

**MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES PLAN COMMISSION  
TUESDAY, MAY 3, 2011 – 7:00 P.M.**

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Members Present:           Acting Chairman Tim Kessler  
                                  Sue Amatangelo  
                                  Brian Doyle  
                                  Curt Henningson  
                                  Thomas Pretz

Members Absent:           Todd Wallace, Tom Schuetz

Also Present:               Russell Colby, Planner  
                                  Matthew O'Rourke, Planner  
                                  Colleen Johnson, Recording Secretary  
                                  Sonntag Court Reporter

1.     Call to order

A meeting of the St. Charles Plan Commission was called to order at 7:00 p.m. by Acting Chairman Kessler.

2.     Roll Call

3.     Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the April 19, 2011 meeting.

**CONTINUED PUBLIC HEARING**

**4.     General Amendment (City of St. Charles)**

Application for General Amendment to Chapter 17.12, "Residential Districts" pertaining to the bulk requirements for one and one-half story structures and Chapter 17.30 "Definitions" pertaining to the definition of a "Story" and "Half-Story".

The transcript received 5/13/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**Ms. Amatangelo made a motion to close the public hearing.** Mr. Doyle seconded the motion.

Voice Vote:

Ayes:           Pretz, Henningson, Doyle, Amatangelo, Kessler

Nays:           None

Absent:         Wallace, Schuetz

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Motion Carried.

**PUBLIC HEARING**

**5. Foundry Business Park – 761 N. 17<sup>th</sup> Street, Unit 1 (Praise Ministries)**

Application for a Special Use to allow a Church/Place of Worship.

The transcript received 5/13/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**Ms. Amatangelo made a motion to close the public hearing.** Mr. Doyle seconded the motion.

Voice Vote:

Ayes: Pretz, Henningson, Doyle, Amatangelo, Kessler

Nays: None

Absent: Wallace, Schuetz

Motion Carried.

**MEETING**

**6. Foundry Business Park – 761 N. 17<sup>th</sup> Street, Unit 1 (Praise Ministries)**

Application for a Special Use to allow a Church/Place of Worship.

Mr. O'Rourke reviewed the staff report dated 4/29/11 and stated staff recommended approval.

**Mr. Doyle made a motion to recommend approval of the Foundry Business Park – 761 N. 17<sup>th</sup> Street, Unit 1 (Praise Ministries) application for Special Use to allow a Church/Place of Worship based upon the findings of fact and all staff comments being addressed prior to final City Council action.** Ms. Amatangelo seconded the motion.

Voice Vote:

Ayes: Pretz, Henningson, Doyle, Amatangelo, Kessler

Nays: None

Absent: Wallace, Schuetz

Motion Carried.

**7. General Amendment (City of St. Charles)**

Application for General Amendment to Chapter 17.12, "Residential Districts" pertaining to the bulk requirements for one and one-half story structures and Chapter 17.30 "Definitions" pertaining to the definition of a "Story" and "Half-Story".

Mr. Colby reviewed the staff report dated 4/29/11 and stated staff recommended approval. He asked the Plan Commission for input in terms of any additions or clarifications to the requirements for consideration as conditions if this moves forward.

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Mr. Doyle said he would like to see the analysis of the proposal that was made by the Mr. Dan Marshall with regards to relaxing the LCR, or Building Coverage standard. He commented that the design of dormers on many bungalows does not complement the house as it appears like an addition that does not belong. He noted this has always been a challenge even in the 1950's and 1960's, when families needed to add more living space. He said if current regulations encourage redevelopment in the historic neighborhoods, he questions how this would be addressed without a piece-meal effect. Mr. Colby said staff could look at options, however, before a General Amendment would be brought forward to modify the Building Coverage standard, staff would want feedback from the Council. He recalled when the Zoning Ordinance was rewritten in 2006, a major effort was to address the issue of teardown and infill in the older neighborhoods. One change was creating Building Coverage percentage and establishing what percentage levels were appropriate. He said he could not say specifically what analysis was done to compare the 1 ½ story percentage versus the 2 story percentage, but there was some basis in survey work that was done to establish the bulk requirements in the Zoning Ordinance. He said staff would need feedback on that issue before moving forward to see if there is interest in modifying the Building Coverage.

Mr. Kessler commented that if Building Coverage were to be changed, that would create a whole new issue. He asked the Commission if they had any comments for staff to take into consideration. Mr. Henningson asked if they had to take action at this time, as it appears there is a lot of confusion. Mr. Colby explained the Commission could table the item, but since the public hearing was closed some type of action will need to be taken. Mr. Kessler agreed stating no further testimony would be heard. Mr. Doyle asked Mr. Henningson if the confusion was about what the approval represents, or the proposed amendment to the Half-Story definition. Mr. Doyle said it does not appear there is confusion about what is being done as they are clarifying the Half-Story definition, but it appears this is not providing relief for the specific project discussed during the public hearing. Mr. Doyle suggested the Plan Commission convey to the City Council that they are willing to examine the concern regarding Building Coverage percentages. Mr. Doyle said he is in favor of this General Amendment and would convey through staff to the Council that he is open to looking at how to deal with teardowns. Mr. Henningson asked if more clarification can be added prior to sending a recommendation to the Council by looking at the LCR, or Building Coverage. Mr. Kessler said that is a different issue and could be looked at outside of this application but the Commission needs to make a decision on this application.

**Ms. Amatangelo made a motion to recommend approval of the application for General Amendment to Chapter 17.12 “Residential Districts” pertaining to the bulk requirements for one and on-half story structures and Chapter 17.30 “Definitions” pertaining to the definition of a “Story” and “Half-Story” based upon the findings of fact and all staff comments being addressed prior to final City Council action.**  
Mr. Pretz seconded the motion.

Voice Vote:

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Ayes: Amatangelo, Doyle, Pretz, Henningson, Kessler  
Nays: None  
Absent: Wallace, Schuetz  
Motion Carried.

**8. Meeting Announcements**

**Plan Commission** Tuesday, May 17, 2011 at 7:00p.m. in the Council Chambers

**Plan Commission** Tuesday, June 7, 2011 at 7:00p.m. in the Council Chambers

**Plan Commission** Tuesday, June 21, 2011 at 7:00p.m. in the Council Chambers

**9. Additional Business from Plan Commission Members, Staff, or Citizens**

Mr. Kessler said he would like to make a request that the prior discussions this evening regarding the 1 ½ story General Amendment be addressed with Council and get feedback as to whether this is an issue the City is interested in pursuing as an application. Mr. Colby said staff heard the Commission comments and will take under advisement.

The meeting adjourned at 8:04 p.m.