of St. Charles Staff member will be taking the names of people viewing the meeting from the overflow rooms who would like to speak during Public Comment and they will be brought to the Council Chambers when Public Comment begins.

Mayor Vitek clarified that no decisions will be made at this meeting and the concepts that were reviewed are not final plans, they are concepts that are subject to change based on questions and requests made by the City Council and the public. Mayor reviewed the timeline of the process to reach this point, including closure of the old Police Station, Comprehensive Plan Amendment in 2019-2020 for a Catalyst Site, development of a draft Request for Proposals by

City Council in 2020, and later a Request for Concepts issued in Nov. 2021. She noted that between these major milestones, from 2019 to today, there have been multiple discussions in both Plan Commission and Planning & Development Committee meetings, a public hearing, and plenty of press coverage about the project. During this process and series of discussions, the outcomes were the same from both policy making bodies which included two mayors and many different Council members. Tonight, City Council members will ask questions, however not discuss the concepts at this meeting. Members of the public are always welcome to provide feedback. Please understand that the concepts before you will likely change as we continue to refine the components of the project with the needs of the community. I also would like to add that everyone up here on this dais has the interests of all St. Charles residents and businesses in mind and are always working to ensure the continued vitality of our City.

Russell Colby, Director of Community Development, reviewed the timeline of the process for considering redevelopment of the Old Police Station site, including the Comprehensive Plan amendment process to add a "Catalyst Site", starting in early 2019 to formal adoption in Aug. 2020. "Catalyst Site" is defined in the plan as an "underutilized property where redevelopment could have a catalytic impact on the surrounding area." He reviewed the Land Use and Site Improvement exhibits of the Comp. Plan that were the basis of City Council drafting the original Request for Proposals in 2020, which was not issued. Document was later revised into a Request for Concepts, which would require less detail in the proposal responses, to encourage more creativity in responses from developers, and Council could then consider what was presented, and decide how to proceed. Request for Concepts was issued in Nov. 2021.

Derek Conley, Director of Economic Development, reviewed the process of reviewing the four proposals that had been received by the City. Mr. Conley instructed where the public could find information on the four proposals submitted by going to the City by going to the City Website; www.stcharlesil.gov - City Studies and Initiatives – Request for Concepts Downtown Riverfront Property.

Murphy Development Group

Mr. Dave Ariola; Murphy Development Group, introduced the Murphy Development Group team.

Mr. John Murphy; Founder Murphy Development, gave a brief history of Murphy Development Group and reasoning behind why their development does not include a hotel.

Mr. Floyd Anderson gave a brief overview of Wight and Company.

Mr. Chris Cable; W.E. O'Neil, gave a brief overview of W.E. O'Neil Construction.

Mr. Ariola and Mr. Rick Van Zeyl; Wight and Company, presented the Murphy Development Group proposal as submitted.

Mr. Silkaitis thanked the residents for participating. Mr. Silkaitis commented he liked that the developer was not asking for any tax payer money for the project, likes that the project is smaller, likes Murphy Development is going to purchase the property, likes that Murphy Development is going to work with the city for something that will work for everybody, likes

the green space, likes the keeping of the parking lot north of the municipal building, and not removing any of the city buildings.

Mr. Kalamaris thanked the residents for participating and thanked Murphy and team for all their thought and effort. Mr. Kalamaris likes the green space, the restaurant space and small concert venue. Questioned with the loss of Pheasant Run the community has weakened a little when it comes to being an entertainment destination. Help me understand the decision not to include a hotel.

Mr. Ariola responded to keep a downtown viable you need residents who are committed to downtown. By bringing an apartment building to downtown it is beneficial for business and least impactful on traffic. The environment for hotels right now is risky. It's hard to run a hotel on weekend weddings, you need business travelers during the week. It's feasible and we would consider it but we wanted to get something that we could get going right away. This is going to generate close to $700,000 a year in real estate taxes, so if you wanted to put a TIF in place around this you are going to have a lot of flexibility and maybe at other sites get those complementary uses you wanted that will further enhance the downtown.

Mr. Kalamaris asked in terms of price per square foot what would the rental be?

Mr. Ariola responded at minimum they would need rent of $2.75 per square foot. Will continue to tweak the size of the units. If a 600 square foot studio would be $1600 per month.

Ms. Payleitner had four questions which were answered by the presentation by Murphy Development. Ms. Payleitner added she appreciates the thoughtful use of the footprint and appreciates making sure that the project is economically feasible now.

Mr. Bongard asked what the chances of down the road we would have to revisit a TIF.

Mr. Ariola responded they don't have a survey of the site or geotechnical or engineering data on the site so there is a series of cost questions. If selected they would go through all those costs and verify what the engineering conditions really are. It is not the intent of Murphy Development and based on what we know so far, they think they can do the project without a TIF.

Mr. Bongard asked if Murphy Team had interest in making this project less residential and more mixed use.

Mr. Murphy said they would be open to look at it, but the data they have collected indicates it really isn't feasible without a fairly significant subsidy from the City. The question on the TIF, if the city says they need more parking and we have to go to a structured parking, that would trigger a need to revisit the TIF.

Mr. Bongard questioned if this project design would draw people from Pottawatomie.

Mr. Ariola responded they have kept this as green and inviting as possible. It would be a 24/7 public use area, the sites at the grade of the river, there are no steps down to the river.

Mr. Bancroft commended Murphy Development for following the process. The material shows they listened to the feedback from the public. The slide image that was presented from 3rd and State intersection shows the consideration to the program with its placement and impact from the river.

Mr. Weber commented I don't like the public is losing 65 parking spaces. Likes that they are open to possibly adding a parking deck. Thought into utilizing the river more? Who would own the courtyard area?

Mr. Ariola said he presented their ideas but are open to other ideas to enhance the Riverwalk and would love to work with the City.

Mr. Lencioni stated it is a really good plan. I would love to see more mixed use component. Thought the green space along the river was interesting. It had a park feel to it. I would like to see something that wows me architecturally. Would like to see something signature worthy. I was disappointed losing the elevated deck. What do you expect the total value of this project? How much of that are you considering financing?

Mr. Ariola agreed on the architecture. The total budget right now is $65 million for this project. In the model we have 65% financed.

Mr. Lencioni asked if they were planning on owning the building long term.

Mr. Ariola responded typically they get it stabilized and sell. But they are open to holding it longer if it makes sense. Mr. Ariola added, we are open to mixed use, but it does take up service parking and adds parking requirement and adds traffic.

Mr. Lencioni stated we talk about adding parking but what are we adding parking for? We are taking out the police use for parking. But, we can afford to pay for parking if it's getting paid through sales tax dollars.

I want to see something that shines, because that will bring people to take a look at this, we've got this opportunity to add a jewel to St. Charles which heightens where we're at in driving people down as an entertainment district and where they want to spend time regardless and driving people down regardless of where they live.

Mr. Pietryla thanked everyone for being at the meeting. Overall likes the green space. Architecture he understands is a place holder. Likes the municipal building has not been touched, the statues are still there, love the amphitheater. Orientation and basic use, it's a good plan.

Mr. Wirball thanked Murphy Development for presentation, asked if all the green space is open to the public? Mr. Wirball commented he too thought the architecture needs work to blend in with the Pottawatomie neighborhood. Would you consider something like the Batavia Boardwalk which is small retail for startup businesses, if successful they move into a bigger footprint downtown?

Mr. Ariola responded that the green space will be open to the public. He doesn't know how a project like the Batavia Boardwalk would be funded but is open to it.

Mr. Wirball asked if they were flexible on the unit count. Mr. Ariola responded they are flexible but they think this is what the minimum they would go to get the quality they are anticipating.

Mr. Wirball confirmed with Murphy Development they were not touching the municipal buildings. Mr. Ariola responded that is correct, they would not be proposing anything with the municipal buildings.

Mr. Wirball followed he likes they are confined to the police department site and are willing to pay something for the site and not asking for any subsidies.

Mr. Wirball asked if you are willing to work with residents with a neighborhood meeting if we get to that point.

Mr. Ariola responded yes, they anticipated that would be part of the process.

Mr. Bessner thanked Murphy Development for their presentation. He likes the green space, would like to see it 100% interactive with the river walk. I know parking is an issue but would be interested in more restaurant and/or additional retail. Regards to hotel feasibility, do you believe there is demand for a hotel space on the river in St. Charles?

Mr. Ariola responded that yes, he agrees there is demand but is there enough demand? I don't know. We wanted to stay away from subsidies from the city. A hotel would be subsidized. But we would look at it, just not sure it would work right now.

Mr. Weber added there is always a concern with height of buildings by the river and asked if Murphy Development had to do the building in all 5 stories, would it be feasible?

Mr. Ariola responded the 5 story helps structurally a lot cost wise. This site is appropriate for this scale. We are open to 5 stories but we would not be able to move the utilities; it would require a subsidy.

Mr. Bancroft asked if Murphy Development thought a hotel or retail was the way to go from an investment standpoint you would have advised it?

Mr. Murphy responded we would be happy to share our analytics and data on this site as to why it doesn't appear to be feasible and what level of subsidy it would be required in order for it to move forward.

Frontier Development

Mr. Curt Hurst; Frontier Development, introduced himself giving a brief history of his business and involvement in St. Charles.

Mr. Mike Reschke; CEO Prime Group, Chicago, gave a history of Prime Group.

Mr. Hurst, Mr. Reschke, Mr. Victor Lucien; Lucien Lagrange Studio, and Victor Krasnopolsky; Lucien Lagrange Studio, presented the Frontier Group proposal as submitted.

Mr. Silkaitis thanked Frontier for their presentation. Mr. Silkaitis questioned Mr. Hurst's comment of thinking outside the box. The RFP stated do not remove any of the City Hall buildings yet all the renderings from Frontier show City Hall buildings gone. That is the point of the RFP, we had discussions about it, we were very specific that we're not going to take down any City Hall buildings. That concerns me. If this project is built as you presented, when people come to City Hall, where are they going to park?

Mr. Hurst responded if they don't change anything out front then you still have those parking stalls that are still there. We do have to have a net neutral impact on public parking, there is a parking deck that is on the corner of State and Riverside Ave. We are not reducing the amount of parking the public is using, just relocating it.

Mr. Silkaitis continued, if you do build this center and you have conventions, do you consider the participants in the conventions in your parking study?

Mr. Hurst responded they use the following metric, 4 rooms per parking stall is a standard metric and 10 parking stalls per thousand square feet of retail or commercial space. That's how we get to 268 spaces for the demand that we will generate.

We see this as an opportunity to promote the rest of downtown St. Charles and other businesses throughout the community not just our hotel, and not just our restaurants. We think induced demand will present a great opportunity for other businesses downtown.

Mr. Kalamaris thanked Frontier for coming out. Mr. Kalmaris stated I like the open space but would like to see a little more greenery. I like that we can make this the center point of the community, having a concentrated area I think would be nice for the community. The question I have is sustaining a profitable business with this level of overhead in off peak times, do you have any examples in other communities, not Chicago, where this has worked really well for a long period of time?

Mr. Hurst responded the ones in the study they provided, Hotel Indigo in downtown Naperville. It's very similar size hotel.

Mr. Kalamaris questioned where hotel guests would go to register.

Mr. Reschke replied the entry to the hotel would be on the front of the building facing Riverside. There will be a circular drop off.

Mr. Kalamaris asked has Frontier has considered any impact to the fire station.

Mr. Reschke responded they could get a traffic engineer to comment on the number of vehicles and fire station. Mr. Hurst added they will not be changing the width of Riverside Ave., we don't see it as conflicting with it. This is a circular drive that goes inside the hotel that gets the guests inside the building, so we are not congesting Riverside Ave. Another opportunity from design standpoint. We understand that old City Hall is very important to the

City. We don't have any interest in that and if it stays it stays. Mr. Reschke added event drop off will be off to the side of the building.

Ms. Payleitner asked concerning the hotel study, why wasn't the Q Center incorporated in that? Right now, it's our main Corporate space.

Mr. Hurst responded HVS doesn't really consider it a hotel, there's convention business, but it's not a direct competitor.

Ms. Payleitner commented as shown in the presentation, it's important to get that during the week business and get those events. Q Center is very much involved in all that. On your charts I saw corporate use was one of the those, I would think Q Center would be one of those, a competition for corporate events.

Mr. Hurst responded yes, they will bring corporate events, weddings, charitable events, yes, they are complementary to a use standpoint and will bring potential hotel guests to downtown. But we also have the opportunity to do those events, self-contained.

Ms. Payleitner added I think it speaks to the feasibility and that's why I was wondering why it wasn't included, even though it's not your traditional hotel. If there's ever an event there they house everybody. That's an important comparable if you're looking for event space and I think it should have been incorporated in that comparison.
I've heard from your supporters, you've met with over 300 residents and you have indeed engaged the public. In some of the feedback we are getting from your supporters they say this plan incorporates river activity, how so?

Mr. Hurst responded you start with, this is looking from the river at the Riverwalk it's hard to capture every component in there but the idea is we want to make sure that we completely revitalize the Riverwalk, that's why we have a new barrier wall, pavers, connectivity from the standpoint of landscaping from the Riverwalk to the plaza. The steps up is very intentional because this is all in the flood plain, so we have to address those items. No differently than what was done across the river by First Street plaza. It's got the Riverwalk that's lower at the river elevation then you step up to the plaza. You definitely have to address that. Drawings show cars, we can have a small car show on the plaza. You can have farmers markets on a Saturday morning, we see that as an opportunity to bring the public to that.

Ms. Payleitner added, engagement of the river, I think it's a beautiful, great plan, I just think it's the wrong location. When I hear people say, it engages the river, except for a lovely walk and a view, how does it engage with the river?

Mr. Hurst responded I don't see a lot of difference between what we're proposing here as a riverwalk and a plaza that has a lot of activity on it than what currently exists right now with some green space and mostly parking. If you look at that current existing space it's a parking lot. It's close to the municipal center. So, as you introduce people and activity to the plaza and that area, we get to the point we can get the Active River corridor project going, then how do we envision that being part of this? I think it's very important and having the hotel there gives you the opportunity to generate additional revenues for the city that gives you the seed money to start working with the grants and getting the design work that you need to do to fully engage the river through the active corridor. No different than the Union Pacific, I

know that the park district currently has grant money for the Union Pacific acquisition. If you have shovel ready projects with seed money and engineering and it's all paid for, it may move a little bit easier. I think that the revenue model that we're proposing gives you the opportunity to start doing those things. So from the perspective of engaging the river and the Union Pacific we hope that revenue model generates the opportunity to design and implement those plans that are already being talked about. If you think about how that current plan works, it anticipates a lot of extra green space coming from what is currently our existing wall as a perimeter and moving into the river to add green space as opposed to just water. We see this as a catalyst to engage the river.

Ms. Payleitner responded, I do have an overall concern with project feasibility. It's much easier to add on to a project than it is to nip and tuck and take away. So the concerns of the feasibility, could this be too much? The plan has a lot of huge asks of the City and the neighborhood and these concerns on project feasibility are traffic and parking and for a project this big, a study should have been done prior to commitment. The financing you explained how you see the TIF happening, perhaps that's a conversation for us to have with Derek and Bill going forward. Neighborhood buy in is huge, I know that was your hope with your meetings. I talked to Russ and what was taken out when we changed from an RFP to and RFC was the geotechnical analysis. I know when Century Station was built it didn't take long for that to go under, and a lot of it was because it was too expensive to do the infrastructure, they couldn't get what was required of the city to get the utilities under the ground. What if this can't be built? When you have so much parking that is going to be underground, a building this size needs a good strong foundation, what happens if when we get in here it can't be built? What's the plan B?

Mr. Hurst responded that as in the presentation they are expecting there will be some form of partnership with the city, on a non-recourse basis, for revenue sharing. We are not going to be able to anticipate every component that's in there. Have we thought about the design, certainly we have, it's one of the reasons we elevated the Riverwalk and the plaza because that partly takes away some of the requirement to be underground. We didn't go 3 stories underground for that reason. We didn't want to try and anticipate those costs. We feel like we're going to try and find that balance, and there's definitely going to be those geotechnical studies that you have to do to understand those things more fully. And it will require some level of partnership from the city, but its on a non-recourse basis.

We have an HVS hotel study, it was a critical component to what we want to do. As we work through this plan we will find what the best mix is both from a residential and hotel component and restaurant component. We see there is opportunity for demand in downtown St. Charles for all of this. What layer is that? Maybe it's only 3 stories of hotel, maybe it's 4 stories. This is our bold dream and as we dream through it we will figure out exactly what that means. And that will take into account the interaction we've had with the community. It's currently 58 feet tall with the exception of an area, just the gabled part is 86 feet. This plate is 70 feet, but everything from here all the way around is 58 feet. There are some components within the downtown area, the municipal center is 86 feet plus or minus, the tower on hotel baker is approximately 81 feet. The reason I point this out, we see this as our boldest effort at this, and as we try to figure out what the right mix is both economically and what the community wants, I'm wide open if the community wants this to be 3 stories we will figure out how to work through that.

Ms. Payleitner responded, that's fine, I'm sure there will be some flexibility. But, you keep pointing to the fact you want to partner with the City and a good start is not, not following directions, taking out buildings and not putting them back when you're asked to put them back. And, when you're asking for financial partnership that's a huge ask too.

Mr. Bongard asked can you convert a hotel into luxury apartments? What I appreciate about this is when developers come we get a more traditional, here's what can work here. What I like the most about this is it was absolutely outside the box. What I like is it shows we are going to try and do something different. If we get to the different points about funding and height and it's just not doable then it's just not doable but I do appreciate we're taking a swing at doing something different and we're not just coming in and say, well we can build 140 apartments here. I think we are a long way away given the amount of questions, and topics and concerns. I'm not sure we will be able get there but I absolutely appreciate the attempt and taking a swing. Who maintains ownership over this long term?

Mr. Hurst responded that a hotel can be converted to luxury apartments and Frontier would retain ownership.

Mr. Bongard stated, the reality that a project like this, assuming we can get past all the hurdles, can be done, considering all the other things that are going on around town. I mean Frontier being able to manage this project with the rest of its portfolio around town with River East, Arcada, everything.

Mr. Hurst stated he thinks this project enhances it, doing this for 30 years, yes I'm a smaller developer, what I found was when I was a bigger developer, 25 years ago, I had a bigger footprint. I had 300 employees and I sold my company to Lennar. It's the 2nd largest home builder in the country. I sold it because we knew how to manage those assets. I have intentionally done different things over the years, and now I'm focused on St. Charles because that's where I want to be personally. I have a younger son who is involved in the business, and he has similar opportunities and desires. When we decide what we are going to do from the management standpoint, an ownership standpoint, we make sure that we can develop the footprint in order to manage that. And, as our assets grow in St. Charles our footprint will grow as well. So I'm very comfortable with it, I've managed and owned a company that had 300 employees, so we're comfortable in our ability in addition to have partnered with Mike Reschke of the Prime Group, who's got a much bigger footprint than we do as well as in depth in hotel, and that was a very intentional decision to partner with him.

Mr. Bancroft stated he loved being bold, won't comment on the design, it's an opinion. A lot of responsibility comes with being bold. One responsibility is trust, you've heard from this Council so far, exceeding expectations isn't always a good thing. Second thing, communicating with the community, great that you reached out, great that you garnered support, but you also divided the community. Something to think about if you're looking to partner with these folks up here. Third thing with being bold is when you throw around non-recourse as if it's a get out of jail free card, it ain't. There's reputational risk and there's no question that it's just meaningless for a city to walk away from its obligations or not feel the pressure to owning up to them. My fourth comment is, studies aside, feasibility aside, this Council's responsibility is the success of the entire community. So, the hotels going to be successful, great, what's its impact on the Baker Hotel? What are you doing to think about that? How are you approaching that? Because again, being bold brings big responsibility.

How are you thinking what the impact is going to be on the rest of the community and specifically 1st Street, which was a different vision for this city years ago. You have got to think about all those things. You don't get to just sit and produce a fancy drawing with a bold statement and not think about all of that. My expectation is if this was to move forward is you, Curt, you need to think about this.

Mr. Hurst responded my attorney of 25 years knows full well what we do and we look heavily to him in terms of how are we going to put that financing partnership together, so we don't take that lightly. The other point about being bold with the community, we have another project that has recently been approved, thank you for working with us for a year and a half to get to that. One of the things we heard in the very beginning of that process, have you talked to the community. And my answer at the time was no. We did it in the concept review process. We turned that around this time, we're going through a concept review process, but I want to understand what the city wants. And I was very open when we had meetings. And some of the meetings were 80 people, some were 20 people at a time, some were 5 at a time. I was very transparent about what we were doing. I asked questions, they asked questions, I told them what my honest opinions were, and they landed where they thought they should land. I did not try and create a division if that's what the result was. I was trying to be as transparent as I possibly could. Some of the meetings there were a lot of tough questions and I answered them as honestly as I could. I think those are probably the two biggest things I can respond to from your comments.

Chair Weber stated speaking of financing and tough questions I'm going to ask you an uncomfortable one right now. Reading some newspapers this weekend I noticed that some of your developments, the taxes were not paid on time. Is that something we should be concerned about?

Mr. Hurst responded, it's a typical practice for me, I don't know how anybody else handles it, but we do most of that in the fourth quarter, unless it's in escrow with a lender. Anything we own on our own we typically do from a tax perspective in the fourth quarter. All of those are paid now that it's the fourth quarter.

Chair Weber asked if records would reflect that taxes have been paid?

Mr. Hurst responded, yes, and history will show tax records of things that I own, it's the same pattern. It has nothing to do with anything other than the way we do our tax planning.

Chair Weber asked, a building on this scale, based on some other projects in town. Who would be the General Contractor?

Mr. Hurst responded, a building this scale would look outside for a General Contractor. This is what the Prime Group and us have done in the past for scaled projects. I don't envision General Contracting on this on my own.

Mr. Lencioni asked, the size of this project, based on current projections what do you anticipate the total cost for the current concept to complete?

Mr. Hurst responded their budget is about $153 million plus or minus.

Mr. Lencioni asked do you have thoughts on the hotel component, pro forma, annual revenue, ball park?

Mr. Hurst responded, ballpark, the hotel component is about close to $10 million in hotel room sales; the restaurant, bar component is approximately $4 to 4.5 million; the spa component is somewhere between $750k to a $1 million. The hotel is based on 164 rooms at an average daily rate and occupancy of high 60%, low 70% range.

Mr. Lencioni stated, Victor Lucien, the architect, I loved everything you said. I always said let's not talk about stealing ideas from Geneva or Naperville. If you're going to borrow ideas lets borrow them from Paris, London, Venice. In taking a look at this open space, I find it incredibly exciting. The amount of things the community can do in there and one of the things that will be very important to me is how is that owned, what access does the public have? I want to make that the public has as much access to that as possible. That's a place where you can spend your time. I want to see a great partnership on that space, it has to go that way. I think it's absolutely spectacular. When you say do something that's bold also do something beautiful. I remember back 40 years and we had a gravel parking lot 3 blocks off the city center and St. Charles wasn't going in the right direction, we were dying. I remember Craig Frank telling me we should reinvest in the Baker Hotel because it was an old folks home. We have come a long way as a city and the things that we did to make us great in the last 125 years was because people had vision and did some exciting things.
It's really big and really dense, we have a lot of things to think about. I don't mind you took a shot at some of the buildings in city hall, I just also don't support it all. I don't mind thinking of creative amazing things we can do because the second when we start to be okay with standard, mediocre, that's just starting to die and we are going in another direction. We have to have courage. We have to be able to do it. We have to know we can do it in the right way. Appreciate some of the vision I've seen from you in St. Charles. We took a dead burned out bank that nobody did anything with and turned it into the best patio that I could ever imagine, and nobody else saw it. It takes looking at the things right in front of you and seeing them in a different way. When I go back to the things that are important to me, I appreciate parking, there's not parking convenient to the Municipal Center, but we're suburban we can walk an extra half block. I appreciate this gorgeous open space. I think that you've made a huge impact.

Mr. Pietryla stated it is a bold plan, perhaps for another site. I want to focus on the hotel component. I read the study, I just don't see any data that suggests to me that we are dying to have a hotel like the Arista in downtown St. Charles. Was there any consideration that the prime competitor hotels are off of major highways? To me that's an important consideration.

Mr. Reschke responded he doesn't think the Hotel Arista on Route 59 is going to be competitive to this hotel, it's the closest competitor that HVS could find in a five mile radius. There are very few opportunities to build a five star boutique hotel on the Fox River in the center of a city like St. Charles.

Mr. Pietryla added the boldness doesn't fit this particular site nor do we have the infrastructure, the highways, I hesitate to compare St. Charles to Naperville, I don't want St. Charles to be Naperville. I want to be different from Naperville. My last comment on the plaza, the last time I checked I thought the 1st Street plaza was supposed to be the center of

our town, we're kind of drawing our eyes to this side and I want to keep our attention on that particular area.

Mr. Wirball thanked Frontier for their presentation. To echo Mr. Weber's comments, I had the Chronicle from last week, and these are tax delinquent properties, are you saying they are all paid up, the ones listed in this newspaper and our staff can confirm it? Because I looked at the accessors site at 5:00 PM today and they were still showing as unpaid.

Mr. Hurst responded, you can stamp it, you can confirm it. I answered the question regarding how I do it that on a tax paying standpoint.

Mr. Wirball added taking down 2 historical buildings when we asked you not to is a breach of trust. To me that's a problem. That's not a collaborator with the people. The other thing with the plaza that would be privately owned, correct?

Mr. Hurst responded we currently envision the plaza, the elevated portion to be privately owned.

Mr. Wirball stated I don't know how we can have community gatherings where the public can enjoy something that is privately owned. I got emails from constituents saying it would be great to have 2 acres of open public space we can use, and that's not an accurate statement, it's privately owned space that you can use when they're ready to let you use it. I don't envision a wedding allowing people just to walk by and use it. We'll get the sidewalk and we'll get to take a look at it. I ask myself, where is the public benefit from this development? And I don't see anything in here that benefits the people in the community. And the biggest thing is what is the impact of quality of life for people who live in the Pottawatomie neighborhood. They're going to have to deal with traffic, parking, who knows what they're going to deal with over there. So that concerns me. It's a beautiful drawing for a different location. You did a wonderful job with it. I think the hotel study is not conclusive, there's nothing in there that says we have to have a hotel here. I can appreciate the thought behind it but there's nothing in there that's screaming we need a hotel. And I was looking at the Statement of Assumptions, there's a lot of assumptions in there, things that have to happen to make sure it's successful. I'm not giving away any land in that area to anyone for free, that land belongs to the people of this community. If you want it, you have to pay for it, plain and simple. I'm not giving it away to anyone.

Mr. Bessner asked about the public interaction, what would people be allowed to do in that plaza.

Mr. Hurst responded the way to describe that is when the public being up there benefits everybody, whether it's us as the owners of the hotel, we are incentivized obviously from an economic standpoint to have as many people up there on the plaza as possibly can. If you look at plazas all over the world, which is really our inspiration, not Naperville. We did not look to Naperville to say let's figure out what we can build that looks like Naperville. We went all over the world and said how do we design something that engages the public. That's what they've been doing for centuries. They are public spaces and we see that as a very similar experience. From ownership perspective it's a hybrid of that, some of those spaces are owned by the private developers that are doing things along the front of their building. The way we looked at it was we wanted to come at it from a different direction, we're open to all

the robust programing, we're open to working with the City. If they want to do farmers market on Saturday morning. How you do that is licensing. You can schedule out farmers markets for the next five years. The city can license that from us, whether it's a fee or the people in the farmers market pay a fee, it's really the same thing that's already happening. And we plan on working with the community, the city, and anybody else that wants to use that plaza on a long term basis.

Mr. Bessner asked, if people are walking along the river walk that you are going to redevelop, they will have access to walk through the plaza?

Mr. Hurst responded, yes, the only difference between this and other experiences where public is engaged in what's happening in an open space, yes, it's privately owned, yes, we want to manage it so we can license it back to the city, it's an opportunity that we think can be a partnership.

Mr. Bessner asked, outside you show the possibility of having a car show but there's not going to be traffic on the plaza.

Mr. Hurst responded no, it's going to be a hard surface that can be driven on but it doesn't mean there is going to be a traffic pattern.

Mr. Besler asked, on the Riverwalk you are going to redo it is coming from the municipal center to the end of your property?

Mr. Hurst responded, yes, is there an opportunity to redo some of the south of the RFP boundary, that's to be left to the partnership.

Mr. Bessner asked, the wall along the river walk, how high is that?

Mr. Hurst responded, to be determined by the engineers. What's the interactivity of what could be an opportunity for the active river corridor project? Leaving as it currently exists, number one it's failing, it needs to be repaired and why don't we address it in the opportunity we're putting on.

Mr. Bessner added he envisioning something that might have mirrored or bookend what's been developed on First Street. I think it blends in very well with this building. I do like this style a lot.

5. PUBLIC COMMENT

Chair Weber reminded no decision would be made tonight, we will open up for public comment.

Ms. McGuire added, this will not be an opportunity for the public to ask questions directly at the developer, just comments directed at the committee.

Mr. Mike Kanute, St. Charles resident, addressed the board giving a history of his family's connection to the city of St. Charles. He presented a petition with over 400 signatures for public record.
Mr. Kanute continued presenting four points for the board to consider.
First point, failure to follow directions that the city set forth by Frontier Development. Mr. Kanute cited ordinances, the Comprehensive Plan Update, and the Central Historic District for which the property sits. Mr. Kanute also cited the City's invitation to developers to send proposals. Frontier design does not fit St. Charles. Frontier Development did not listen to City, it ignored the request for proposal, and it broke the rules.
Point number 2, traffic, the plan does not talk about traffic. Where will all that traffic go? No study was done. Both plans point to First Ave as the ingress and egress, it will simply be a choke point making our already bad traffic unbearable. Where else will that traffic go, right up into the neighborhood. The site where this proposal is to be built is landlocked. This neighborhood not set up to handle the traffic of these proposals.
Point number 3, the Frontier Development plan calls for the city to give away property to the developer for no cost. The police station land currently belongs to the City which means it belongs to the residents of St. Charles and people do not want you to give away that land.
Mr. Kanute presented an expert opinion letter written by a professor of architecture and urban development from the University of Washington received by resident, Mr. Greg Taylor.
Point number 4, open space and green space, simply the Frontier plan tramples on the notion of green space and open space, it walls off the neighborhood from the river. The proposal calls for hardscape, about 85,000 square feet of hardscape. Hardscape is not open space. Placing planters, a row of prairie grass and a few trees is not green space.
I am a bit encouraged by hearing from the Murphy team. They have more green space; their building sits on part of the property that allows for access from State Ave. and Cedar Ave. and it preserves the views. I still think it's too big for the space there but at least it's better than what Frontier has.

Danielle Penman, St. Charles resident, would like to know if all stakeholders have truly been engaged? I know the process started prior to the pandemic but a lot of the conversation happened during the pandemic. I don't think people were engaged during that time. I don't think it's fair to say you have been truly transparent and communicated effectively during that time. Offering informational sessions does not adequately engage all the key stake holders. Has the city sat down with District 303 leadership on how this will affect our schools? East side school buildings are already facing capacity issues and academic challenges. Has the city considered the increased bussing issues we will have? As an east side resident, I'd like to remind the city, the Charlestowne Mall closed in December of 2017 and has yet to be redeveloped. Pheasant Run is an eyesore and a safety concern for our community, police station has been recently vacated. I believe the focus should be on redeveloping these other locations first. Maintaining our river front is important for our community but that does not mean it should redevelop for additional housing and retail space. Has the city thought of all possibilities using the old police station, including allowing the St. Charles Historical Museum to use the space? There's a lot of ways to reutilize the space we have. I believe more time is needed to evaluate the use of the riverfront space. The city has an obligation to all key stake holders, including tax payers, before any financial decisions are made. I would like to remind everybody, whether you're for or against, our City Council members brought these plans to us and April 4th there is an election, so if you agree or disagree with them know that you can run for alderman.

Mr. Bancroft responded, to the transparency question, I completely disagree with what was said. The hundreds of hours spent by every person on this dais, on these projects and getting all the information together, that is insulting to say that it wasn't transparent.

Ms. Penman said, I'm saying there's a lot of people in the community that do not know about this and they're showing up now.

Mr. Dean Bemis, St. Charles resident, spoke of a petition being circulated, reading the verbiage of the petition. Mr. Bemis advised the petition has currently been signed by 400 people. Mr. Bemis addressed the Historic District borders and the standard for treatment of historic properties.
Mr. Bemis reviewed four of the conditions of the Historic District new construction including buildings, location, protecting the historic site, massing, size and scale.

Beth Patnamora, St. Charles resident, has concern over traffic in the area based on the two plans proposed. Concern of the plaza being privately owned is concern. People on the west side are concerned about this project.

Mr. Paul McMahon, St. Charles resident, said the plan violates the RFQ in terms of height and historic building, it violates the 2020 Comprehensive Plan, it violates Five Year Strategic plan. At that meeting you brought in urban planners to take the temperature of the community. The temperature that night was we need to preserve and protect the Fox River, the green space needs to be preserved, any architecture should be low level architecture. We were led to believe that you had 4 choices in July, you picked 2 to go forward with. We didn't know about this until August 1. The feedback at the Five Year Strategic Plan was very good, a lot of discussion of the future of our city. This has nothing to do with what was talked about at the Five Year Strategic Plan meeting. There is a disconnect between that community conversation and this plan.

Mr. Wirball challenged that the July 25th meeting was transparent. Time of the meeting was changed from to 5 PM, Zoom link was removed from the meeting. We didn't do a very good job on July 25th. Just to clarify everyone should have a chance to speak.

Mr. Bancroft disagreed that the meeting wasn't transparent.

Mr. Lee Kolodziej, St. Charles resident, asked City Council what is the purpose or need to build hotel, condos, on public land? We have a limited space of tremendous value, if we are going to sell it we should get a lot of money for it, that is expensive land on a limited resource. The developer's purpose is to make money for themselves, they don't need our partnership to do that. How can we develop that land and return it to natural public use? Earlier this year I attended a meeting where people mentioned the Army Corp of Engineers is conducting a study of Fox River from Algonquin to Aurora to take out the dams, if that happens, how would that change these presentations? I don't see greenspace in any of these presentations.

Mr. Jim Ciaula, St. Charles Resident, questioned what are we trying to decide? I thought the decisions have already been made that we're going to rebuild on the old police station property. We had presentations in front of us, it was asked to be creative, unique, be a center

of our city. You have the presentations in front of you. This has been out there for a very long time. I thought we were here to talk about what options we needed. I think you got a creative proposal and you have one that is status quo and you have to decide what it is that we want for our city.

Mr. Al Watts, Presentation Partners of Fox Valley, stated Preservation Partners is not opposed to any of these projects, we don't take a position, we are here to educate. The city's Historic District is a significant asset. It is a financial asset, studies show historic districts have a higher property value than any areas that are not historic. They also tend to bring in more people. Historic district gives a sense of place.
The municipal center is the focal point of St. Charles, it's on the logo for the city. Whatever is going to be put near it needs to not detract from that. Both proposals have elements that are much greater in mass and scale than the Municipal Center.
Murphy Development proposal has a significant buffer between it and the Municipal Center, which respects the Municipal Center's prominence in the city. The Frontier Development proposal almost connects to the Municipal Center which causes its greater mass and scale to interfere with the Municipal Center.

Chair Weber asked if there was anyone that would like to comment on Zoom.

Ms. Rachel Hitzmann, City Planner, advised Mr. Michael Dixon on Zoom had a comment. Ms. Hitzmann read his comment having designed many outdoor theaters you never have people face into the sun in the evening.

Chair Weber advised the audience if anyone had any additional questions they can email anyone on the board or email cd@stcharlesil.gov. also, this meeting will continue on November 14, 2022.

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

None.

7. EXECUTIVE SESSION

None.

7. ADJOURNMENT

Ald. Wirball made a motion to adjourn at 9:32 p.m. Approved unanimously by voice vote. Motion Carried.

The following emails were sent prior to the 10/10/2022 P & D Meeting in response to the proposals presented for the former police department site.

From: Ashley [redacted]
Sent: Sunday, October 9, 2022 9:35 PM
To: CD
Subject: Old Police Station Redevelopment

Hello,
I've been a life long resident of STC. I love this town. I wanted to pass my thoughts forward about the old police station redevelopment… I love that we're thinking on what to do here…Thank you for allowing me to send my opinion.

I appreciate getting rid of police station. However Im not a fan of putting in a ton of apartments. I also dislike the style of these buildings. They have zero character. I love that STC is growing and changing but having two giant high rises is too much. We already put in several high rises near alter brewing. I'd personally rather see green space or something more community based! Maybe it becomes a festival park with a small amphitheater? Or a hotel with shopping? I'm worried that over time a huge apt complex and hotel could become dumpy… I really think that what you add should have an STC vibe. Something with personality. Not just giant brick buildings.

Thanks for reading, considering and doing what you do!

Ashley Cruose
[redacted]

Sent from my iPhone

From: Randall Tavierne [redacted]
Sent: Monday, October 10, 2022 5:23 AM
To: CD
Subject: Old Police Station redevelopment

I am writing to protest the Old Police Station redevelopment plans that have recently been announced. The plans are way to dense for the area and will cause extreme crowding to our beautiful downtown area. We dont need more apartments and more people. We need more grass areas for people to walk and enjoy the beautiful river and downtown. We also dont need more retail space as we already have empty store fronts. We need to first have all of the store fronts in use before we build more. Please say no and stop these redevelopment plans which will hurt our town

Thank you for your consideration

Randall Tavierne
[redacted]

Sent from my iPhone

Kaleta, Cindy

From: Mike and Molly Bryant [redacted]
Sent: Monday, October 10, 2022 9:32 AM
To: CD
Cc: Payleitner, Rita; Bongard, Ryan
Subject: Re-Development of Old Police Station

Public Comment:

As you consider the two revised proposals for redevelopment, I would urge you to continue to work with Frontier on a design that is more consistent with the architectural style of our city and to preserve as much green, open space by our river for use for all.

Both of the current proposals are ostentatious and institutional in style. They are too big for the footprint of that property.

While I don't support either of the proposals, I would lean toward more Frontier as it offers more of a mixed use for the property rather than more residential apartments.

I am also concerned about parking and traffic (it takes forever to get across town now). This issue and the big picture need to be addressed.

Sincerely,

Molly Bryant

[redacted]

Kaleta, Cindy

From: [redacted]
Sent: Monday, October 10, 2022 9:50 AM
To: CD
Subject: Old Police Station Proposals

I wanted to voice my concern on the two proposals that are being considered for the redevelopment of the old police station. I moved to St Charles 20 years ago because I loved the beauty and quaint town atmosphere. I did not want to live in an area like Naperville with over development. Looking at these two proposals I believe they are too large of a scale for this property. I would like to see less dense development. I am not opposed to new condos or apartments but I don't think we need 140 new apartments.
I would also prefer to see townhouses or condos as opposed to rental units.
For the Frontier Development proposal I believe a 164 room hotel is way to large for this space. I think a hotel similar in size to the Herrington Hotel in Geneva would be a much better fit (60rooms). Also I would like to see the hotel have much better aesthetics.
This hotel looks like a block of nothing. It should be unique and have character. I am also concerned that a new hotel in the downtown area could hurt Hotel Baker. I would not like to see Hotel Baker suffer as it is a staple in our town.
Please, please reconsider these proposals. We need to keep the green spaces in St Charles that we all love and use.
Whatever ends up being put up, please do not allow such tall structures. I think 4 stories are plenty tall.
Thank you for considering my input.

Kind Regards,
Peg Tavierne
[redacted]

Kaleta, Cindy

From: Conti, Tracey
Sent: Monday, October 10, 2022 10:42 AM
To: Kaleta, Cindy
Subject: FW: Riverfront Development

Another email for printing.
Thank you.

Tracey Conti

[redacted]

www.stcharlesil.gov

-----Original Message-----
From: Judith Loof <[redacted]
Sent: Monday, October 10, 2022 10:39 AM
To: Conti, Tracey <tconti@stcharlesil.gov>
Subject: Riverfront Development

Alderman and Mayor:
I think all of you need to ask yourself why we live in St. Charles, and will the current proposals destroy that. Don't know all your answers, but Madam Mayor I know it destroys the reason that you told me at the Corcoran's fund raiser for Anderson's Animal Shelter when you first bought your house on Third Avenue.

The current proposals are not right for St. Charles. DON't DO IT!!

You should consider leasing a portion/all the area to be developed on a long term lease, 50 to 100 years. Like the federal government did with post office to Trump in Washington D C. (Being able to retain control of property for public use and not give control to private corporation) Advantage is you would have an income producing property rather than an unknown expense.

Will Loof, [redacted]

Sent from my iPhone

Kaleta, Cindy

From: Mike <[redacted]
Sent: Monday, October 10, 2022 11:17 AM
To: CD
Cc: Polly Hunt; Paul McMahon; [redacted] Corbett,Mike; THOMAS PRETZ; Tom
Subject: St. Charles Riverfront Development
Attachments: letterhead.docx

Attached are my comments regarding the proposed development of the Riverfront in St. Charles.
Mike

Michael Dixon, FAIA/historic preservation architect
[redacted]

Michael A. Dixon, FAIA/architect

[redacted]

COMMENTS ON PROPOSALS TO DEVELOP THE RIVERFRONT
IN ST. CHARLES, ILLINOIS
October 10, 2022

Some years ago, Robert Hoge from the State Bank of St. Charles and I comprised the Image Awards committee of the St. Charles Chamber of Commerce and presented an award to the Police Department for their new building at the Chamber's annual meeting. I remember saying at the podium that if the Police Department would ever go out of business, it would be a great place for a restaurant. While my comment generated some laughter, I really did think it could be a wonderful place for a restaurant which could interact with the public riverwalk and relate to monuments and sculptures of interest along the pathway from Main Street to Pottawatomie Park. We felt that the new building by St. Charles architect James Hestrup provided a compatible blending on the Riverfront with its appearance and relationship to the Riverwalk.

In reviewing the proposals to develop the Riverfront, it is important to discuss the principles for compatible architectural design. First of all, new buildings should not dominate its setting but blend carefully with it. We must respect the **CONTEXT** of a historic district and, especially be respectful of buildings included in the National Register of Historic Places…namely the 1940 Municipal Building and the 1892 City Building.

SCALE also needs to be respected. Not just scale in relationship with downtown historic buildings but the relationship of buildings to people, both St. Charles residents but also visitors. New buildings need to be in harmony with existing structures as well as its people.

To enable new buildings to look as though they belong and enhance the immediate environment, proper **MATERIAL SELECTION** is very important as it does relate to scale and compatibility of new structures in the existing historic context.

The **RELATIONSHIP OF ART AND ARCHITECTURE** should be enhanced. St. Charles is fortunate to be an art enhanced community already. The Ekwabet and Reflections sculptures by Guy Bellaver and other memorials along the Riverwalk need to be respected and even enhanced by new projects which may affect their placement.

Having touched most of the buildings in the St. Charles historic downtown during my 32 years of practice there, I am concerned that the proposals I reviewed do not respect CONTEXT, SCALE, MATERIAL SELECTION and the RELATIONSHIP TO EXISTING SCULPTURES AND MONUMENTS. A request for proposals would need to outline these requirements.

Also, any proposals need to be reviewed with public input and with regard to compatibility with the River Corridor Master Plan developed in 2002 which shows a development of the Waterfront enhancing the downtown St. Charles experience.

Sincerely,

Michael A. Dixon

Michael A. Dixon, FAIA/Architect

Kaleta, Cindy

From: Genevieve Zachas [redacted]
Sent: Monday, October 10, 2022 11:23 AM
To: CD
Subject: Re: Proposals for Redevelopment

Quick correction: I would prefer Murphy (not Frontier) as their revised plan involves a smaller footprint and a mixed-use design. Thank you!

Genevieve Zachas

> On Oct 10, 2022, at 11:20 AM, Genevieve Zachas [redacted]
>
> Good morning,
>
> As a citizen of St. Charles, my favorite aspect of our town is the public green space available. As you consider the two proposals today, I ask you to continue to work with Frontier on a revised mixed-use design that will preserve as much green, open space by our river for use for all. I would also like to see an architectural style that better matches the current aesthetic of our charming downtown. I do not support the residential apartment plan as it would take away from the public green space available for all.
>
> I am also concerned about parking and traffic in the downtown area, and I hope these issues will be addressed as these proposals for redevelopment are considered.
>
>
> Thank you so much,
> Genevieve Zachas

Kaleta, Cindy

From: bnelson58 [redacted]
Sent: Monday, October 10, 2022 1:43 PM
To: CD
Subject: Old Police Dept. Property Development

I am strongly opposed to the commercial development of the old police department property. The property should be retained by the City, and used for recreational purposes. The property is already owned by the City, and should be used to benefit it's citizens.
Beth Nelson
[redacted]
St. Charles

Sent from my Galaxy

Kaleta, Cindy

From: [redacted]
Sent: Monday, October 10, 2022 2:09 PM
To: CD
Subject: Comment for P&D Committee Meeting

I am a long-time St. Charles resident. The former police station is a transitional area encompassing the park, river, residential and potential commercial space.

The Murphy proposal seems to recognize the site's importance, with attention paid to green space, sightlines to the river, public space, and maintaining existing monuments. The scope of the proposed buildings, however, is out of character with the surrounding area and buildings. Additionally, the residential units are very small--fewer, larger units in a smaller building would better fit with the site.

The Frontier proposal seems to drop an ornate and out of character development on the site with little thought as to surrounding area or any other part of the city. There is little to no green space in the plan, the building design is completely out of character for the area, the proportions of the building do not match with the surrounding area, and the river's accessibility and draw for entertainment/enjoyment would be greatly reduced.

In moving forward on the planning, I encourage the city to work with the Murphy Development Group to further develop a plan more in keeping with the character of St. Charles.

Sincerely,
Jen Johnson

Kaleta, Cindy

From: Bryan Kavanaugh [redacted]
Sent: Monday, October 10, 2022 2:58 PM
To: CD
Subject: Planning & Development Committee Meeting 10/10/2022
Attachments: Waze Directions_West bound from Main St.jpg; State Ave_1 Car_Community Service Vehicle.jpg; State Ave_Turning on State_Community Service Vehicle.jpg

Dear Committee Members,

I would like to make a safety concern regarding riverfront development projects. I am not objecting to development options, but want to make you aware of traffic flow patterns. [redacted]. I know from daily experience that my road, State Ave., will become the main traffic flow for the proposed projects.

State Ave. is not wide enough for two cars driving in opposite directions at same time. Pictures of a STC Community Service vehicle trying to turn onto State Ave. from 5th Ave./25 with other cars attempting to turn onto 5th/25 from State Ave. AND the STC Community Service vehicle driving down State Ave. with parked cars.

I have also attached Waze GPS directions to Fire Department Headquarters from Tincup complex heading Westbound from Main St. These were the top 3 recommended directions via Waze, none of which were turning right onto Riverside Ave. from Main Street. Every route takes a combination of 6th, 7th, 8th, 9th, or Cedar Ave. Then all these vehicles will have to cross 5th/25 to get to State Ave. (Please note this is Fire Station and proposed projects will be 1 block North, so all would be routed down State Ave.). None of these address everyone who will be coming South Bound via 5th/25.

I want to address the safety concerns of crossing 5th/25 and narrow side streets all these vehicles will be driving down. There are already multiple accidents annually on 5th/25.

Thank you for your consideration and I look forward to hearing this SAFETY concern being addressed by all developers and the city.
Warm regards,
Bryan

STOP

TrailersPlus.com

Kaleta, Cindy

From: AT&T Account Management <[redacted]t>
Sent: Monday, October 10, 2022 4:55 PM
To: CD
Subject: First street redevelopment

Dear City Council Members,

My husband and I have reviewed the plans for the First Street redevelopment.

We feel the Frontier plans are what this community needs. With the loss of Pheasant Run, this would be an excellent replacement. Close to Main Street to bring business to downtown. We need a nice bandshell. We can use a nice hotel along with banquet rooms. Restaurants are always busy in town, so we could have more options.

We have a business in St. Charles and have reviewed this plan. We also, like the idea that some of the people involved in this plan live in the community. They have stakes here. This is an important aspect to consider when making a decision.

Cordially,

Maggie Arnold
(Keven Arnold)
Sent from AT&T Yahoo Mail for iPhone

Kaleta, Cindy

From: John Bayless <[redacted]
Sent: Monday, October 10, 2022 7:11 PM
To: CD
Subject: Question regarding the old police station development project

Hi, I attended the meeting tonight on Zoom. Here are my questions:

1) What are the developers' plans to accommodate electric vehicle charging, for residents?
2) What are the developers' plans to mitigate the risk of flooding?
3) Has the city conducted a traffic study?

Thanks!
John

Sent from my iPad

From: Diane MacMillan
To: Conti, Tracey
Subject: [BULK] PLEASE SHARE WITH MAYOR AND CITY COUNCIL
Date: Monday, October 10, 2022 5:02:16 PM

TELL THE CITY TO PROTECT OUR RIVER FRONT!
BUILD THIS MONSTER PROJECT ON THE WASTED CHARLESTOWN MALL PROPERTY!!!
YOU'D GET ACTUAL SUPPORT AND VOTES.
diane macmillan
Sent from my iPhone

From: Carol McCabe
To: Conti, Tracey
Subject: Attn: Mayor Vitek & City Council- Riverfront development
Date: Monday, October 10, 2022 4:42:42 PM

Ladies & Gentlemen,

I am very concerned with what seems to be the direction in which the city is going for the development of the former police station and the surrounding area.

Given the drastic shortcomings of both of the projects, shouldn't a decision be postponed so as to insure that the land is developed for the St. Charles community as opposed to its visitors? Not to mention the paramount issues surrounding the projects; lack of green space and access to the river front, the financial implications, lack of architectural cohesion with the existing downtown buildings, potential infringement for the fire department, the height of the structures, etc. These two projects are not in the best interest of downtown St. Charles. Please reconsider voting for either of them, and open up the possibility of a project that is truly in the best interest of the St. Charles community.

Sincerely,
Carol McCabe
[redacted]

From: Tom Anderson
To: Conley, Derek; Vitek, Lora; [redacted]; Pietryla, David; Weber Steve; Rita Payleitner; Hurst Curt; Conti, Tracey; McGuire, Heather; ron@oshows.com; Clinton Anderson; Sonia ACP; Cris Cell; Bessner, Edward; Suzana; Eric
Subject: Comments on Old P D RFC
Date: Sunday, October 9, 2022 8:02:30 AM

To: All STC aldermen and Rita...Mayor Lora.. Heather McGuire
I will be out of the USA for the 10/10 meeting... So here are my comments.
....Question? Did the RFC include any of the following considerations for the future of our existing City Riverside Campus?
1... Our landmark historic city hall.
Future uses?...office additions....parking for existing large meetings...citizen concerns and EASY parking access?
2...The fire dept Station #1. and the attached office building.
Ask the Fire Dept ...when and how often do they bring out all their trucks? And keep the street open or closed? Cleaning the floors...equipment checks...special events - kids love to be in a fire truck.
3... Our downtown public Riverwalk...from Main St. to the Pottawatomie golf course. This overlooks water that seems like a lake...wide and moving slow...peaceful. Keep this walk wide...the old PD accurately restricts the walk and the view.
Along the river...the Hotel Baker is private...the former BMO area is limited...1st street walk is overlooking a narrow river from high.
Parking for the city offices... Now and future?
4... Parking... yes for city business...but how about overflow from the successful and busy Arcada area?
?? What does our Parking Survey show??
The Arcada area has more venues to soon open..
The Arcada building...2 restaurants and a court seating area...And 11 Hotel rooms... Maybe Ron and Rich have more plans?
Dukes...The Moonlight Theater - how many seats?
Riverlofts Apartments has parking for its residents BUT The current parking will NO longer be available for ALL the other venues.
IDEA.. the old PD area could be temporary overflow parking until NEW decks are built...for the already successful entertainment venues!
5... Economic Development... I was impressed by all the creativity of all 4 proposals...But I was shocked by the size of everything.
.....Does something have to happen now?... is the city short of revenue? If something has to happen? Consider only apartments...parking within the building....that residents will support the already new and exciting downtown St. Charles.
6.. For a new smaller RFC consider Frontier Development. They are local and have revived the Arcada and surrounding area.
.....For a continuing exciting downtown St.Charles...

Sincerely...
Tom S. Anderson
An 80 year old resident...very fortunate to have enjoyed living in St. Charles this long.

From: Colleen Fabing
To: CD; Vitek, Lora; Kalamaris, Bill; Silkaitis, Ron; Payleitner, Rita; Bongard, Ryan; Bancroft, Todd; Lencioni, Paul; Pietryla, David; Wirball, Bryan; Bessner, Edward; Weber, Steve; Garrison, Nancy; Harrill, John; City Admin
Subject: Downtown Riverfront Property - Former Police Station
Date: Tuesday, August 2, 2022 12:48:28 PM

I am writing to you today as a 22 year resident of St. Charles to express my concerns regarding your consideration of the proposals submitted for the redevelopment of the former police station site.

I regularly use this space as a pit stop on my bike rides to catch my breath and enjoy the view of downtown as it is a pleasant space to stop and relax for a moment before continuing up State Avenue or down Riverside Avenue onto the Fox River Trail.

I appreciate the consideration in the proposal request to improve and enhance bike and pedestrian access in this area. I do wish that greater importance was placed on this by the city council as it appears to me that no consideration at all was given by any of the developers in the proposals submitted. The increased traffic that is undoubtedly to occur with the installation of a multi-level structure will provide increased hazards for cyclists, myself included, coming up and down the hill on State Avenue as it is already a poorly kept narrow and steep road that is difficult for cyclists to navigate. Cyclists are currently routed this direction via bike route signage even though no effort has been made by the city to ensure that this is a safe route for families trying to access the Fox River Trail. How might a years-long development project impact residents that use this route regularly to get onto the Fox River Trail?

I believe that further work needs to be done to assess the lack of capacity for increased traffic on Cedar, State, and Riverside Avenues and at the intersection of Route 64 where traffic congestion and hazards for pedestrians already exist. The city should consider more visible crosswalks and road adaptations to lend ways to cyclists and pedestrians to make our downtown more accessible to all. I believe the city should work with developers to make Riverside, Cedar, and State more accessible for bike and foot traffic rather than place exclusive focus on the riverfront directly.

Within the proposal request the Standards and Guidelines for Site Design specifically states: “Intent: Establish site development patterns that are compatible with the historic patterns of downtown St. Charles, while allowing the flexibility necessary to produce more intense, mixed use development that will foster a pedestrian-oriented environment. “ It is obvious to me that all of these proposals completely missed the mark in providing pedestrian-oriented spaces that are reasonably accessible. It is even more obvious that many of these proposals basically copy-pasted the style of their buildings from other developments they’ve completed rather than take into account the character and style of our existing downtown. Frontier developments in particular seem to have looked no further into our city than the existing municipal building. While they provided beautiful artistic renderings, the reality is that unless they scale back the height and size, these multi-story developments will completely dominate the landscape of the riverfront as they are much larger in scale than the surrounding existing structures. The proposal request specifically states “the goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley.” These developers are proposing buildings that will stand out like a sore thumb. Should this really be the backdrop to our municipal center and the heart of our downtown? Clearly we need to seek more modest development proposals than this exorbitant batch.

I don’t believe that any of these proposals reflect or enhance our town slogan of “Pride of the Fox”. Wouldn’t it be more inline with our town vision to return this space to the community, resurrect the natural prairie space with native plants and spaces for the public to sit, rest, and reflect along the Fox. I believe that would be a much more beautiful backdrop for our Municipal building and something our community can truly show pride in. Quite frankly it would be embarrassing for our city to approve any of the proposals currently being considered especially on the land that our city chose to erect the Ēkwabet Statue in remembrance of the peoples that were forcibly removed from this land. Must we seek to squeeze profit out of every square inch of this land? For who will these developments most benefit? Certainly not I, nor the general public at large.

I hope you take the community input on this into consideration and seek out alternative proposals to consider and pursue these no further.

Colleen Fabing

From: KarenMasus
To: Conti, Tracey
Cc: [redacted]
Subject: Former Police Station Site
Date: Wednesday, August 24, 2022 11:56:38 AM

Hi Tracey,
We have attached a letter of concern from the residents of River Glen Townhomes in St. Charles regarding the above subject. Could you circulate this letter to the mayor and all council members and the Director of Economic Development, Derek Conley? You'll notice page 2 is a scan of all the signatures. Thank you for all your hard work. It is sincerely appreciated.

Karen Masus, Ann Richards and Nancy Mickelson, River Glen Townhome residents.

To the City of St. Charles, Illinois
Tracey Conti, Sr. Administrative Assistant

August 15, 2022

RE: St. Charles, Illinois Downtown Riverfront Property - Former Police Station Site Area

The below signed residents of River Glen Townhomes in St. Charles, would like to make it known to the City Council of St. Charles that we do not support the current four proposed concept plans for the Riverfront property – the former police station site area. The only concept plan that seems the most viable, i.e. maintaining the area strictly for the public use, is the Murphy project.

We object to using the aforementioned property for any use other than for the use of the public. This would exclude condominiums, townhomes, apartments, and hotels. The main reason is: this is prime river front property. It should "belong" to the public. Building a residential complex or hotel is not, in our opinion, the best use of this public land. In addition, we believe the car traffic would greatly increase and the existing capabilities of our side streets could not handle this traffic.

We would like to suggest starting small and adding on over time so that the needs of the next generation can also be incorporated. With this is mind, we'd like to see more alternative, truly innovative ideas generated, such as

- an educational satellite classroom complex where students can study water quality issues, urban development, showcase innovative solar and other green projects
- the police building itself (or a replacement) used as a museum and learning space for first responders. The St Charles History Museum could also use this space for functions/special events (their current space is limited in size, not the most conducive for small lectures, etc.) This area could also include a hands on working museum for children, incorporating the history of the fire and police departments. Children would become familiar with both departments, opening up an appreciation of both, and perhaps a future career path
- arts and cultural studios created for up and coming artists (such as Water St in Batavia)
- Picnic tables, trees and green space should also be included – and become a focal point along the river's path, where anyone can stop and enjoy the scenery of the Fox River.

Page 2 of 2

Whatever happens to the riverfront property (the former police station site), it is our opinion that much more can be envisioned with a blend of innovation to offer to the public, than the four proposed concept plans. How fortunate to have the wonder of the river, and the opportunity to create a space there that the public would enjoy now and for generations to come.

15

Thank you,

The Residents of River Glen Townhomes

1 Cassenya Gaynor	2 Maurine Patten
3 [illegible]	4 Mary Ruff
5 Kathleen Lucie	6 Lyn Andrews
7 Martha Bray	8 Esther Kanuta
9 Robert Galke	10 BEATRIZ PYLE Beatriz Pyle
11 Jon Calm	12 Susan Hanley
13 Noelle Marshall	14 C. E. Lynn
15 Sara Lawrence	16 Kathleen Abbott
17 Pat Walker	18 Suzanne Fisher
19 Darlene Kudron	20 Donald Edwards
21 Ann Richards	22 Lily Trout
23 Ron Richards	24
25 Raymond Leone	26
27 Karen Masus	28
29 Nancy Nickelson	30
31 Susan French	32
33 R. Alfred Patten	34

From: Kristin Fischer
To: Conti, Tracey
Subject: Frontier Development, Please share with Mayor and STC City Council
Date: Saturday, October 8, 2022 4:10:37 PM

Our lovely, quaint downtown St. Charles does not need a massive convention center next to the Fox River as proposed by Frontier Development. I also object to the use of $20 million in city funds they've asked for. We are so lucky to be able to find a place to park and enjoy many wonderful restaurants, stores, and peaceful vistas here in St. Charles. Let's keep it that way. I would like to see something on a much smaller scale that will attract patrons to our downtown but not ruin it for those of us who live here. Some sort of small entertainment complex with a several complementary restaurants would be wonderful. And please, no more parking lots or large buildings along the riverfront.

Thank you so much for your consideration,

Kristin Fischer

Kristin Fischer
[redacted]

From:	Kristin Fischer
To:	Conti, Tracey
Subject:	Frontier Development, Please share with Mayor and STC City Council
Date:	Saturday, October 8, 2022 4:10:37 PM

Our lovely, quaint downtown St. Charles does not need a massive convention center next to the Fox River as proposed by Frontier Development. I also object to the use of $20 million in city funds they've asked for. We are so lucky to be able to find a place to park and enjoy many wonderful restaurants, stores, and peaceful vistas here in St. Charles. Let's keep it that way. I would like to see something on a much smaller scale that will attract patrons to our downtown but not ruin it for those of us who live here. Some sort of small entertainment complex with a several complementary restaurants would be wonderful. And please, no more parking lots or large buildings along the riverfront.

Thank you so much for your consideration,

Kristin Fischer

Kristin Fischer
[redacted]

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: Downtown Riverfront Property
Date: Wednesday, October 5, 2022 9:12:41 AM

[redacted]
Sent: Wednesday, October 5, 2022 9:01 A[redacted]
Cc: McGuire, Heather <hmcguire@stcharlesil.gov>; Conley, Derek <dconley@stcharlesil.gov>; Colby, Russell <rcolby@stcharlesil.gov>; Kalamaris, Bill <bkalamaris@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpayleitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>
Subject: Downtown Riverfront Property

Good Morning,

My name is Milupa King and I have been a resident of St. Charles for the last 12 years. I grew up in Germany and moved to America when I was 15. We lived in Texas when we arrived in America. Total Culture shock!! When we visited St. Charles in 2010 I immediately fell in Love with this town. The trails, the river, the parks, the people, the charming downtown etc. It reminded me so much of the town I grew up in, Leonberg. After moving here and cultivating relationships in the last 12 years, St. Charles is home now.

I have enjoyed and appreciated watching St. Charles change and become more vibrant, especially the downtown area. It's so fun to have access and enjoy all that St. Charles has to offer- the restaurants, coffee shops, boutiques, ice cream shops... It's even more touching that most of these business are owned by locals that love and care about this community.

With that I would like to say that I am putting my support behind Frontier's Development's proposal for the Riverfront project. I appreciate how timeless it looks, the different venues it will offer, the inclusivity for friends, neighbors and travelers to gather. I appreciate a good plaza area, especially since I grew up in Europe where most towns have one. I love how their design complements the Municipal building and the area surrounding it.

Most of all I think it takes real courage to take on a huge project like this in the town that you live in. I appreciate how Curt Hurst has engaged the community in conversation, making room for people to ask questions, share concerns and have a clear understating of the proposal. He loves this city, there is no doubt about that.

Blessings to all of you as you continue to serve our community day in and day out. And as you move forward with the times in creating a more beautiful and brighter place for our tomorrows. I feel incredibly fortunate to live in St. Charles.

Thank you for your time,
Milupa King
[redacted]

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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From: McGuire, Heather
To: Conti, Tracey
Subject: FW: Input Re: former police station site development
Date: Friday, October 7, 2022 9:27:35 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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From: Monica Eorgoff[redacted]
Sent: Friday, October 7, 2022 8:55 AM
To: Vitek, Lora <lvitek@stcharlesil.gov>; McGuire, Heather <hmcguire@stcharlesil.gov>; Conley, Derek <dconley@stcharlesil.gov>; Colby, Russell <rcolby@stcharlesil.gov>; Kalamaris, Bill <bkalamaris@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpayleitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>
[redacted]
Subject: Input Re: former police station site development

Hello Mayor Vitek, Ms. McGuire, Mr. Conley, Mr. Colby, Aldermen Bancroft, Bessner, Bongard, Kalamaris, Lencioni, Payleitner, Pietryla, Silkatos, Weber and Wirball,

My name is Monica Eorgoff. My husband Bob Zander and I live in the 4th Ward in the Brownstones. After decades of living in the Lincoln Park neighborhood of Chicago,
we chose St. Charles to be our new "home" in 2018. When many people at our stage in life choose to move to places like FL, AZ, TN etc, we chose St. Charles for so many reasons. Among them are the natural beauty, recreational opportunities and vitality.
We appreciate the opportunity to be heard by our government leaders.
Thus, this email.

We are in strong support of Mr. Hurst's proposal for development of the former police station location. The mixed use concept and blend of open space provides for beautiful aesthetics, increase in tax base and encourages new visitors to our beautiful city.
Appreciate Mr. Hurst's long-standing connection and commitment to St. Charles . His past projects speak for themselves.

Respectfully ask that you also support Mr. Hurst's proposal for development of the former police station location.

Respectfully,

Monica Eorgoff
[redacted]

From: Kaleta, Cindy
To: Conti, Tracey; Bringelson, Sharon
Subject: FW: Old Police Station redevelopment
Date: Monday, October 10, 2022 8:10:07 AM

Hi Tracey and Sharon,

Chris had said you had been receiving letters from the public about the old police station. We received 2 early this morning. I will forward the 2nd to you as well.

We usually print the letters that come in the day of the meeting and leave by the Alderman's seats. Do you agree we should do that for all that come in today? I'm guessing there will be more.

Your thoughts?

Cindy

Cindy Kaleta

ckaleta@stcharlesil.gov | phone:630.443.3677

www.stcharlesil.gov

-----Original Message-----
From: Randall Tavierne [redacted]
Sent: Monday, October 10, 2022 5:23 AM
To: CD <cd@stcharlesil.gov>
Subject: Old Police Station redevelopment

I am writing to protest the Old Police Station redevelopment plans that have recently been announced. The plans are way to dense for the area and will cause extreme crowding to our beautiful downtown area. We dont need more apartments and more people. We need more grass areas for people to walk and enjoy the beautiful river and downtown. We also dont need more retail space as we already have empty store fronts. We need to first have all of the store fronts in use before we build more. Please say no and stop these redevelopment plans which will hurt our town

Thank you for your consideration

Randall Tavierne
[redacted]

Sent from my iPhone

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: Old police station
Date: Thursday, October 6, 2022 10:51:22 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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From: [redacted]
Sent: Thursday, October 6, 2022 9:58 AM
To: McGuire, Heather <hmcguire@stcharlesil.gov>
Subject: Old police station

Hi, My name is Tim Williams ,I live at [redacted] . My wife and I like the idea of Frontier Development hotel and convention center. The project will bring much interest to the area . We have sent the idea to friends and family and they think it's a great idea. We also love the open space in the courtyard. We hope the city decides this for the community.

Thanks Tim and Connie

From:	Conti, Tracey
To:	Mayor and Council
Cc:	McGuire, Heather; Conley, Derek; Colby, Russell
Subject:	FW: Please share with Mayor and City Council
Date:	Monday, October 10, 2022 8:23:00 AM
Attachments:	Riverfront Petition Signatures.pdf petition_comments_jobs_34597483_20221007163452.csv petition_signatures_jobs_34597483_20221007163444.csv Fwd_ Please share with mayor and city council.pdf

---

Forwarding another email.

-----Original Message-----
From: Eileen Kanute <[redacted]
Sent: Friday, October 7, 2022 12:02 PM
To: Conti, Tracey <tconti@stcharlesil.gov>
Cc: Michael J. Kanute [redacted]>; Paul McMahon [redacted]m>; Dean Bemis [redacted]; Trish Alberico <[redacted]
Subject: Please share with Mayor and City Council

We would like to present the signatures collected from just !0/1-10/7 that are opposed the the riverfront development proposals- specifically the Frontier Development proposal. The online petition is still collecting more as I send this.. We have 153 paper signatures, 244 online signatures (and counting), 70 from another resident who started a petition after the July Plan Commission meeting that I will try to forward as well if possible. There are also comments from residents attached. There are three attachments. Thank you, Eileen Kanute

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: Proposals for development of the old Police station and surrounding property
Date: Wednesday, October 5, 2022 11:05:47 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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From: bluesgrl9@gmail.com[redacted]
Sent: Wednesday, October 5, 2022 10:02 AM
To: Vitek, Lora <lvitek@stcharlesil.gov>; McGuire, Heather <hmcguire@stcharlesil.gov>; Conley, Derek <dconley@stcharlesil.gov>; Colby, Russell <rcolby@stcharlesil.gov>; Kalamaris, Bill <bkalamaris@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpayleitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>
Subject: Proposals for development of the old Police station and surrounding property

Dear St Charles government officials,

I have lived in St Charles 4th ward for over 26 years. My family and I, (and now my grandkids), continually visit the downtown area and surrounding parks along the river. As we can all agree, St Charles is a wonderful place to live! Since the police station moved, we have wondered how the city will best utilize that space to enhance the access to the river and provide more family activity space. I have reviewed the two final contending proposals for the space. It appears the one proposal that in part includes a hotel, also allots 2 acres of space as an open plaza which will be accessible to St Charles residents and visitors. It will be available to host as many outdoor activities as the imagination can create to attract residents and visitors alike. The other proposal will be strictly residential use only. It will not provide any space for St Charles residents to enjoy along the river and will not attract visitors to our town.

The choice is very clear to me and my family. PLEASE choose the plan that will make our downtown MORE family-oriented and will bring more visitors into town who will, in turn, patronize ALL the merchants. In addition, it seems like a huge benefit to St Charles that there will be significant sales tax revenue from the proposal which includes a hotel, unlike the proposal for residential units which does not. Of course, parking and traffic flow issues will need to be managed.

Thank you for considering the point of view of a St. Charles resident.

Debi Craig
7th Street

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: St Charles Downtown Development
Date: Saturday, October 8, 2022 11:51:24 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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-------- Original message --------
From: Ed Strahota [redacted]
Date: 10/8/22 9:59 AM (GMT-06:00)
To: "Vitek, Lora" <lvitek@stcharlesil.gov>, "McGuire, Heather" <hmcguire@stcharlesil.gov>, "Conley, Derek" <dconley@stcharlesil.gov>, "Colby, Russell" <rcolby@stcharlesil.gov>, "Kalamaris, Bill" <bkalamaris@stcharlesil.gov>, "Silkaitis, Ron" <rsilkaitis@stcharlesil.gov>, "Payleitner, Rita" <rpayleitner@stcharlesil.gov>, "Bongard, Ryan" <rbongard@stcharlesil.gov>, "Bancroft, Todd" <tbancroft@stcharlesil.gov>, "Lencioni, Paul" <plencioni@stcharlesil.gov>, "Pietryla, David" <dpietryla@stcharlesil.gov>, "Wirball, Bryan" <bwirball@stcharlesil.gov>, "Bessner, Edward" <ebessner@stcharlesil.gov>, "Weber, Steve" <sweber@stcharlesil.gov>
Subject: St Charles Downtown Development

Hello Friends of St Charles,

I am writing to let you know that I am greatly encouraged by the development plans of Frontier Development. Of all the plans submitted I believe that they have the most elegant proposal. I also believe that what they are proposing best utilizes the space via their approach to a "plaza", and that this will greatly enhance the downtown city scape. Along with this, their approach to a more "neo-classical" style of architecture brings charm and grace to a space that will potentially host and house many events in our future. What this brings to the downtown is more than a commercial building with residences, it puts a stake in the ground as a landmark destination for tourists seeking a small-town getaway, in an upscale environment.

Please consider Frontier Development as your development solution!

Respectfully yours, Ed Strahota

[redacted]

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: St Charles Downtown Development
Date: Saturday, October 8, 2022 11:51:24 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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-------- Original message --------
From: Ed Strahota <[redacted]
Date: 10/8/22 9:59 AM (GMT-06:00)
To: "Vitek, Lora" <lvitek@stcharlesil.gov>, "McGuire, Heather" <hmcguire@stcharlesil.gov>, "Conley, Derek" <dconley@stcharlesil.gov>, "Colby, Russell" <rcolby@stcharlesil.gov>, "Kalamaris, Bill" <bkalamaris@stcharlesil.gov>, "Silkaitis, Ron" <rsilkaitis@stcharlesil.gov>, "Payleitner, Rita" <rpayleitner@stcharlesil.gov>, "Bongard, Ryan" <rbongard@stcharlesil.gov>, "Bancroft, Todd" <tbancroft@stcharlesil.gov>, "Lencioni, Paul" <plencioni@stcharlesil.gov>, "Pietryla, David" <dpietryla@stcharlesil.gov>, "Wirball, Bryan" <bwirball@stcharlesil.gov>, "Bessner, Edward" <ebessner@stcharlesil.gov>, "Weber, Steve" <sweber@stcharlesil.gov>
Subject: St Charles Downtown Development

Hello Friends of St Charles,

I am writing to let you know that I am greatly encouraged by the development plans of Frontier Development. Of all the plans submitted I believe that they have the most elegant proposal. I also believe that what they are proposing best utilizes the space via their approach to a "plaza", and that this will greatly enhance the downtown city scape. Along with this, their approach to a more "neo-classical" style of architecture brings charm and grace to a space that will potentially host and house many events in our future. What this brings to the downtown is more than a commercial building with residences, it puts a stake in the ground as a landmark destination for tourists seeking a small-town getaway, in an upscale environment.

Please consider Frontier Development as your development solution!

Respectfully yours, Ed Strahota

[redacted]

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: St. Charles Riverfront Projects
Date: Wednesday, October 5, 2022 9:06:00 AM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

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From: Trotta, Christopher [redacted]
Sent: Wednesday, October 5, 2022 12:35 AM
To: Vitek, Lora <lvitek@stcharlesil.gov>; McGuire, Heather <hmcguire@stcharlesil.gov>; Conley, Derek <dconley@stcharlesil.gov>; Colby, Russell <rcolby@stcharlesil.gov>
Cc: Kalamaris, Bill <bkalamaris@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpayleitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; Wirball, Bryan <bwirball@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>
Subject: St. Charles Riverfront Projects

Hello St. Charles Executives,

I wanted to take a moment to discuss my concerns with regard to the St. Charles riverfront project. Being local to the Pottawatomie neighborhood, I'm already dealing with the insane traffic to the park via North Ave, and am worried we'll see a lot more traffic, that all of the roads in our neighborhood will be used to cut through for folks not wanting to wait in the traffic on 25.

Another concern is the size of the larger of these projects. I feel the project shouldn't exceed the existing Police station, and the included red building, that the Vista as you walk down Cedar or State streets be maintained. I walk a lot and typically walk south on 3rd, and turn right on Cedar, so I can walk to the river without dealing with Route 64, and then walk back North through Pottawatomie Park and home. I love that the St. Charles Bean Sprout, or Reflections as it's called, is visible as you come down the hill with the river in the background. I really think that, and the view as you walk down State street should remain. I also believe that parking is a necessity for those who work out of the City Building, as the front lot is often full. As of now, finding parking in the back lot is never a problem but it is often used heavily so is surely needed.

With regard to the height, I do think we should stay under the 65 feet, even if it is a multiuse space, that the folks who live above it can still have a view, and I do think it will overpower the river if you go too tall. I'd also like to remind everyone that there is a Veterans Memorial there and that we do host a Veterans Day Parade that will need someplace for those ceremonies, so would expect we'll need some green space for those. Being a Veteran, I do love that we host the parade so do hope that has been taken into consideration. Something else to think about is the existing dock which I do see folks use. We do have a river and if there were more places to dock, I'd expect you'd see more folks boating to town for dinner. this may also be good for the fire department, as their boats could be docked and more quickly accessible, whereas now I believe they load in via Pottawatomie park.

Lastly, but certainly not least, is the cost. I don't understand why we'd give away the land, and then another 20 million to boot. I already pay more in property taxes than I pay for my Mortgage which is nuts. Our Taxes have doubled since we've moved in here which I know we added space, but we certainly didn't double the value of our home. I'd like to get an idea what that land is worth, and have to believe that if we sold it, we could set restrictions on what goes in there as part of the sale.

With Regard to the Frontier proposal, I do like what he's done at the Arcada and Graceful Ordinary buildings, as well as with Polyanna so would be inclined to use him, but not with this plan. This project though is way too big for the space, so would like to see what he can come up with that isn't giant, and hopefully fits more into the St. Charles architecture as opposed to Las Vegas. Maybe after it's determined what that land is worth, maybe we can provide the land for the project but I don't believe we should kick in any more money. I do think the parking garage is not a horrible idea if there's a need for more parking, but I don't think that bill should be ours either. Thanks for taking the time to read through this please let's ask for something smaller and more in line with the existing architecture. Thanks again and have a great week.

Chris Trotta
[redacted]

From: McGuire, Heather
To: Conti, Tracey
Subject: FW: Upcoming City Council Meeting 10/10/2022
Date: Thursday, October 6, 2022 7:50:13 PM

Heather M. McGuire | City Administrator
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov
hmcguire@stcharlesil.gov

Heritage. Community. Service. Opportunity.

-------- Original message --------
From: DAVID GARAGIOLA [redacted]
Date: 10/6/22 7:43 PM (GMT-06:00)
To: "McGuire, Heather" <hmcguire@stcharlesil.gov>, "Conley, Derek" <dconley@stcharlesil.gov>, "Colby, Russell" <rcolby@stcharlesil.gov>
Subject: Upcoming City Council Meeting 10/10/2022

We understand that the city council will be choosing the developer for the proposed riverfront project at the old police station site on 10/10/2022. We are writing to express our support for the choice of Frontier Development & Curt Hurst.

We feel that it is very important to choose a developer who lives in the community and has demonstrated a deep commitment to keeping St. Charles a unique and special place for all to enjoy. Mr. Hurst and Frontier Development are best positioned to address the many concerns of the community, and take these into account, as the riverfront project is modified going forward.

Recently, there have been community meetings to discuss the initial concept proposal submitted by Frontier Development. The residents have brought up many legitimate concerns such as traffic, parking, green space, proposed building height and density, pedestrian safety, land ownership and TIF funding. Unfortunately, there has been some misinformation spreading through the community about this proposal that has angered residents. Some are demanding that the entire project be put on hold. We would strongly encourage the city council to avoid delaying the process any further and select Frontier Development at your next meeting. There will be ample time to address the many concerns of our residents with the developer and the city as the process moves forward in the coming months. The final design will be the result of input from many interested parties, and compromise from all, to achieve the ultimate goal of a special place for everyone to enjoy.

In conclusion, the upcoming meeting should only focus on choosing a final developer for the riverfront project. We implore you to choose Frontier Development and Curt Hurst for this purpose since they are in the best position to listen, compromise and modify the plan for the benefit of all who live and visit St. Charles.

Sincerely,
Dave and Maggie Garagiola
[redacted]

Tracey I found the other petition and would just like to submit a screenshot of it and the comments please. That is it for emails-thank you for every

T-Mobile 12:08 PM

1 day ago

I live @ [redacted] where we have stood up to Hurst development @ the Chamber of council site.
Density is a manageable problem if the contractors can be held in check.
Unfortunately, some of our elected officials believe that progress means lots more people & traffic without quality of life of the residents that are affected.

0 Report

Eric Mroch
2 days ago

How would the current infrastructure support such a high density project? Once again, a proposed project being planned with streets that were never designed to handle large amounts of traffic.

0 Report

change.org

ıncerely...

0

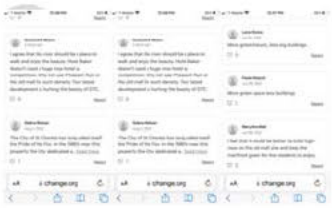
Report

Christina Cokinos
2 days ago

More high rise buildings are not something pleasant to look at on our river front. The high rise on the west side blocks the first street natural light from the sun. We are a small, charming town and we should keep that in mind when we decide to build. In my opinion this isn't enhanced by high rise buildings that increase density for the area.

0

Report



From: Vitek, Lora
To: McGuire, Heather; Conti, Tracey
Subject: Fwd: Safety Downtown
Date: Sunday, October 9, 2022 1:48:17 PM

Lora Vitek | Mayor
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630 377.4444 | fax: 630.377.6034 | www.stcharlesil.gov
lvitek@stcharlesil.gov

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Begin forwarded message:

From: [redacted]t
Date: October 9, 2022 at 11:29:02 AM CDT
To: "Wirball, Bryan" <bwirball@stcharlesil.gov>, "Pietryla, David" <dpietryla@stcharlesil.gov>, "Vitek, Lora" <lvitek@stcharlesil.gov>
Subject: Safety Downtown

I am concerned with he safety for walkers and bikers who like to travel along our beautiful river. A high rise apartment or hotel would bring sever conges ion to Main Street and 1st Avenue.
It appears that alternate plans for the former police department site have not been considered. That land needs to be developed for the people who live in St. Charles and treasure its history.
Remember when here was a bar and restaurant across the street from the police station? It did did not last. Parking is horrible in that area.
Please do not allow plans to be pushed through the council . Lets look at other plans for that special green space.
Flora Lucas
Resident for over 40 years

From: Dave Ramont
To: Conti, Tracey
Subject: Please share with mayor & city council
Date: Sunday, October 9, 2022 10:05:15 PM

Greetings-
my name is Dave Ramont. I'm a lifelong resident of St. Charles, my parents and grandparents (Ramonts & Carlsons) also spent their lives here, 2 other siblings still here as well. I've volunteered at parades, the park district etc. and always support local business and activities. I've moved away a couple times- TX & FL, but always came back for the great community. And the perk of being close 'ish to Chicago without our town being, say, Naperville or Rosemont. No offense to them but St. Charles has always maintained it's small town charm & vibe, and I hear that often from envious out of towners.

But seeing the proposal for the old police station property a few days ago, and then attending the "meeting" at Alley 64, I'm so disillusioned at the proposed developments. I own a home on Park Ave. above Pottawatomie, so of course it's close, and I can't imagine why you'd stick such a giant development on this pristine treasure! Except for money. But that's not why people who love this town live here. That type of development would murder the whole vibe of the park, riverfront, downtown. What about the old mall and other spots? –much better suited for that type of development. I sent out an email to a bunch of St. Charles folks (I play music and maintain a mailing list) and EVERY ONE of them was appalled, sad & angry, and echoed how they thought it would destroy that area and the town's charm- forget about the traffic etc. etc. NO one knew about it.

Please, PLEASE reconsider this and why we live here, and what a jewel that area is- for locals and visitors. I walk by there several times a week, and when it's nice out there's always folks strolling there, sitting on those benches etc. Please consider some open space, some green space, a place for reflection, art, music- something that's for the community, not for conventioneers or tourists. Though those ideas would certainly be a draw for visitors too, such a pretty spot.

I get that there's going to be growth and "progress", of course, but please don't sell our town, don't sell our charm and why we've made this home and lived & worked & supported & contributed.
Please don't rush this through- let's consider alternatives and try to include the community. I'm sure there was some discussion etc. but I or anyone else I've talked to this week had no idea developments were being entertained.

Thank you for your time-
Dave Ramont

From: [redacted]
To: Conti, Tracey
Subject: Please share with mayor and City Council
Date: Monday, October 3, 2022 10:58:49 AM

I am writing as a long time business owner in St Charles. I purchased the building that houses Town House Books and Cafe in 1992.
While I support the concept of developing the riverfront property surrounding the former police station, I do not support the proposals the city is currently reviewing.
The proposed buildings and development project is simply too massive and threatens to ruin the riverfront's beauty and accessibility.
Please, please consider other more appropriate ideas to best utilize this land. For the sake of our community and future residents.

Respectfully yours,

David Hunt
[redacted]

From:	Larry Zeno
To:	Conti, Tracey
Subject:	Please share with mayor and city council
Date:	Sunday, October 2, 2022 6:55:42 PM

My family is totally opposed to the proposed riverfront development. If the mayor and city council approve this, I will sell my home that I have lived in for more than twenty years and leave St Charles. You will destroy the unique atmosphere in St. Charles and be like every other suburb in the area. If an election happens before I move, I will vote against the mayor and all city council members who vote for this proposal.

Lawrence and Carole Zeno

[redacted]

From: Eileen Kanute
To: Conti, Tracey
Subject: PLEASE SHARE WITH MAYOR AND CITY COUNCIL
Date: Wednesday, October 5, 2022 12:54:08 PM

I am not in favor of the current development plans for the north riverfront at site of old police station. The Frontier plan, especially is far too massive and dense for such a landlocked parcel.

-There are only 3 roads out of that area, and two are into the adjacent neighborhood. There have been no traffic studies to determine where the traffic will go for a hotel, apartment complex, 4 restaurants, a large fitness center, and event space. I am also VERY concerned how it will affect bike path traffic. Our bike path essentially ends at Illinois street going north and cyclists, runners, and walkers, dogs, kids-everyone use this street and generally head up State Av to 3rd Av to connect to the river bike path. THIS WILL BE TOO DANGEROUS. There will be too much congestion. All answers to traffic concerns have been vague and short sited. Please plan for terrible traffic! Remember how bad Main St was before the Red Gate bridge? There is nothing you can do once you overbuild. Prepare ahead of time for our citizens please.

-I am concerned that our city council is not following the 2020 comprehensive plan at all and seems to be pushing this proposal through quickly. Anything over the designated 50 feet is too high for this area. It will create a dark, walled River street. It has NO GREEN SPACE at all. What are you going to do with all of your trees? Do you know many of us enjoy your beautiful gardens there? A bandshell is great. Some plaza space is really cool. But please scale this back and keep the trees. FOLLOW THE 2020 PLAN

-Most residents are clueless about this enormous costly plan. Most responses are that it "looks like Vegas". That is not the look most people want for the City of St. Charles. That definitely does not follow the historic look of the adjacent neighborhood. The residents there have to follow all sorts of guidelines. I think anything here should follow suit.

- Please take the time to publicize projects of this magnitude and cost so that all residents can attend meetings and voice their opinions. I follow your social media. I went to the city website. I had no idea you were this far along on anything at all. It is not ok to push things through and then scale back later if you have to. We want to think long term how to best use our riverfront. It is unique and beautiful. That area was literally the original historic district. I don't want Vegas there.

-I am not at all in favor of giving this land away to the developer. I am also not in favor of giving $20 million in tif money away to one developer. I heard a business owner say that it was frustrating that all tif money went to the 1st st development and "now we are going to give it all to one development?". I think the residents of St Charles need to be made aware of this before you vote on it.

-It is not the responsibility of this parcel to make up for money lost from Pheasant Run. Please stop using that. This is an exceptional piece of property with great potential. There is no room here for a resort. If you want to develop a resort, put it out at the mall or somewhere NOT SO LANDLOCKED.

- It will be too crowded for our fire department. Spend time watching them pull the trucks in and out. How are they going to do that with the hotel entrance right there, cars going through to park int he 5 story parking garage, and bikes and pedestrians trying to get through too.

-I also heard we had two wells here, a radon treatment and possible issues with the ground. Please do not vote "yes" to a development because they vaguely answered a question about those issues.. Make them do their due diligence FIRST please

-Lastly. It is not ok to put a hotel in across the river from another hotel. Can we please be more original? I do not want to see a situation where the Hotel Baker or even this hotel goes out of business because we are so short sighted and want the money. No one wants empty buildings. I really did not like the "we can quickly change rooms to apartments if the hotel doesn't work" answer. Again, SO SHORT SIGHTED.

Please preserve the character of our riverfront. All four of the initial proposals were huge and did not at all follow the 2020 comprehensive plan. Please do not just "give" our riverfront away.

I appreciate what Frontier development has done with buildings in St. Charles. It has been great. The east side has so much action again. We love it. I appreciate the 1st AV project. It has also been great. It has created a ton of foot traffic in downtown, although I do not believe it is completely full yet. Please take your time, involve the community and follow the 2020 comprehensive plan.
Thank you, Eileen Kanute

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From: Morgan
To: Conti, Tracey
Subject: Please share with mayor and city council
Date: Wednesday, October 5, 2022 3:27:42 PM

I read the circular distributed at Alley 64 on Oct 4th.

I first want to express my desire to have a project like this replace the property that once housed the Police Department. We lost a major event venue with the failure of Pheasant Run and nothing to date has replaced it. While I won't mention it by name, the "other" hotel in downtown St. Charles, while having a famed ballroom, lacks the ability for large convention type events. The restaurant in this hotel is sub par at best and it is too small to attract name entertainment.

In early September, I attended a meeting where developer Curt Hurst, showed us his proposal. It really wasn't the development itself that struck me, I can see flaws in it with my untrained eye.
What impressed me and honestly all of those in attendance was his commitment to the city and his personal desire to bring something to our city that everyone can benefit from. He is LOCAL and he and his family are dug in here.

I hope he will be allowed a fair chance for revisions. I hope we can keep this project in the hands of a local businessman who has already brought so many enhancements to the city.

We are long time residents (46 years), we too are dug in and only want what is best for the city and all residents.

Darlene Morgan

From: Kanute, Michael J.
To: Conti, Tracey
Subject: PLEASE SHARE WITH MAYOR AND CITY COUNCIL
Date: Thursday, October 6, 2022 10:07:40 PM

I would like to register my STRONG OBJECTION to the proposed Frontier Development project on the riverfront at the site of the old police station.

I was born and raised in St. Charles and am a third generation resident of our city. I now live on the east side of the city with my spouse, Eileen, at the corner of State Avenue and Rt. 25, just four blocks from the proposed project. The proposed project is problematic and unacceptable for many reasons, some of which include:

- The proposed project not only fails to honor the Request for Proposal that the city issued, it completely ignores it. It violates the city's building height ordinance; it violates the 2020 Comprehensive Plan by failing to maintain open space along the riverfront; it is completely antithetical to the historic district on which the proposed building will sit and which encompasses the neighborhood directly to the east; and it ignores the standards and guidelines for building design set forth by the city in the RFP. The city's ordinances, the Comprehensive Plan, and the historic district were put together and enacted for a reason – to preserve the character of our community. Why is this city council choosing to ignore all of these blatant violations? This project should never have made it past square one.
- Traffic. It is uncontested that this development will create massive traffic – in fact, it is the intent of the project to create traffic for the benefit of all the proposed commercial establishments within the development. This traffic will overwhelm the intersection of First Avenue and Main Street and overwhelm traffic on the Main Street bridge. Further, the traffic will inevitably pass through the neighborhood to the east via State Avenue and Cedar Avenue, as well as Second Avenue and Third Avenue. This will change the character of that historic neighborhood which is populated by families with children, young couples, retirees, renters, and others who walk their dogs and ride their bikes on those streets.
- Why is this city council not doing anything to preserve our riverfront at this site? When the city sought community input through an urban planning group in meetings at the Baker Center for the five year strategic plan, there was a consensus among community members that the Fox River is the "crown jewel" of our town and it should be preserved at all costs. The proposed project will overpower, obstruct and privatize that riverfront parcel. That is unacceptable.
- Why is this city council even considering giving away this real estate to the developer at no cost, and underwriting this project in the amount of $20 million?? The property currently belongs to the city, which means it belongs to the people of St. Charles. The Frontier Development proposal not only takes that parcel away from the people at no charge, we lose direct access, we lose views, and we lose a big part of the character of our downtown. If this city council wants to establish a legacy, it should be fighting to preserve the character of our riverfront, not racing to give it away.
- Finally, the appearance of this development, which many have characterized as looking like Caesar's Palace, does not at all fit in with the appearance or character of our city. It will stand out from every other building in our city, and not in a good way.

Finally, and importantly, in today's St. Charles Chronicle, page 59, there are several parcels listed on the Delinquent Tax List that I believe belong to Frontier Development, including St. Charles Idlehour LLC, STC Arcada LLC (3 parcels), and STC Morse LLC. The tax delinquency associated with those properties amounts to approximately $85,000. Has the city looked into this? Good businesses pay their taxes. If this is accurate and this developer is tax delinquent, then I suspect the community will want to know that and be sure that the city has done its due diligence in investigating the current financial status of this developer before further considering this proposal.

I STRONGLY ENCOURAGE THE CITY COUNCIL TO REQUEST NEW PROPOSALS FOR THIS RIVERFRONT PARCEL THAT BETTER FIT THE PARCEL IN TERMS OF SIZE, SCOPE AND CHARACTER. THE FRONTIER PROPOSAL IS SIMPLY WRONG FOR THIS SITE AND WRONG FOR OUR COMMUNITY.

Mike Kanute
[redacted]

From:	MaryAnn Maksinski
To:	Conti, Tracey
Subject:	Please share with Mayor and City Council
Date:	Friday, October 7, 2022 4:12:02 PM
Attachments:	petition_comments_jobs_34055292_20221007210246.xlsx petition_signatures_jobs_34055292_20221007210236.xlsx

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Re: Development of the former police department site

Petition on Change.org with title: More Green Space and Fewer High Rises

On Monday, July 25, there was a City Council meeting to review 4 sets of proposals submitted by developers for the former St. Charles police station. The council decided to go back to 2 developers to flush out the proposals further. The proposals include multi story buildings (residential, hotel and restaurants) and are very high density plans. Residents in attendance expressed concerns regarding parking, traffic, city wells, the dam -- and going directly to development instead of engaging the park district or forest preserve to retain public property. A council member stated that the land has no value and should be given to a developer. It is hard to believe that several acres of beautiful river-front property has no value. Residents also question if traffic impact, school impact, and fire department impact studies have been completed. Before we build hotels, shouldn't we consider giving people more reasons to visit St. Charles? Please sign this petition if you'd like to see alternative options such as open green space, beautiful gardens or interactive exhibits. To see the plans visit the **city website for plans.**

Attached you will find an update copy of signatures and resident's comments.

All the best,
MaryAnn

petition_comments_jobs_34055292_20221007210246

Name	City	State	Postal Code	Country	Commented Date	Comment
MaryAnn Mak	St Charles	IL		US	2022-07-28	"I feel that it would be better to build high-rises on the old mall site and keep the riverfront green for the residents to enjoy."
Paula Mytych	St. Charles	IL	60175	US	2022-07-29	"More green space less buildings"
Lana Demes	Saint Charles	IL	60174	US	2022-07-31	"More green/nature…less big buildings."
Debra Nielsen	Geneva	IL	60134	US	2022-08-01	"The City of St. Charles has long called itself the Pride of the Fox. In the 1980's near this property the City dedicated a statue of a Pottawatomi Native American. They name the Statue Ekwabet - watching over. The river front should be maintained as open land. The property has long been owned by the City- creating further congestion in the downtown area takes away from the rivers beauty and the commitment to maintaining the river."
Suzanne K Myers	St Charles	IL	60174	US	2022-10-05	"I agree that the river should be a place to walk and enjoy the beauty. Hotel Baker doesn't need a huge new hotel as competition. Why not use Pheasant Run or the old mall for such density. Your latest development is hurting the beauty of STC."
Christina Cokinos	Geneva	IL	60134	US	2022-10-05	"More high rise buildings are not something pleasant to look at on our river front. The high rise on the west side blocks the first street natural light from the sun. We are a small, charming town and we should keep that in mind when we decide to build. In my opinion this isn't enhanced by high rise buildings that increase density for the area."
Sue Mroch	Saint Charles	IL	60174	US	2022-10-05	"I sent the following email to Mayor Vitek on July 29, 2022 And I still think it's a good idea:"Lori,The purpose of my email is to recommend having a successful CULTURAL local artist exhibit such as the one in Wheaton that has been thriving for over 30 years:Link: "Home - The Dupage Art League" https://www.dupageartleague.orgWhy just have 'art shows' when St. Charles can offer more than that!! We could have a section for student artist, classes, etc. Think of the awesome possibilities. Soooo cool!We could invite the director of the Dupage Art League to speak at one of the meetings to give specific details, financial information, what works and what didn't.Please give me your feedback and thoughts on how we can make this happen.Thank you.Sincerely...""
Eric Mroch	Saint Charles	IL	60174	US	2022-10-05	"How would the current infrastructure support such a high density project? Once again, a proposed project being planned with streets that were never designed to handle large amounts of traffic."
Robert E. Carter	Saint Charles	IL	60174	US	2022-10-06	"I live @ 217 South 3rd Av. where we have stood up to Hurst development @ the Chamber of council site.Density is a manageable problem if the contractors can be held in check.Unfortunately, some of our elected officials believe that progress means lots more people & traffic without quality of life of the residents that are affected."

petition_signatures_jobs_34055292_20221007210236

Name	City	State	Postal Code	Country	Signed On
MaryAnn Maksinski				US	2022-07-28
Carol Rabe	Saint Charles	IL	60174	US	2022-07-28
Margaret Gavin	Saint Charles	IL	60174	US	2022-07-28
jan kniewel	Chicago	IL	60639	US	2022-07-28
Catherine Collins	Saint Charles	IL	60174	US	2022-07-28
Barbara Gavin	Saint Charles	IL	60174	US	2022-07-28
Leah Beck	Saint Charles	IL	60174	US	2022-07-28
John Maks	Saint Charles	IL	60174	US	2022-07-28
Maria Smith	Saint Charles	IL	60174	US	2022-07-29
Juliet Manny	Saint Charles	IL	60174	US	2022-07-29
Paula Mytych	St. Charles	IL	60175	US	2022-07-29
Diane Goodman	Geneva	IL	60134	US	2022-07-29
Marybeth McGreevy	Saint Charles	IL	60174	US	2022-07-29
maureen allen	st. charles	IL	60174	US	2022-07-29
sandra kelly	Saint Charles	IL	60174	US	2022-07-29
Mark Kelly	Saint Charles	IL	60174	US	2022-07-29
Charles Demes	Saint Charles	IL	60174	US	2022-07-29
Bonnie Prokop	Geneva	IL	60134	US	2022-07-29
Frank Snyder	Saint Charles	IL	60174	US	2022-07-30
Amy Snyder	Saint Charles	IL	60174	US	2022-07-30
Ellis Oakley	Altamonte Springs	FL	80233	US	2022-07-31
Flora Lucas	Saint Charles	IL	60174	US	2022-07-31
Debra Nielsen	Geneva	IL	60134	US	2022-08-01
Martha McBean	St Charles	IL	60174	US	2022-08-01
Rodney Allen	St. Charles	IL	60174	US	2022-08-03
Kimberly Marqui	Saint Charles	IL	60174	US	2022-08-03
Karen Johnsen	Saint Charles	IL	60174	US	2022-08-04
Sally Lind	Saint Charles	IL	60174	US	2022-08-04
Patricia Wheeler	Saint Charles	IL	60174	US	2022-08-04
Mary Sue Tranquilli	Saint Charles	IL	60175	US	2022-08-04
Amanda Miller	Saint Charles	IL	60174	US	2022-08-04
Emily Searcy	St Charles	IL	60174	US	2022-08-04
Joy Davidson	Geneva	IL	60134	US	2022-08-09
Nancy Teichmiller	Saint Charles	IL	60174	US	2022-08-09
Jam McChicken	St Louis		63123	US	2022-08-09
Matthew Rhead	Saint Charles	IL	60174	US	2022-08-09
Heather Rooney	Saint Charles	IL	60174	US	2022-08-10
Gene Piraino	Geneva	IL	60134	US	2022-08-11
Rick Harrison	Saint Charles	IL	60174	US	2022-08-11
Paul Peterson	Saint Charles	IL	60174	US	2022-08-11
Paul Peterson	Arlington Heights	IL	60004	US	2022-08-11
Debra Owen	Saint Charles	IL	60174	US	2022-08-11
Elizabeth Rago	Saint Charles	IL	60174	US	2022-08-11
Barb Rowe	Saint Charles	IL	60174	US	2022-08-12
Julie Arnold	st charles	IL	60119	US	2022-08-13
Michael Heinrichs	Chicago	IL	60639	US	2022-08-13
Kathryn Baginski	Chicago	IL	60634	US	2022-08-13
Steve Dyon	Saint Charles	IL	60174	US	2022-08-14
SHANNON Giese	Chicago	IL	60634	US	2022-08-20
Sandra Ranney	Saint Charles	IL	60174	US	2022-08-25
Gary Glowacz	Gilberts	IL	60136	US	2022-08-25
Greg Taylor	Saint Charles	IL	60174	US	2022-10-05
Susan Lloyd	St. Charles	IL	60174	US	2022-10-05
Marilyn Shulski	Saint Charles	IL	60174	US	2022-10-05
Suzanne K Myers	St Charles	IL	60174	US	2022-10-05
Christina Cokinos	Geneva	IL	60134	US	2022-10-05
Eric Mroch	Saint Charles	IL	60175	US	2022-10-05
Sue Mroch	Saint Charles	IL	60174	US	2022-10-05
Susan Frankel	Saint Charles	IL	60174	US	2022-10-06
Robert Haley	Saint Charles	IL	60174	US	2022-10-06
Jennifer Mackey	St Charles	IL	60174	US	2022-10-06
Robert E. Carter	Saint Charles	IL	60174	US	2022-10-06

From: [redacted]
To: Conti, Tracey
Subject: Please share with Mayor and City Council
Date: Friday, October 7, 2022 8:20:20 PM

Tell the City to request new proposals that protect our Riverfront.

Mary Lynn Yarter
Resident of St Charles since 1978

Sent from the all new AOL app for iOS

From: ROBERTO Avendano
To: Conti, Tracey
Subject: Please share with mayor and city council
Date: Sunday, October 9, 2022 7:48:10 PM

We would like to request new proposals that protect our riverfront. The development proposal we've seen is too big for our beautiful riverfront.

PLEASE protect our riverfront.

Thank you for listening,

Roberto Avendano
St. Charles IL Resident. [redacted]

From: Darlene Kudron
To: Conti, Tracey
Subject: Please share with mayor and city council.
Date: Tuesday, October 4, 2022 5:03:35 PM

TELL THE CITY TO REQUEST NEW PROPOSALS THAT PROTECT OUR RIVERFRONT.

From: pauline berberian
To: Conti, Tracey
Subject: Please share with mayor and city council. Body: Tell the city to request new proposals that protect our riverfront!
Date: Tuesday, October 4, 2022 6:07:18 PM

Tell the city to request new proposals that protect our riverfront!

From:	Eileen Kanute
To:	Conti, Tracey
Cc:	Michael J. Kanute; Paul McMahon; Dean Bemis; Trish Alberico
Subject:	Please share with Mayor and City Council
Date:	Friday, October 7, 2022 12:02:51 PM
Attachments:	Riverfront Petition Signatures.pdf petition_comments_jobs_34597483_20221007163452.csv petition_signatures_jobs_34597483_20221007163444.csv

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We would like to present the signatures collected from just !0/1-10/7 that are opposed the the riverfront development proposals- specifically the Frontier Development proposal. The online petition is still collecting more as I send this.. We have 153 paper signatures, 244 online signatures (and counting), 70 from another resident who started a petition after the July Plan Commission meeting that I will try to forward as well if possible. There are also comments from residents attached. There are three attachments. Thank you, Eileen Kanute

Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Mike J. Kanute [redacted], St. Charles
2. Eileen Kanute [redacted] St Charles IL
3. [redacted] St. Charles IL
4. [redacted] St. Charles IL 60174
5. Len Moody Sr [redacted] St. Charles, IL 60174
6. Natalie Owens [redacted] St Charles IL 60174
7. [redacted] St Charles IL 60174
8. Jim-Michelle Pollard [redacted] St Charles IL 60174
9. Carson McCormick [redacted] St Charles IL 60174
10. Krystal Reiser [redacted] St Charles 60174
11. Kyle Reiser [redacted] St. Charles 60174
12. [redacted] St. C. 60174
13. Bryan Kavanaugh [redacted] St Charles 60174
14. Jessica Kietzmann [redacted] St Charles 60174
15. Ben Miller [redacted] St Charles 60174
16. William T. Berg [redacted] St Charles Il 60174
17. Marilyn Berg [redacted] St Charles Il. 60174
18. Wm. Neal Berg [redacted] " " "
19. Adriana Gormik [redacted] IL 60174
20. Steve Riebe [redacted] St Charles 60174
21. Melinda Hom Core [redacted] St. Charles Illy
22. Steven Neniger [redacted] St Charles 60174
23. Chris Totta [redacted] St Charles 60174
4. Patricia Pall [redacted] St. Charles 60174
Isabella Pratt [redacted] St. Charles 60174

Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. [redacted] St. Charles, IL 60174
2. [redacted] St Charles, IL 60174
3. Rachel Jedres [redacted] Hoffman Estates, IL 60169
4. Patrick Jedres [redacted] Roselle, IL 60172
5. Lilija Kotenska [redacted] 60174 St. Charles, IL
6. Brooke Simon [redacted] 60174
7. DARREN SIMON [redacted] ST. CHARLES 60174
8. ROD MILLER [redacted] ST. CHARLES 60174
9. PATRICIA MILLER [redacted] ST. CHARLES 60174
10. Charles Izzo [redacted] St. Charles 60174
11. Susan Izzo [redacted] St. Charles 60174
12. DAN IZZO [redacted] St. Charles 60174
13. SAMANTHA JENS [redacted] ST. CHARLES 60174
14. Alannah Kim [redacted] St. Charles 60174
15. Sam Bello [redacted] St. Charles 60174
16. [redacted] " "
17. [redacted] 60174
18. Joyce C Smith [redacted] STC 60174
19. Haroun Adams [redacted] 60147
20. [redacted] 60174
21. [redacted] STC 60174
22. [redacted] STC 60174
23. Patty Williams [redacted] STC 60174
24. [redacted] STC 60174
25. [redacted] STC 60174
26. Carole M. Zeno [redacted] 60174
27. Harry Zeno [redacted] 60174

Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Paul McMahon [redacted]
2. Brenda McMahon [redacted]
3. [redacted]
4. Amanda Miladinovich [redacted]
5. Daniel Miladinovich [redacted]
6. Carolyn Owens [redacted]
7. Bob [redacted]
8. [redacted]
9. [redacted]
10. [redacted]
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21. [redacted]
22. (Rusch) [redacted]
23. [redacted]
24. [redacted]
25. [redacted]

Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Matt Dean [redacted]
2. Bernie Renoe [redacted] St Charles
3. Brock Sen [redacted] St Charles
4. Ruth Ann Sen [redacted] St Charles
5. [redacted] St. Charles,
6. [redacted] St Charles, IL 60174
7. [redacted] St. Charles IL 60174
8. Amanda Miller [redacted] STC 60174
9. Chrissy Conrad [redacted] STC, IL 60174
10. Kelly [redacted] STC IL 60174
11. Robert [redacted] St. Chas IL 60174
12. Bryan T Kavanaugh [redacted] 60174
13. Steven W Smunt [redacted] 60174
14. [redacted] St Charles 60174
15. Mark Olson [redacted] Hgwy 16 60120
16. [redacted] 60174
17. [redacted] 60174
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Riverfront Development Petition

Frontier Rendering River View

Frontier Rendering Dam View

72

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Charlotte Marsh [redacted] St. Charles IL, 60175
2. Sarah Marchoschi [redacted] 60134 (work in St Charles)
3. Sum Austin [redacted] GENEVA IL 60134
4. JILL WALKER [redacted] St. Charles 60174
5. David Hunt [redacted] St Charles, 60174
6. Julie Longo [redacted] Elgin 60123 (work in St. Chas.)
7. KAPPO McDonnell [redacted] 60184
8. Martha McDonnell [redacted] Wayne, IL 60184
9. Tim Jeffreys [redacted] Wayne IL 60184
10. Sharon Bergland [redacted] St. Charles 60174
11. Carol Swanson [redacted] St. Charles 60174
12. [redacted] Bill Zeite [redacted] St STC 60174

Riverfront Development Petition

Frontier Rendering River View

Frontier Rendering Dam View

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. [redacted] ST. CHARLES
2. [redacted] St. Charles
3. [redacted] GENEVA
4. [redacted] St. Charles
5. [redacted]
6. [redacted] ST CHARLES
7. Tom Buscaglia [redacted] ST CHAS
8. [redacted] ST CHAS IL
9. STEVE LaSALLE [redacted] BATAVIA, IL
10. DENNIS NIEMCZYK [redacted] DR ST. C.
11. Kerry R. O'B[illegible] [redacted] St Charles
12. [redacted] Geneva

Riverfront Development Petition

Frontier Rendering River View

Frontier Rendering Dam View

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. [redacted] 60175
2. [redacted] 60174
3. [redacted] 0174
4. [redacted] 60174
5. [redacted] 60175
6. [redacted] Geneva 60134
7. [redacted] STC, IL 60175
8. [redacted] STC IL 60174
9. [redacted] ST Char 60174
10. [redacted] St Char 60175
11. [redacted] Suite A #106 Geneva, IL 60134
12. [redacted] ST. CHARLES 60175

Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Michael Castro – [redacted] St. Charles, IL
2. Sarah Duncan [redacted] IL
3. [redacted]
4. Robert Beck [redacted] St Charles SC
5. [redacted]
6. [redacted] – SC 60174
7. [redacted] ST CHARLES 60174
8. Carla Thomas [redacted] St Charles IL 60174
9. Marjorie Meanger [redacted] St. Charles, Il. 60175 St. C. Township
10. Robert Swanson [redacted] St. Charles 60174
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Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. ZACHARY COCROFT [redacted] St Charles
2. Kymberly Drab [redacted] Dr. St. Charles IL 60175
3. Joshua Willig [redacted] Chicago, IL 60640
4. Jeff Kozak [redacted] St. Charles, IL 60174
5. CLOE SMITH-WESTPHALL [redacted] STC. IL 60175
6. Amanda Flick [redacted] STC. IL 60174
7. Haley Barker [redacted] ST. CHARLES IL 60174
8. MARY ANN MINNEC [redacted] ST. CHARLES, IL 60174
9. Doug Bella [redacted] Wayne, IL 60184
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Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Mary Lynn Avanson, [redacted] St Charles 60174
2. Jim Avanson [redacted] St. Charles, IL 60174
3. Joyce Gregier [redacted] St. Charles, IL 60174
4. Diane Corlin [redacted] St. Charles IL 60175
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Riverfront Development Petition

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

Please Add Your Name & Address

1. Kathy Schrier [redacted]
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Name	City	State	Postal Cod	Country	Commented D	Comment
Margaret Showalter	Wayne	IL	60184	US	10/3/2022	"I'm signing because this huge proposal has not received the necessary amount of research and scrutiny to deem it as as safe addition to a small neighborhood. Traffic flow issues, bike path issues, extraordinary $$ for developing property with no green space just concrete/asphalt and in direct contrast to the quaint river town that is St Charles and the small neighborhood that exists next to this monstrous structure"
Colleen Clay	South Elgin	IL	60177	US	10/4/2022	"Too big of a development for that space. Need to evaluate traffic flow, usage of bike / running paths."
Elizabeth Suwanski	St Charles	IL	60108	US	10/6/2022	"Id like to see a space that compliments the riverfront rather than overwhelming it. Id like to see something more geared towards public use for the community rather than private use. And we should not lose green space."
Paula Tirado	Roselle	IL	60172	US	10/6/2022	"I enjoy the Riverwalk area every time when visiting my sister. It is the prettiest riverfront around and is meant to be enjoyed by residents and visitors alike. It is a huge draw to people from all over and helps to stimulate the local economy. Please don't change the charm and beauty of St. Charles."

A Peredna				US	10/6/2022	"The city of St Charles has a gem running through the center of it in the form of the Fox River and the green spaces lining it-perfect for public recreation, nature and interaction amongst the community. On any given day, you see the space frequently being used by families taking a stroll through the park with their kids and pets, people reading on benches and on picnic blankets in the grass looking over the river, people using the canoe/kayak launch and dock, biking, etc. Now a proposal that we take this community space AWAY from the community, gifting it to a developer for free and using community tax dollars to support? We already have enough wasted riverfront potential in the form of private businesses and parking lots lining the Fox (Salerno's ever so quaint weedy parking lot/dumpster showcase backed straight up to the river, anyone? The massive parking lot next door to that? The view across the river from the proposed development spot is a riverfront already completely composed of parking lots.) Why de"
Roman Kopytko	St Charles	IL	60174	US	10/6/2022	"The last thing STC needs is another strip mall development right on the river. The fox is the biggest asset this city has and this would completely ruin the feel of the area."

Carol D’Alessandro	Saint Charles	IL	60174	US	10/6/2022	"We don’t need to be another Naperville. This is why I moved from there. Fix up the abandoned buildings we already have 1st. Replace all the bars with restaurants & shopping. People still want to be drawn to Town House boos & cafe, but not with that as their back drop."
Christine Hopper	McHenry	IL	60050	US	10/6/2022	"This is an awful addition to this quaint town."
Randy Tavierne	Saint charles	IL	60174	US	10/6/2022	"We want to keep the charm of our town!"
Mandy Neitzel	Elgin	IL	60123	US	10/6/2022	"We need to stop putting buildings where people can enjoy the riverfront with parks and beautiful scenery not buildings."
Ellen Maglio				US	10/6/2022	"Ellen J Maglio"

Christi Kessler	Saint Charles	IL	60174	US	10/6/2022	"I am against ruining the river front. This development is unnecessary."
Jackie Obrien	Saint Charles	IL	60174	US	10/7/2022	"We don’t need such a large monstrous structures on our beautiful Fox River"
Sondra Carroll	St. Charles	IL	60175	US	10/7/2022	"What is proposed will destroy a significant part of the beauty of St. Charles. Unbelievable this is even being considered."
Janet Swihart	Randle		98377	US	10/7/2022	"Be Legal. Be Smart."
Chris Parker	St Charles	IL	60714	US	10/7/2022	"This will"
Donald wleklinski	Terre Haute	IN	47803	US	10/7/2022	"Needs attention."
Catherine Sibert	Saint Charles	IL	60174	US	10/7/2022	"this is hideous"
Susan Hoppenrath	St. Charles	IL	60174	US	10/7/2022	"Traffic is horrible already. Don’t bring that name people into the area but, instead, a nice park or green space area for residents and visitors to enjoy."

Name	City	State	Postal Cod	Country	Signed On
Eileen Kanute	Saint Charles	IL		US	10/3/2022
Steve Hunt	Saint Charles	IL	60174	US	10/3/2022
Dean Bemis	Saint Charles	IL	60174	US	10/3/2022
Beverly Miller	Saint Charles	IL	60174	US	10/3/2022
Patricia Pretz	St. Charles	IL	60174	US	10/3/2022
Margaret Showalter	Saint Charles	IL	60174	US	10/3/2022
Laura Rice	Saint Charles	IL	60175	US	10/3/2022
Weston Maggio	Saint Charles	IL	60174	US	10/3/2022
Greg Gabrels	Geneva	IL	60134	US	10/3/2022
Deborah Schaub	St Charles	IL	60174	US	10/3/2022
Adam Kaluba	Burleson	TX	76028	US	10/4/2022
Colleen Clay	South Elgin	IL	60177	US	10/4/2022
Maureen Hughes	St Charles	IL	60174	US	10/4/2022
David Ligon	Salinas		93907	US	10/4/2022
Becky Groth	Saint Charles	IL	60174	US	10/4/2022
Jenifer Maggio	Saint Charles	IL	60174	US	10/4/2022
Robert J. Hughes	St. Charles	IL	60174	US	10/4/2022
Richard Becker	Chicago	IL	60634	US	10/4/2022
Natalia LaVallie	St Charles	IL	60174	US	10/5/2022
Elizabeth Suwanski	Bloomingdale	IL	60108	US	10/6/2022
Marissa Barker	St Charles	IL	60174	US	10/6/2022
Adam Suwanski	St Charles	IL	60174	US	10/6/2022
David Thomas	St charles	IL	60174	US	10/6/2022
Paula Walters	Streamwood	IL	60107	US	10/6/2022
A Peredna				US	10/6/2022
Trish Alberico	St Charles	IL	60174	US	10/6/2022
Jamie Kindahl	Chicago		60641	US	10/6/2022
Bri Young	Bloomingdale	IL	60108	US	10/6/2022
Roman Kopytko	St Charles	IL	60174	US	10/6/2022
Dan Procaccio	St. Charles	IL	60140	US	10/6/2022
Josie Kropp	Saint Charles	IL	60174	US	10/6/2022
Kelly Sieczkowski	Elgin	IL	60124	US	10/6/2022
Ashley Faklaris	Schaumburg	IL	60193	US	10/6/2022
Dana Salkowski	Plainfield	IL	60586	US	10/6/2022
Samantha Schmitt	Streamwood	IL	60107	US	10/6/2022
Dove Thiselton	Saint Charles	IL	60174	US	10/6/2022
Sofia Celis	Bakersfield		93307	US	10/6/2022
Niyah B	Cicero		60804	US	10/6/2022
Victor Hun	Litle rock		72204	US	10/6/2022
Arlen Espinoza	Antioch	CA	94509	US	10/6/2022
Dave Ramont	Saint Charles	IL	60174	US	10/6/2022
Kris Nims	Geneva	IL	60134	US	10/6/2022
David Nelson	Geneva	IL	60134	US	10/6/2022
Zinnia L Romero	Fontana		92336	US	10/6/2022
Maribel Pelcastre	Redwood City		94063	US	10/6/2022
Maricela Sosa	Freeport		61032	US	10/6/2022
Amilcar Ferrufino	Fort Washington		20744	US	10/6/2022
Irlene Beauvais	North Bergen		7047	US	10/6/2022
Norma Quezada Ga	Fullerton		93535	US	10/6/2022
Sarah Marcheschi	Geneva	IL	60134	US	10/6/2022

Denise Blaszynski	Elburn	IL	60119	US	10/6/2022
Pam Ritchie	Geneva	IL	60134	US	10/6/2022
Scott Johnson	St. Charles	IL	60174	US	10/6/2022
Haley Doherty	Chicago	IL	60175	US	10/6/2022
Mari LaCasse	Saint Charles	IL	60175	US	10/6/2022
Emily Tipping	Warrenville	IL	60555	US	10/6/2022
Rich Spaniol	Chicago	IL	60618	US	10/6/2022
Rick Lupo	SAINT CHARLES	IL	60175	US	10/6/2022
M Gaffney	Saint Charles	IL	60174	US	10/6/2022
Pam Johnson	Saint Charles	IL	60174	US	10/6/2022
Sandy Hoske	St charles	IL	60174	US	10/6/2022
Lisa Cherep	Chicago	IL	60624	US	10/6/2022
Stephen Bruesewitz	Saint Charles	IL	60174	US	10/6/2022
Jeff Johnson	Saint Charles	IL	60174	US	10/6/2022
Nicole Bowen	Lisle	IL	60532	US	10/6/2022
Julian Smith	Pittsburgh		15221	US	10/6/2022
Tom DeBates	Geneva	IL	60134	US	10/6/2022
Stefanie Kryger	St. Charles	IL	60174	US	10/6/2022
Kasra Pirali				US	10/6/2022
Cecy Portillo	Medford		2155	US	10/6/2022
Madi Miller	Oshkosh		54901	US	10/6/2022
gloria Beltran	Fort Walton Beach		32548	US	10/6/2022
THOMAS Abraham I	Morton Grove		60053	US	10/6/2022
aimee ross	SLC		84124	US	10/6/2022
Chad Carls	Prospect Heights	IL	60070	US	10/6/2022
Dan Hoske	St Charles	IL	60174	US	10/6/2022
monica Smith	Elburn	IL	60119	US	10/6/2022
Colleen Martini	Bartlett	IL	60103	US	10/6/2022
Ed Lowrie	Wheaton	IL	60187	US	10/6/2022
Timarie Padilla	St Charles	IL	60178	US	10/6/2022
Michelle Meyer	Geneva	IL	60134	US	10/6/2022
Tom Jancauskas	Saint Charles	IL	60174	US	10/6/2022
Chance Hansen	St. Charles	IL	60175	US	10/6/2022
ken marcheschi	Geneva	IL	60134	US	10/6/2022
Robert Kuhn	Vista	CA	92084	US	10/6/2022
James Kuhn	Saint Charles	IL	60174	US	10/6/2022
Teresa Guadarrama	Austin		78723	US	10/6/2022
Maria Pineda	Lathrop		95330	US	10/6/2022
Samira Fayza	Arlington		76010	US	10/6/2022
Hector Machorro	Bakersfield		93307	US	10/6/2022
Paul Martin	Brooksville		34614	US	10/6/2022
Marcus Gaston	Wayne		19087	US	10/6/2022
Kaylee Huyser	Saint John		46373	US	10/6/2022
Sondra Hansen	Chicago	IL	60623	US	10/6/2022
Jane Kuhn	Vista	CA	92084	US	10/6/2022
Michael Alberts	St. charles	IL	60174	US	10/6/2022
Tracy Ryder	St Charles	IL	60174	US	10/6/2022
Jeff Jones	Downers Grove	IL	60515	US	10/6/2022
Becky Wolf	Saint Charles	IL	60174	US	10/6/2022
Carrie Auwaerter	St Charles	IL	60174	US	10/6/2022
Liz Rudes	Saint Charles	IL	69174	US	10/6/2022

maureen allen	st. charles	IL	60174	US	10/6/2022
Linda Castro	Chicago	IL	60602	US	10/6/2022
Katherine Kuhn	Milwaukee	WI	53209	US	10/6/2022
Cindy Jarchow	Saint Charles	IL	60174	US	10/6/2022
Carol Dalessandro	Glenview	IL	60025	US	10/6/2022
Lori-Ann Sachonchik	St Charles	IL		US	10/6/2022
MaryAnn Mak	St Charles	IL		US	10/6/2022
Melinda Bossenga	Geneva	IL	60134	US	10/6/2022
Gerry Thiele	Saint Charles	IL	60174	US	10/6/2022
Karen Graf	St. Charles	IL	60175	US	10/6/2022
Robert Auwaerter	St Charles	IL	70174	US	10/6/2022
Kristie Domain	Saint Charles	IL	60174	US	10/6/2022
Leslie McKnight	Saint Charles	IL	60174	US	10/6/2022
Veronica Galloway	St. Charles	IL	60174	US	10/6/2022
Brian Graf	Saint Charles	IL	60174	US	10/6/2022
Joe Cannizzaro	St Charles	IL	60175	US	10/6/2022
Carrie Basic	Saint Charles		60174	US	10/6/2022
Robyn Komerska	Saint Charles	IL	60174	US	10/6/2022
Lisa Hall	Elgin	IL	60124	US	10/6/2022
Christine Hopper	McHenry	IL	60050	US	10/6/2022
Sheryl Emralino	Saint Charles	IL	60174	US	10/6/2022
Melissa Hopkins	Chicago	IL	60630	US	10/6/2022
Rne Lap	Lisle	IL	60532	US	10/6/2022
anna hopkins	st charles	IL	60174	US	10/6/2022
JARED HOPKINS	St.charles	IL	60174	US	10/6/2022
Etzar Cisneros	Birmingham	AL	35206	US	10/6/2022
Kathleen Trayser	Saint Charles	IL	60174	US	10/6/2022
beth nelson	saint charles	IL	60174	US	10/6/2022
Pam Wojcik	Geneva	IL	60134	US	10/6/2022
Valerie Sterk	Saint Charles	IL	60174	US	10/6/2022
Brianna Caputo	Saint Charles	IL	60174	US	10/6/2022
Jeanine Holtsford	St Charles	IL	60175	US	10/6/2022
Zachary Fisher	Saint Charles	IL	60174	US	10/6/2022
Jessica Fredricks	Saint Charles	IL	60174	US	10/6/2022
Ryan Young	Geneva	IL	60134	US	10/6/2022
Dana Dolatowski	Saint Charles	IL	60174	US	10/6/2022
Jill Walker	Rolling Meadows	IL	60008	US	10/6/2022
duke wagner	Mukwonago	WI	53149	US	10/6/2022
Radhika Gustafson	Geneva	IL	60134	US	10/6/2022
Randy Tavierne	Saint charles	IL	60174	US	10/6/2022
Nick Nielsen	Saint Charles	IL	60174	US	10/6/2022
Heather Gebhardt	Geneva	IL	60134	US	10/6/2022
Greg Schorsch	Chicago	IL	60634	US	10/6/2022
Elise Jaquith	St. Charles	IL	60174	US	10/6/2022
Anissa Lobrillo	Saint Charles	IL	60174	US	10/6/2022
Diane Crater	St. Charles	IL	60174	US	10/6/2022
Megan Keck	Saint Paul	MN	55104	US	10/6/2022
Jonathan Keck	Chicago	IL	60613	US	10/6/2022
Holli Goode	Saint Charles	IL	60174	US	10/6/2022
susan puccio	Littleton	CO	80120	US	10/6/2022
Mandy Neitzel	Elgin	IL	60123	US	10/6/2022

Ellen Maglio				US	10/6/2022
Deborah Savegnago	Lake Zurich	IL	60047	US	10/6/2022
Christi Kessler	Saint Charles	IL	60174	US	10/6/2022
Julie Potzick	Saint Charles	IL	60175	US	10/6/2022
Bonnie Marinucci	Saint Charles	IL	60174	US	10/6/2022
Anthony C	Woodstock	IL	60098	US	10/6/2022
Marguerite Taulbee	St Charles	IL	60174	US	10/6/2022
Colleen Steinkellner	South Elgin	IL	60177	US	10/6/2022
Marcy Berry	Saint Charles	IL	60174	US	10/6/2022
B Marquis	St. Charles	IL	60174	US	10/6/2022
Jackie Obrien	Saint Charles	IL	60174	US	10/7/2022
Licy Cua	Quezon City			Philippines	10/7/2022
Lisa Macaione	St. Charles	IL	60174	US	10/7/2022
Jeff Fender	St Charles	IL	60175	US	10/7/2022
john oconnor	Batavia	IL	60510	US	10/7/2022
Henry Wildberger	Seattle	WA	98118	US	10/7/2022
Vicky Zionts	Elburn	IL	60119	US	10/7/2022
Liz Hadley	Saint Charles	IL	60174	US	10/7/2022
Nancy Alcorn-Kell	St. Charles	IL	60174	US	10/7/2022
Lina Royer	Saint Charles	IL	60174	US	10/7/2022
Meggan Patel	Saint Charles	IL	60174	US	10/7/2022
Sharon Langland	Chicago	IL	60639	US	10/7/2022
Mary Jo Kohlhagen	St Charles	IL	60174	US	10/7/2022
Emily Whittaker	Saint Charles	IL	60174	US	10/7/2022
Tiffany Jendrzejczyk	Sanibel	FL	35977	US	10/7/2022
Amanda Matejko	Saint Charles	IL	60174	US	10/7/2022
Monique Gresser	South Elgin	IL	60177	US	10/7/2022
Diana beth	griffith	IN	46319	US	10/7/2022
Sondra Carroll	St. Charles	IL	60175	US	10/7/2022
Janet Swihart	Randle		98377	US	10/7/2022
Sharon Bruett	South Elgin	IL	60177	US	10/7/2022
Jeri Williams	Easley	SC	29640	US	10/7/2022
Katharine Gomez	Chicago	IL	60656	US	10/7/2022
Sam Liesen	Saint charles	IL	60175	US	10/7/2022
Vickie Weilbacher	Bartlett	IL	60103	US	10/7/2022
Rebecca Plass	Saint Charles	IL	60174	US	10/7/2022
Elicia Spotts	Spokane	WA	99205	US	10/7/2022
Heidi Nielsen	Saint Charles	IL	60174	US	10/7/2022
Joshua Hoske	St. Charles	IL	60174	US	10/7/2022
Chris Parker	St Charles	IL	60714	US	10/7/2022
Gary Noth	Lovell	WY	82431	US	10/7/2022
Julia Klotz	Bloomingdale	IL	60108	US	10/7/2022
Josie Baker	Vine Grove	KY	40175	US	10/7/2022
Carol Vonderhaar	Saint Charles	IL	60174	US	10/7/2022
Donna Koziol	Saint Charles	IL	60175	US	10/7/2022
Michelle Page	Saint Charles	IL	60175	US	10/7/2022
Donald wleklinski	Terre Haute	IN	47803	US	10/7/2022
Cade Herman	Oak Ridge	NJ	7438	US	10/7/2022
Joshua Curphey	Peterborough		PE7	US	10/7/2022
Colleen Makare				US	10/7/2022
Ethan Nims	Chicago	IL	60624	US	10/7/2022

pamela hamilton	Palo Cedro	CA	96073	US	10/7/2022
Catherine Sibert	Saint Charles	IL	60174	US	10/7/2022
Alyssa Carter	St. Charles	IL	60174	US	10/7/2022
Jennifer Leisner	St. Charles	IL	60174	US	10/7/2022
Nicole Adesso	Saint Charles	IL	60174	US	10/7/2022
Devon Pavlek	Chicago	IL	60640	US	10/7/2022
Susan Hoppenrath	St. Charles	IL	60174	US	10/7/2022
K C Sunbeam	New York	NY	60174	US	10/7/2022

From: Peter Malone
To: Conti, Tracey
Subject: Please Share With The Mayor and City Council
Date: Tuesday, October 4, 2022 3:14:59 PM

PLEASE don't put high-rise buildings next to the river. Don't make the mistakes Aurora and Elgin did. In their downtown areas, the river is like a canyon.

> Developers naturally seek "the highest and best use" of every site. They will build the tallest buildings allowed, whether they are DESIRED or not.

Rather, make allowable building heights LOWEST next to the river and allow greater building heights only as a function of the DISTANCE from the river.

If you want to allow 8-story buildings, allow them only several blocks from the river.

When we moved to St. Charles - in the last century - we found the VISTA available across the river to be fabulous! You could see from one riverbank to the other. The "small town CHARM and atmosphere" were enticing.

> The town had authentic CHARM. That CHARM is more valuable to St. Charles than the modest "bump" in real estate tax revenue - as a percent of the TOTAL revenue - which the development would provide.
>
> That new real estate tax revenue from this development would come at the expense of additional PROBLEMS, e.g., increased TRAFFIC congestion (where is the traffic impact study in this proposal?), "urbanization" of our downtown (loss of much of the town's CHARM), increased "housekeeping" requirements, etc.

Since then, several developments have spoiled parts of that vista. PLEASE don't make it worse! Please DENY the proposed Riverfront Development Petition.

> As St. Charles residents, we WANT downtown St. Charles to be a SMALL TOWN environment.

Then consider proposals which would preserve and enhance our "small town charm," without high-rise buildings or the City having to contribute millions of dollars and acres of land to the development.

Thanks for letting us express our opinions,

Pete & Betty Malone

[redacted]

From: Clancy
To: Conti, Tracey
Subject: Please share with the mayor and city council
Date: Thursday, October 6, 2022 8:06:03 AM

Dear Mayor Vitek and City Council Members:

We are requesting that the City Council and Planning Commission postpone the developer selection on 10/10/22 for the old police station riverfront property site to a later date until the following concerns that we along with fellow residents share and want to see resolved prior to the final selection:

1) Results from a thorough traffic study addressing and resolving possible Fire Station and Pottawatomie Park inaccessibility concerns which includes the anticipated increase in traffic congestion on 5th Ave, 3rd Ave, 2nd Ave, State, Cedar, Main with all their connecting streets.
2) Reduction in size of the proposed buildings which currently exceed height restrictions.
3) Redesign buildings to better fit the aesthetic and size of the location.
4) Maintain Fox River vistas.
5) Include more green space.
6) Address possible public access issues from the city surrendering ownership, of what is likely the jewel of St. Charles, to a private entity.
7) Address and resolve the possible boat dock, rooftop amenities, and the plaza increasing NOISE levels in the Fox River Valley.

Thank you for your time and consideration,

Karen and Tim Clancy

From:	Dean Bemis
To:	Conti, Tracey
Subject:	Please Share with the Mayor and City Council
Date:	Friday, October 7, 2022 11:38:24 AM
Attachments:	National Park Service Standards-Historic Properties.pdf

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I have attached the National Park Service, Secretary of the Interior's Standards for the treatment of Historic Properties. The Frontier proposal for the riverfront property violates EVERY standard for new construction and should not be approved as new construction in our Central Historic District! Please see the information in the attached document under "NEW CONSTRUCTION". The Frontier Proposal should not be approved by the Historic Preservation Commission:

Under the National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties.

Should be referenced in City Code covering the Historic District.

Used by the Historic Preservation Commission as the standards regarding decision making.

In the case of a request from a petitioner that will be for whatever reason disapproved by the HPC the reason for disapproval is related directly to the standard(s) used. The wording in the City Code vs. Department of Interior might not be the same but the intent is.
Dean Bemis, Resident, Tax Payer, and Voter

Planning Successful Rehabilitation Projects

Acquired Significance and Standard 4

Continued Historic Use and Standard 1

Windows

Evaluating Historic Windows for Repair or Replacement

Replacement Windows that Meet the Standards

Documentation Requirements for Proposed Window Replacement

Interior treatments

Identifying Primary and Secondary Interior Spaces in Historic Buildings

Changing Secondary Interior Spaces in Historic Buildings

Historically-Finished Secondary Spaces—Avoiding Problematic Treatments at Project Completion

Subdividing Assembly Spaces in Historic Buildings

Retaining Corridors and Other Circulation Spaces in Historic Buildings

Interior Spaces, Features, and Materials in Highly Deteriorated Condition and Standard 2

New additions and related new construction

New Additions to Historic Buildings

New Construction within the Boundaries of Historic Properties

Modern requirements and new technologies and materials

Codes and Regulatory Requirements for Rehabilitating Historic Buildings

Energy Efficiency, Sustainability, and Green Building Practices in Historic Buildings

Evaluating Substitute Materials in Historic Buildings

New Construction within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the **Secretary of the Interior's Standards for Rehabilitation – Standard 9** in particular – and the **Guidelines for Rehabilitating Historic Buildings**, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.

- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.

- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.

- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.

- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.

From:	Dean Bemis
To:	Conti, Tracey
Cc:	Paul McMahon; Eileen Kanute; Eileen Kanute
Subject:	Please share with the mayor and the city Council
Date:	Wednesday, October 5, 2022 9:19:22 AM

I am objecting to the way the city council and the mayor are handling the proposed development on our riverfront at the site of the old police station. I get the distinct feeling they're trying to ramrod this Frontier proposal through before anyone has a chance to consider it carefully. in short, I see four fatal flaws in the Frontier proposal:

It's too darn big! The city code calls for a height of 50 feet and this is over 85 feet. This cannot stand and the developer needs to revise his plan. It is a 4 acre development of which 2 acres are solid slab concrete that he labels a pavilion area.

The 2020 Revised Comprehensive Plan for the city of Saint Charles calls for green spaces as part of any proposal to develop the riverfront. This has none and also must be revised.

The crazy amount of traffic that 4 restaurants, a convention event center, a hotel and a residential section would bring to this quadrant of our city will be tragic. There has been no comprehensive study of the effect on traffic that a complex of this enormous size would bring into the area.

At $190 million, with the city kicking in 20 million and giving away our most valuable asset(riverfront property), This cost is unacceptable!!!

Although the Murphy plan needs to have the façade of the project more creatively rendered, the Murphy project can be completed at a reasonable cost to the city, is 50 feet tall, allows for adequate green spaces between the river and the building, and is residential with parking for residence underneath the building. This plan could also allow for a nice restaurant, adequate to serve both the residence and the city. My vote is to ask the Murphy group to do a more decorative façade for the building and Proceed with that proposal.

Let's put the brakes on this process and carefully reconsider the two remaining proposals. The other option would be to scrap all four proposals and write non-negotiable set of requirements for any proposal.
Dean Bemis, resident, taxpayer, and voter!
Sent from my iPhone

From: Sue DellaFranco
To: Conti, Tracey
Subject: Please with mayor and city council
Date: Monday, October 10, 2022 5:11:24 PM

I think we have better options for the $20 million in city funding going towards the STC River Project... Why isn't this being positioned at the ghost town of Charlestowne Mall? Use this space to build apartments, restaurants and hotels where guests can be shuttled downtown on trollies which would maintain the charm of the city? What did the traffic study show? It's already a nightmare to go through downtown on weekends or during rush hour. Why would we add more congestion there?

We need other ideas for the riverfront space that fits the charm of downtown. This does not.

Respectfully,

Sue DellaFranco

From: Susan Lloyd
To: Conti, Tracey
Subject: Proposed development of former police department site
Date: Wednesday, October 5, 2022 10:14:43 AM

My name is Susan Lloyd. I live at [redacted]

I am writing today be cause I have very serious concerns about redevelopment plans for the site of the former police station and other parts of the city property along the River.

My experience living in this neighbor hood tells me that the volume of traffic that would be generated by any of the 5 proposed developments would seriously affect the area! First of all, the main fire station is right across the street from this property. I assume that at sometime in the future the fire station would be moved out if it's current location due to traffic congestion. Not what I would consider a smart move. Second, my experience with parades and festivals shows that traffic is untenable during these events however they are limited in duration and so the residents of St. Charles tolerate the traffic.

Bringing a development with so many new residents with cars and a lack of public transportation would be a constant traffic issue for my neighborhood, the fire department and downtown St. Charles.

I do see the need for development and change in our city. I do not think this development will benefit anyone in St. Charles.

I recommend you go out during a parade or festival and look at the flow of traffic in my neighborhood! I think you will agree that there is not enough room to accommodate the number of cars which will be associated with this kind of development.

Thank you for your consideration.

Susan M Lloyd

From: Judith Loof
To: Conti, Tracey
Subject: Riverfront Development
Date: Monday, October 10, 2022 10:38:36 AM

Alderman and Mayor:
I think all of you need to ask yourself why we live in St. Charles, and will the current proposals destroy that. Don't know all your answers, but Madam Mayor I know it destroys the reason that you told me at the Corcoran's fund raiser for Anderson's Animal Shelter when you first bought your house on Third Avenue.

The current proposals are not right for St. Charles. DON't DO IT!!

You should consider leasing a portion/all the area to be developed on a long term lease, 50 to 100 years. Like the federal government did with post office to Trump in Washington D C. (Being able to retain control of property for public use and not give control to private corporation) Advantage is you would have an income producing property rather than an unknown expense.

Will Loof, [redacted]

Sent from my iPhone

From: Gloria Klimek
To: Conti, Tracey
Subject: Riverfront Development
Date: Wednesday, October 5, 2022 12:35:35 PM

I am strongly opposed to the projects chosen for further consideration of the riverfront site north of the municipal building. The bloated out of place development proposal submitted by Frontier Development stands out for its audacious request for $20,000,000.00 of taxpayer money in addition to public land give away for a private project to enrich the developer. There are several sound reasons to reject the proposals submitted so far: the loss of green/open space in downtown St. Charles for the citizens and visitors, the threat of increased traffic both during construction and after building, the excessive height of the buildings that totally ignore the strategic plan recommendations, the aforementioned giveaway of public land and taxpayers' dollars. I implore you to rectify the mistake made in choosing even two of the outrageous projects and open up the submittal process with tighter guidelines more appropriate to St. Charles riverfront.

Please share my comments with Mayor Vitek and the St. Charles City Council

Gloria Klimek, 37 year resident homeowner at [redacted]

Sent from Mail for Windows

From: DAVID GARAGIOLA
To: Vitek, Lora; Kalamaris, Bill; Bongard, Ryan; Pietryla, David; Lencioni, Paul; Wirball, Bryan; Bessner, Edward; Weber, Steve; Conti, Tracey; Bancroft, Todd; rsilkatis@stcharlesil.gov; Payleitner, Rita
Subject: Upcoming City Council Meeting 10/10/2022
Date: Thursday, October 6, 2022 7:37:47 PM

We understand that the city council will be choosing the developer for the proposed riverfront project at the old police station site on 10/10/2022. We are writing to express our support for the choice of Frontier Development & Curt Hurst.

We feel that it is very important to choose a developer who lives in the community and has demonstrated a deep commitment to keeping St. Charles a unique and special place for all to enjoy. Mr. Hurst and Frontier Development are best positioned to address the many concerns of the community, and take these into account, as the riverfront project is modified going forward.

Recently, there have been community meetings to discuss the initial concept proposal submitted by Frontier Development. The residents have brought up many legitimate concerns such as traffic, parking, green space, proposed building height and density, pedestrian safety, land ownership and TIF funding. Unfortunately, there has been some misinformation spreading through the community about this proposal that has angered residents. Some are demanding that the entire project be put on hold. We would strongly encourage the city council to avoid delaying the process any further and select Frontier Development at your next meeting. There will be ample time to address the many concerns of our residents with the developer and the city as the process moves forward in the coming months. The final design will be the result of input from many interested parties, and compromise from all, to achieve the ultimate goal of a special place for everyone to enjoy.

In conclusion, the upcoming meeting should only focus on choosing a final developer for the riverfront project. We implore you to choose Frontier Development and Curt Hurst for this purpose since they are in the best position to listen, compromise and modify the plan for the benefit of all who live and visit St. Charles.

Sincerely,
Dave and Maggie Garagiola

[redacted]