

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JULY 8, 2014**

Members Present: Chairman Todd Wallace (7:23PM)
Vice Chair Tim Kessler
Brian Doyle
Steve Gaugel
James Holderfield
Laura Macklin-Purdy
Tom Pretz
Tom Schuetz

Members Absent: Sue Amatangelo

Also Present: Russell Colby-Planning Division Manager
Ellen Johnson-Planner
Chris Tiedt-Development Engineering Manager

Court Reporter

1. Call to order

The meeting was called to order at 7:00 p.m. by Vice Chair Kessler.

2. Roll Call

Vice Chair Kessler called the roll. A quorum was present.

3. Presentation of minutes of the June 17, 2014 meeting.

A motion was made by Mr. Doyle, seconded by Mr. Schuetz and unanimously passed by voice vote to accept the minutes of the June 17, 2014 meeting.

PUBLIC HEARING

4. 600-660 S. Randall Road – Randall Shoppes (Dyn Rote LLC)

Application for Special Use for PUD
Application for PUD Preliminary Plan

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

A motion was made by Mr. Kessler, seconded by Ms. Gaugel to close the Public Hearing.

Roll Call Vote:

Ayes: Gaugel, Doyle, Holderfield, Kessler, Schuetz, Pretz, Wallace, Purdy

Nays:

Absent: Amatangelo

Motion carried: 8-0

MEETING

5. 600-660 S. Randall Road – Randall Shoppes (Dyn Rote LLC)

Application for Special Use for PUD

Application for PUD Preliminary Plan

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Kessler, seconded by Mr. Pretz to recommend approval of the applications for 600-660 S. Randall Road-Randall Shoppes for Special Use for a PUD and PUD Preliminary Plan contingent upon applicant agreeing to install sidewalks and upon resolution of all staff comments.

Roll Call Vote:

Ayes: Gaugel, Doyle, Holderfield, Kessler, Schuetz, Pretz, Wallace, Purdy

Nays:

Absent: Amatangelo

Motion carried: 8-0

6. Meeting Announcements

Tuesday, July 22, 2014 at 7:00pm Council Chambers

Tuesday, August 5, 2014 at 7:00pm Council Chambers

Tuesday, August 19, 2014 at 7:00pm Council Chambers

7. Additional Business from Plan Commission Members, Staff, or Citizens.

- New member-Laura Macklin-Purdy-introduced.
- New Staff member-Ellen Johnson-introduced.
- Plan Commission training scheduled for the July 22 meeting.

8. Adjournment at 7:32pm.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

S100261

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In Re the Matter of:)
)
Special Use for PUD)
and PUD Preliminary)
Plan, 600-660 South)
Randall Road.)

CONTINUED REPORT OF PROCEEDINGS

City Council Chambers
2 East Main Street
St. Charles, Illinois 60174

July 8, 2014
7:00 p.m. - 7:32 p.m.

Reported by: Joanne E. Ely,
CSR, RPR
Notary Public, Kane County, Illinois

1 PRESENT:

2 MR. TODD WALLACE, Chair man;

3 MR. TIM KESSLER: Vice Chair man;

4 MR. BRIAN DOYLE, Member;

5 MR. STEVE GAUGEL, Member;

6 MR. JAMES HOLDERFIELD, Member;

7 MS. LAURA MACKLIN-PURDY, Member;

8 MR. THOMAS PRETZ, Member; and

9 MR. TOM SCHUETZ, Member.

10 ALSO PRESENT:

11 MR. RUSSELL COLBY, Planni ng Di vi si on Manager;

12 MS. ELLEN JOHNSON, Pl anner; and

13 MR. CHRIS TIEDT, Devel opment Engi neeri ng Manager.

14

15

16

17

18

19

20

21

22

23

24

REPORT OF PROCEEDINGS -- 7/8/2014

94

1 MEMBER KESSLER: This meeting of the
2 St. Charles Plan Commission call to order.

3 I'll do a roll call.

4 Doyle.

5 MEMBER DOYLE: Here.

6 MEMBER KESSLER: Schuetz.

7 MEMBER SCHUETZ: Here.

8 MEMBER KESSLER: Pretz.

9 MEMBER PRETZ: Here.

10 MEMBER KESSLER: Gaugel.

11 MEMBER GAUGEL: Here.

12 MEMBER KESSLER: Macklin-Purdy.

13 MEMBER MACKLIN-PURDY: Here.

14 MEMBER KESSLER: Holderfield.

15 MEMBER HOLDERFIELD: Here.

16 MEMBER KESSLER: Kessler here.

17 No. 3 on the agenda is the presentation of
18 the minutes from the June 17th meeting.

19 Is there a motion?

20 MEMBER DOYLE: So moved.

21 MEMBER SCHUETZ: Second.

22 MEMBER KESSLER: All in favor.

23 (Ayes heard.)

24 MEMBER KESSLER: No. 4 on our agenda is

REPORT OF PROCEEDINGS -- 7/8/2014

95

1 the public hearing, continuation of the public hearing
2 from two weeks ago, 660 South Randall Road, Randall
3 Shoppes, application for a special use for PUD and
4 application for PUD preliminary plan.

5 Everybody here has already been sworn in, and
6 it's just a continuation.

7 So if the applicant would like to present.

8 MR. KEYS: Good evening again. My name
9 is Marvin Keys, general counsel for the First Rockford
10 Group here on behalf of petitioner, Dyn Rote, LLC,
11 which is the owner and applicant of the property at 600
12 to 660 Randall Road.

13 Since our last meeting -- there were some
14 things that you guys talked about, some ideas that you
15 guys had. We spoke with staff, and we kind of went
16 through some of the things. I'll just kind of
17 summarize where we came from to now and what the
18 changes have been.

19 We did have -- staff reached out to the
20 county with regard to the sidewalk along Randall Road.
21 We got the standards with regard to that, and we have
22 looked at those. We are willing to put in a sidewalk
23 to the extent the county and the city ultimately
24 want it.

1 The county wasn't able to say for sure that
2 they would approve it along that section. They have
3 some standards with regard to the distance between the
4 edge of the pavement and where the sidewalk would be
5 that we may not be able to accommodate their
6 requests -- I mean their requirements. Depending on
7 how flexible they are with that, I don't know what
8 their ultimate position will be. If we're closer than,
9 I think it's 10 feet or so off of the pavement, they
10 want the separation that they were looking for.

11 But to the extent we're able to work that out
12 with them, we're okay with doing that. The costs -- we
13 were able to work through that with the design
14 standards that they have for the sidewalk, and so we
15 have added that too, and staff is aware of that, and I
16 believe it's put into your packet.

17 We also had our engineer submit the
18 engineering plans for the property to the city
19 engineer. We actually got some comments back
20 yesterday. Our engineer has been in contact with the
21 city development engineer, and we're working through
22 those.

23 We're not asking for any variations from the
24 engineering requirements for the city. So we'll work

1 through those with staff and make it so that our
2 development is in compliance with what the city
3 requires, but we were able to get that in ahead of this
4 meeting at the end of last week.

5 We also worked with staff. I came out and
6 met with them. We kind of worked through some of the
7 flexibility in the ordinance with regard to some
8 parking stall links, and we were able to pick up -- we
9 were at just over 10 percent internal landscaping or
10 lot landscaping under our original design, and we have
11 increased that to just a hair over 13 percent.

12 So we have made I think a significant upgrade
13 to that. We're just widening those areas, combining
14 them into some of the areas from saving some of the
15 parking stall lanes. We shortened up or got rid of
16 some pavement at the south end of the property,
17 eliminated a parking stall at the south end, and that
18 picked up -- like I said, we went from a little over 10
19 to a little over 13 percent.

20 Those are the changes that we've made. I did
21 submit an updated landscape plan to staff, although I
22 don't believe that it was in time to get it into the
23 packets. I don't know if they updated that or not, but
24 we did provide that to staff just yesterday or -- I

1 think it was yesterday or the day before.

2 MR. COLBY: I don't think we received
3 the landscape plan.

4 MR. KEYS: You didn't? I e-mailed it.
5 I apologize. I do have a copy of it, but I did e-mail
6 it. Both of you were copied on the e-mail. I'm not
7 sure what happened, but I apologize. I don't know if I
8 have enough, but I could pass out copies of this. It's
9 kind of small.

10 But that landscape plan updated from some of
11 the items that the staff rejected as far as nonsalt
12 resistant species of plants. We went through the
13 ordinance with our landscape designer and changed
14 out -- I think the dense yews became a type of
15 Viburnum, Blackhaw Viburnum, I believe; and there was
16 one other type of plant that they didn't like, and we
17 changed that out to one that was in the ordinance that
18 was salt resistant.

19 Then we increased the number of plantings
20 just because we increased the amount of landscaping, so
21 some of the numbers have increased. None of them were
22 reduced, but some of them have increased.

23 Then we added a couple of trees that staff
24 had indicated along Randall Road. We had to add two

REPORT OF PROCEEDINGS -- 7/8/2014

99

1 trees, and we've added those two trees, one at the very
2 south end and one in the midst of the strip along
3 Randall Road, and then -- I'm trying to think if there
4 was anything else that -- we added -- the central area
5 that used to be a sidewalk is now landscaping, so
6 there's plantings in that area as well, but that's the,
7 I think, scope of it. We addressed all of whatever
8 staff had identified in their prior comments.

9 That's it.

10 MEMBER KESSLER: Okay. Tom.

11 MEMBER SCHUETZ: I just have some
12 landscape questions. Well, one is the parking stall.
13 You know, I read through all of this, but I don't
14 recall what was the previous length of the stalls that
15 you're reducing from, whatever, the 2 feet.

16 MR. KEYS: It was 18 feet, and the
17 ordinance provides that you can go down to 16 feet as
18 long as there's an overhang over the landscaping areas
19 of 2 feet. So as long as you have that distance --

20 MEMBER SCHUETZ: And that's along
21 Randall.

22 MR. KEYS: That's along Randall and
23 on the --

24 MEMBER SCHUETZ: Prairie.

REPORT OF PROCEEDINGS -- 7/8/2014

100

1 MR. KEYS: -- central island area and on
2 Prairie. We reduced those in all those areas and
3 basically increased just the landscaping areas in each
4 of those sections. In one area we didn't increase it
5 on the Randall side; we increased it internally to get
6 more internal landscaping and make that center island
7 area actually useable -- like more actual -- I mean you
8 could actually use it for plantings as opposed to just
9 being a green or just a grassy area; and now it is able
10 to handle plantings and those kinds of things. So
11 that's where the 2 foot came out of.

12 MEMBER SCHUETZ: Okay. Thank you.

13 MR. KEYS: Yes.

14 MEMBER DOYLE: So while we're looking at
15 the landscape plan and the parking that's on it, the
16 staff memo summary says that you decided to eliminate
17 the additional building, future building.

18 MR. KEYS: Sorry, yes. I forgot to
19 mention that. As part of this petition -- we haven't
20 abandoned the idea. Just based on the comments that
21 you guys had, ultimately it sounded like you would --
22 we would ultimately need to be coming back in front of
23 you with a more detailed scope of what those plans
24 would look like.

REPORT OF PROCEEDINGS -- 7/8/2014

101

1 So rather than complicate this process when
2 we know that the initial design and build-out is going
3 to the existing footprint, we dropped that at this
4 point in time so that we can keep this moving forward
5 and not complicate this.

6 But at some point in the future, that is
7 still a potential. We'll need to come in front of you
8 for our modification to the special use permit and go
9 through the process and provide whatever additional
10 information would be necessary to accomplish that.

11 MEMBER DOYLE: So my question may be
12 moot then, but you still have a fair amount of parking
13 in excess of the requirements for the current footprint
14 and the proposed footprint in your application. I saw,
15 I think, it was up to 59 or something like that. 44 is
16 required and you have --

17 MR. KEYS: Well, 44 is the minimum
18 required, assuming there's no restaurants or anything
19 like that. So yes, we do still have -- but we built it
20 in because we expect that there will be restaurant
21 users in the building, and we've got to accommodate for
22 the parking for those users.

23 MEMBER DOYLE: Right. So I just want to
24 make certain because in the previous discussions, I had

REPORT OF PROCEEDINGS -- 7/8/2014

102

1 the impression that the surplus parking was -- the main
2 purpose of it was to build capacity for this
3 increase -- for this additional building.

4 But is it your perspective that the increased
5 parking serves a function right now in terms of getting
6 those other kinds of tenants in the building?

7 MR. KEYS: Yes. The first time we came
8 in, that was originally what we talked about is that
9 depending on the mix of tenants, we may not be able to
10 ever expand the building if we have restaurant users in
11 there based on the city's parking requirements,
12 depending on the type of restaurant and all of that.

13 So the design as it is now anticipates about
14 4,000 to 5,000 square foot of the 11,000-plus square
15 foot building would be occupied by retail,
16 restaurant-type users, whether that be a sit-down
17 restaurant or kind of a fast eat kind of a location,
18 the Jimmy John's
19 or Chipotle or those kinds of quicker food.

20 But that's what the design was originally
21 anticipated to do is to accommodate that; and if the
22 mix works out, we have the -- we can then do the
23 expansion if nobody was taking any of those spaces for
24 those types of uses. So that hasn't changed. Maybe it

REPORT OF PROCEEDINGS -- 7/8/2014

103

1 wasn't clear enough originally, but that is the case,
2 yes.

3 MEMBER DOYLE: One other minor question
4 about the handicapped parking. One of the handicapped
5 spaces is facing east on the east side of the parcel.

6 MR. KEYS: Yes.

7 MEMBER DOYLE: Near the enclosure for
8 the garbage dumpsters, I believe.

9 MR. KEYS: Yes.

10 MEMBER DOYLE: My understanding is that
11 handicapped spaces typically need to be as close as
12 possible to the sidewalks at the entrances for the
13 buildings. Now, there are doors that are on the back
14 side, the east side of the building.

15 So I just wanted to ask you in terms of the
16 placement of that third handicapped stall on the east
17 side of the building, what was the thought process
18 behind placing it there?

19 MR. KEYS: There could be -- and I guess
20 in the end, we'll work with staff, and whatever
21 placement they prefer is what we'll do. I mean it's
22 ultimately six of one and half a dozen of the other
23 where that goes.

24 But there could be an end cap user facing

REPORT OF PROCEEDINGS -- 7/8/2014

104

1 that -- with a door entrance facing that east -- I'm
2 sorry -- that north elevation and their sidewalk in
3 front of that area as well, and that would be closest
4 to that as opposed to being kind of more central.

5 I mean that was kind of the idea was to put
6 them at the locations where there's theoretically
7 possible entrance locations, but ultimately nobody may
8 end up doing that, but, like I said, we're happy to
9 work with staff. It wasn't because we didn't want them
10 in front. We were trying to provide at least an
11 opportunity for those entrances being in a separate
12 place, and that being more convenient in that instance.

13 MEMBER KESSLER: Tom.

14 MEMBER PRETZ: In the last discussion,
15 we were talking about kind of like a circular access --

16 MR. KEYS: Oh, yes.

17 MEMBER PRETZ: -- flow of traffic, one
18 of which would have been talking and your conversation
19 with Fifth Third Bank, and the other one with Jewel or
20 the Shodeen Companies or whatever.

21 MR. KEYS: I have had discussions with
22 Fifth Third Bank. I have been going back and forth
23 trying to find somebody who was responsible for it. I
24 ultimately contacted somebody I had done a deal with

REPORT OF PROCEEDINGS -- 7/8/2014

105

1 that worked at Fifth Third Bank. We had bought a
2 building from the bank in Rockford. I just sent him an
3 e-mail and said, Hey, find somebody that can do it.
4 Ultimately that's what worked. I got a call back from
5 somebody at Fifth Third Bank, the vice president of
6 real estate for the region.

7 They contacted me. I sent them a proposed
8 drawing. I'm waiting to hear back from them. My
9 initial conversation with them wasn't necessarily
10 positive. They didn't like the idea of -- he had to do
11 some investigation on his own, and I didn't know the
12 answer frankly.

13 He said a lot of their bank -- they only
14 allow one-way access into those circular drives. They
15 would not want us to be going through their overhang
16 where their teller machines are. So we would need to
17 turn left immediately after exiting our lot and into
18 theirs to go out into their first access point because
19 they have two access points onto the Jewel lot.

20 So I sent them a drawing showing what that
21 would look like, and I'm just waiting to hear back from
22 him on their internal discussions on that. But I most
23 recently talked to him on the 3rd of July -- yeah, the
24 3rd of July I talked to him last. So I'll continue to

REPORT OF PROCEEDINGS -- 7/8/2014

106

1 follow up with him.

2 I understand his concerns, and I tried to do
3 our best to address them and how that traffic flow
4 would work, but ultimately that's -- we'll see what
5 they have to say about that.

6 MEMBER PRETZ: And nothing from --

7 MR. KEYS: No. Because I have to -- the
8 guy from Shodeen who was here had asked me -- he said
9 he wants to see a plan of what it would be, and until I
10 know what --

11 MEMBER PRETZ: That makes sense.

12 MR. KEYS: -- I have from Fifth Third,
13 how that works, I didn't have a plan to send him to
14 say, Hey, this is what we've worked out. So I have not
15 had further discussions with him.

16 MEMBER PRETZ: Thank you.

17 MEMBER KESSLER: Steve.

18 MEMBER GAUGEL: A question for staff.

19 The memo that was placed on the table for
20 everybody on the committee, the applicant is aware of
21 all of its concerns; is that correct?

22 MR. COLBY: Correct. These are comments
23 that staff put together. They were not completed in
24 time to be included in the Plan Commission packet. It

REPORT OF PROCEEDINGS -- 7/8/2014

107

1 was in the packet with the previous memo, but these
2 comments were provided to the applicant.

3 MEMBER GAUGEL: You're aware of all of
4 the concerns that were laid out, I think it was a total
5 of 10 -- or 13 total that were on here? Is there
6 anything in here that you have a concern --

7 MR. KEYS: You're talking about the
8 engineering comments?

9 MEMBER GAUGEL: Right.

10 MR. KEYS: I know our engineer spoke
11 with Chris earlier today, and I have a -- I got already
12 a preliminary letter from our engineer back so that I
13 at least had some idea of what it was, and it appears,
14 my understanding, and I don't know a lot about the
15 engineering details, were a lot of the comments were
16 clarifications of how certain things were being handled
17 because the plans either didn't specifically say or
18 weren't clear in the manner in which the city
19 preferred.

20 So he has gone through those, and from what I
21 could tell looking at his response, he has addressed
22 all 13 of them. In their response to me, they still
23 need to be accompanied by actual drawings that
24 supplement it, but everything in here -- for example,

1 like the concerns about stormwater flow off of site.
2 We're reducing the discharge rate by 76 percent by what
3 we're doing. Currently the discharge rate is
4 1.39 cubic feet per second, and we're reducing that to
5 .33 using the storage that is -- this underground
6 storage tank that is part of our engineering plan.

7 So there's things like that That, yes, those
8 things are addressed. As far as I know, there's
9 nothing that's a particular issue.

10 I think we have to work out -- there was one
11 comment about incorporating a water garden feature into
12 the landscaping which allows just a -- the water to go
13 through some natural grasses and things, and it
14 increases the quality of the runoff on the site. We'll
15 have to work through that with staff, what that looks
16 like, and how we'll have to incorporate it into the
17 landscape plan, and that may end up changing some of
18 the types of plants we're using in an area.

19 But nothing that's in the engineer's comments
20 presented any issue to our engineer from my discussions
21 with him, but he would be clarifying and providing the
22 additional information that was necessary to the city
23 engineers. So I think we're fine with all of that.

24 MEMBER KESSLER: Brian.

REPORT OF PROCEEDINGS -- 7/8/2014

109

1 MEMBER DOYLE: Another question for
2 staff. Regarding the county's verbal response?

3 MR. KEYS: No. They sent an e-mail to
4 staff, and staff forwarded that along to me.

5 MEMBER DOYLE: So my question to staff
6 is I'm noticing on the landscape plan itself at the
7 north end of the parcel, there is a sidewalk that's
8 already installed that goes to the bus stop that
9 appears to be immediately adjacent to Randall Road.

10 MR. COLBY: Yes.

11 MEMBER DOYLE: I guess I'm looking for a
12 sense from you are there other lengths along Randall
13 Road in St. Charles where a sidewalk immediately abuts
14 the roadway?

15 Is there any reason to believe that the
16 decreased setbacks on the west side of the parcel would
17 automatically or foreseeably cause a problem that, you
18 know -- is it the setbacks, or is it the nature of the
19 parcel? In the concept plan, we were talking about the
20 right-of-way being adequate for the county to do this
21 if they approve it. What's your opinion on that?

22 MR. COLBY: Well, to answer the first
23 part of your question, where the sidewalk runs along
24 the back of the curb, that's typically referred to as a

1 carriage walk. That condition exists in a number of
2 locations in town. It's not an ideal situation because
3 then pedestrians are walking right along with vehicles,
4 but it's used in a lot of situations where there's not
5 enough width to accommodate a sidewalk elsewhere, or
6 there's grading challenges, and that's really the only
7 opportunity to provide that sidewalk.

8 What the county is stating is that although
9 there is a carriage walk there, their policy is to have
10 sidewalks installed, I think it was at least 5 feet
11 back from the back of the curb, and their concern here
12 was ensuring that the grading could be accommodated so
13 that the sidewalk can be constructed within their
14 requirements.

15 But generally, the county stated to us that
16 their policy with installing sidewalks in a new
17 development, their preference is that they go on
18 private property; but they understood in situations
19 like this where there's existing development and there
20 is not adequate space to accommodate a sidewalk, that
21 installing it in the right-of-way is acceptable, and
22 that they were willing to consider that in this
23 situation.

24 I think up and down Randall Road from this

1 location to the south, I don't believe there are any
2 sidewalks. To the north there are sidewalks, but
3 they're -- they're not carriage walks, but they're not
4 set very far back from the road, so that the condition
5 that exists to the north is similar to what would
6 exist here.

7 But until the sidewalk is actually designed
8 in terms of looking at the grade, we won't know how
9 readily it fits into that space, but it's certainly
10 something that can be done.

11 As the applicant mentioned, the city would
12 need to also sign off on the permit to have a sidewalk
13 installed, and the city would need to agree to take the
14 maintenance responsibility of the sidewalks. The
15 county does not do that. So that's an additional
16 decision that needs to be made with some input from the
17 public works department.

18 MEMBER DOYLE: May I ask one follow-up
19 question? The staff's recommendation is for approval
20 of the application contingent upon resolution of your
21 comments. Can we infer that to mean that it's staff's
22 recommendation to approve installation of the sidewalk
23 on the public right-of-way notwithstanding the
24 reservations that the county expressed?

REPORT OF PROCEEDINGS -- 7/8/2014

112

1 MR. COLBY: Well, I think it would be
2 best for the Plan Commission to clarify that as a
3 condition of their recommendation because the applicant
4 did not initially propose it. We also don't have it
5 shown in the plans. Additionally, there is going to
6 need to be a decision made by staff, including our
7 public works staff as to whether or not it's a good
8 decision from the city's perspective to install that
9 sidewalk.

10 So I think it would be best if the Plan
11 Commission include that condition to be clear that the
12 Plan Commission is interested in seeing it installed.

13 MEMBER DOYLE: Okay. Is that something
14 that we should discuss after closing the public
15 hearing, it sounds like?

16 MEMBER KESSLER: Yeah. We could.
17 That's when we make our recommendation. The public
18 hearing -- if we have enough information to discuss the
19 merits of that, we can close.

20 CHAIRMAN WALLACE: All right. Sorry for
21 being late. I had some other obligations I had to take
22 care of.

23 Do we have any other comments or questions
24 from Plan Commission members prior to entertaining a

REPORT OF PROCEEDINGS -- 7/8/2014

113

1 motion to close?

2 (No response.)

3 CHAIRMAN WALLACE: All right. In that
4 case, is there a motion to close the public hearing?

5 MEMBER KESSLER: I move that we close
6 the public hearing.

7 MEMBER GAUGEL: Second.

8 CHAIRMAN WALLACE: Okay. It's been
9 moved and seconded. Any discussion on the motion?

10 Tim.

11 MEMBER KESSLER: Doyle.

12 MEMBER DOYLE: Yes.

13 MEMBER KESSLER: Schuetz.

14 MEMBER SCHUETZ: Yes.

15 MEMBER KESSLER: Pretz.

16 MEMBER PRETZ: Yes.

17 MEMBER KESSLER: Gaugel.

18 MEMBER GAUGEL: Yes.

19 MEMBER KESSLER: Macklin-Purdy.

20 MEMBER MACKLIN-PURDY: Yes.

21 MEMBER KESSLER: Holderfield.

22 MEMBER HOLDERFIELD: Yes.

23 MEMBER KESSLER: Kessler, yes.

24 Wallace.

REPORT OF PROCEEDINGS -- 7/8/2014

114

1 CHAIRMAN WALLACE: Yes. Thank you.

2 All right. That concludes Item No. 4 on the
3 agenda.

4 Item 5, 600-660 South Randall Road, Randall
5 Shoppes, Dyn Rote, LLC, application for special use for
6 PUD, application for PUD preliminary plan.

7 I guess what I'll do, since we just closed
8 the public hearing on this, is start by asking for a
9 motion. Does anyone have a motion regarding these
10 applications?

11 MEMBER KESSLER: I would make a motion
12 to recommend approval of the 600-660 South Randall
13 Road, Randall Shoppes -- is it din or dine Rote?

14 MR. KEYS: Dine.

15 MEMBER KESSLER: -- Dyn Rote, LLC,
16 application for special use PUD and application for PUD
17 preliminary plan.

18 I'd also like to condition the motion with
19 that the applicant agrees to install the sidewalk
20 provided they can meet the standards set forth by the
21 county and that they agree to increase the landscape
22 per your plan, it's essentially about a 30 percent
23 increase in landscaping, and then also contingent on
24 the resolution of outstanding staff comments.

REPORT OF PROCEEDINGS -- 7/8/2014

115

1 CHAIRMAN WALLACE: Okay. Is that clear
2 for the motion, Russ?

3 MR. COLBY: Yes. Although could you
4 clarify what the comment was regarding the landscaping?

5 MEMBER KESSLER: Yes. The applicant
6 agrees to increase the landscaping. I guess where I'm
7 going with it, Russ, if you can help me, this is not in
8 the application.

9 CHAIRMAN WALLACE: Why don't we say as
10 noted in the revised staff report.

11 MR. COLBY: Yeah. You can note that the
12 applicant has submitted a revised landscaping plan and
13 include that as part of the application since it was
14 submitted during the hearing.

15 MEMBER KESSLER: Okay.

16 CHAIRMAN WALLACE: Okay.

17 MEMBER PRETZ: Second.

18 CHAIRMAN WALLACE: Any discussion on the
19 motion?

20 MEMBER HOLDERFIELD: I just have a
21 question. I got lost here on the increased
22 landscaping. I mean I read here it was increasing the
23 landscaping area from 10 percent to 13 percent. You're
24 saying it was 30 percent?

REPORT OF PROCEEDINGS -- 7/8/2014

116

1 MEMBER KESSLER: Three, just under
2 30 percent, a third.

3 MEMBER HOLDERFIELD: From 10?

4 MEMBER KESSLER: I think it was 25.

5 MEMBER HOLDERFIELD: Oh, up to 10
6 percent. Okay. I got it. I'm with you.

7 MEMBER KESSLER: My math is not exact
8 but --

9 MEMBER HOLDERFIELD: I see, with the 3
10 percent.

11 MEMBER KESSLER: -- I'm getting there.

12 MEMBER HOLDERFIELD: Sorry about that.

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

15 (No response.)

16 CHAIRMAN WALLACE: All right. Tim.

17 MEMBER KESSLER: Doyle.

18 MEMBER DOYLE: Yes.

19 MEMBER KESSLER: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 MEMBER KESSLER: Pretz.

22 MEMBER PRETZ: Yes.

23 MEMBER KESSLER: Gaugel.

24 MEMBER GAUGEL: Yes.

REPORT OF PROCEEDINGS -- 7/8/2014

117

1 MEMBER KESSLER: Macklin-Purdy.

2 MEMBER MACKLIN-PURDY: Yes.

3 MEMBER KESSLER: Holderfield.

4 MEMBER HOLDERFIELD: Yes.

5 MEMBER KESSLER: Wallace.

6 CHAIRMAN WALLACE: Yes.

7 MEMBER KESSLER: Kessler, yes.

8 CHAIRMAN WALLACE: Thank you. That
9 passes unanimously. That concludes Item No. 5 on the
10 agenda. Thank you.

11 MR. KEYS: Thank you very much.

12 CHAIRMAN WALLACE: All right. Next we
13 have meeting announcements. The next three meetings:
14 July 22nd, August 5th, August 19th respectively, all at
15 7:00 o'clock p.m. and all in this very room.

16 MEMBER PRETZ: The August 19th meeting I
17 will not be here.

18 CHAIRMAN WALLACE: Maybe we should
19 cancel it.

20 MEMBER PRETZ: Do you need a motion?

21 CHAIRMAN WALLACE: Everyone else --

22 MEMBER GAUGEL: In addition, I will not
23 be here on August 5th.

24 CHAIRMAN WALLACE: August 5th. Okay.

REPORT OF PROCEEDINGS -- 7/8/2014

118

1 All right. Brian.

2 MEMBER DOYLE: I think I said last time
3 I will not be here on July 22nd.

4 CHAIRMAN WALLACE: All right. Fine.

5 MEMBER MACKLIN-PURDY: I might not be
6 here on July 22nd. I am observing right now. I told
7 the mayor I couldn't start until August.

8 CHAIRMAN WALLACE: Okay.

9 MEMBER KESSLER: So you can't introduce
10 her.

11 CHAIRMAN WALLACE: I can.

12 MEMBER MACKLIN-PURDY: But he wanted me
13 here, and I'm happy to be here, but I'm on vacation at
14 the end of July.

15 CHAIRMAN WALLACE: Sorry, I didn't have
16 a chance to introduce myself before the meeting, but
17 this is our -- now, was there a vote last night at the
18 City Council, and were you approved?

19 MEMBER MACKLIN-PURDY: I was.

20 CHAIRMAN WALLACE: Okay. But your first
21 meeting after tonight will be the August 5th meeting?

22 MEMBER MACKLIN-PURDY: Yes.

23 CHAIRMAN WALLACE: So I hate to impose
24 upon you, but we don't have a huge audience. But would

REPORT OF PROCEEDINGS -- 7/8/2014

119

1 you mind just letting us know a little bit about you --

2 MEMBER MACKLIN-PURDY: Sure.

3 CHAIRMAN WALLACE: -- and where you live
4 and you grew up and what your background is.

5 MEMBER MACKLIN-PURDY: I have lived in
6 St. Charles for 15 years. I have had two businesses
7 here. I currently work for the St. Charles Chamber of
8 Commerce. I have two kids at East High School. I live
9 on the east side obviously in the Surrey Hill area.
10 I'm married, and that's all. I guess that's about it.

11 CHAIRMAN WALLACE: That's good enough.

12 MEMBER MACKLIN-PURDY: I'm a runner too.

13 CHAIRMAN WALLACE: What was that?

14 MEMBER MACKLIN-PURDY: I'm a runner.

15 CHAIRMAN WALLACE: A runner.

16 MEMBER MACKLIN-PURDY: Yes.

17 CHAIRMAN WALLACE: Well, welcome. Thank
18 you very much.

19 And that concludes -- let's see where we're
20 at. Any additional business from Plan Commission
21 members?

22 (No response.)

23 CHAIRMAN WALLACE: Staff?

24 MR. COLBY: I have a couple of things.

REPORT OF PROCEEDINGS -- 7/8/2014

120

1 CHAIRMAN WALLACE: Yes.

2 MR. COLBY: One, I wanted to introduce
3 Ellen Johnson, who is sitting to my right. She is our
4 new planner. She has been at the past couple of
5 meetings. I haven't had the opportunity to introduce
6 her, but she is here. She comes to us after about a
7 year at Kane County.

8 CHAIRMAN WALLACE: A year where?

9 MR. COLBY: Kane County.

10 CHAIRMAN WALLACE: Okay.

11 MR. COLBY: So you'll be seeing her at
12 the meetings.

13 MEMBER KESSLER: Not the jail.

14 MR. COLBY: No.

15 CHAIRMAN WALLACE: She has done her
16 time.

17 MR. COLBY: In the development
18 department of Kane County as a planner.

19 Ellen, would you like to say anything?

20 MS. JOHNSON: Yes. I'm from Glen Ellyn,
21 but I've lived here in St. Charles for a couple of
22 years. I went to school at the University of Iowa, and
23 I'm excited to be here.

24 MEMBER KESSLER: Hi, Ellen.

REPORT OF PROCEEDINGS -- 7/8/2014

121

1 CHAIRMAN WALLACE: All right. Anything
2 else?

3 MR. COLBY: Yes. We are planning to do
4 a training session for the Plan Commission members on
5 the 22nd, we were hoping, and it was primarily for the
6 benefit of the new members, and also sort of a
7 refresher for the existing members on sort of the
8 processes and procedures and applications, sort of
9 covering the basics. So we were planning to do that on
10 the 22nd.

11 MEMBER KESSLER: How long do you think
12 that meeting would last so we can kind of plan for it?
13 Is that something where we would go until
14 10:00 o'clock?

15 MR. COLBY: No. I'd say maybe an hour,
16 hour and a half. It sort of depends on how many
17 questions are asked by Plan Commission members.

18 CHAIRMAN WALLACE: Do you think we
19 should change it given the fact that our newest members
20 are going to be absent?

21 MR. COLBY: That's probably a good
22 idea --

23 CHAIRMAN WALLACE: Yeah.

24 MR. COLBY: -- to hold off on it.

REPORT OF PROCEEDINGS -- 7/8/2014

122

1 MEMBER MACKLIN-PURDY: Thank you.

2 MR. COLBY: But, you know, depending on
3 how much interest there is from the other Commission
4 members, we certainly don't want to bore the existing
5 Commission members, but if, you know, you're willing to
6 be here, we'd like to have everybody here. If you
7 can't attend, we can always schedule meetings outside
8 of our normal meeting schedule.

9 Once again, when we get into August, we're
10 going to have some other agenda items we need to deal
11 with, so we might need to schedule around them.

12 CHAIRMAN WALLACE: Okay. All right.

13 Who wasn't able to be here on the 5th? Well,
14 let's think about it. Okay.

15 MR. COLBY: All right.

16 CHAIRMAN WALLACE: We can arrange it by
17 e-mail probably and just do it that way.

18 MR. COLBY: Okay.

19 CHAIRMAN WALLACE: All right. Anything
20 else?

21 MR. COLBY: No.

22 CHAIRMAN WALLACE: Okay. Citizen?

23 (No response.)

24 CHAIRMAN WALLACE: Okay. Is there a

REPORT OF PROCEEDINGS -- 7/8/2014

123

1 motion to adjourn?

2 MEMBER KESSLER: So moved.

3 MEMBER SCHUETZ: Second.

4 CHAIRMAN WALLACE: It's moved and
5 seconded. All in favor.

6 (Ayes heard.)

7 CHAIRMAN WALLACE: Opposed.

8 (No response.)

9 CHAIRMAN WALLACE: The motion passes
10 unanimously. The City of St. Charles Plan Commission
11 meeting is adjourned at 7:32 p.m.

12 PROCEEDINGS CONCLUDED AT 7:32 P.M.

13

14

15

16

17

18

19

20

21

22

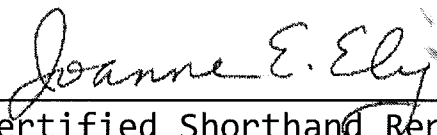

23

24

1 STATE OF ILLINOIS)
 2) SS.
 3 COUNTY OF K A N E)

4 I, JOANNE E. ELY, Certified Shorthand
 5 Reporter No. 84-4169, CSR, RPR, and a Notary Public in
 6 and for the County of Kane, State of Illinois, do
 7 hereby certify that I reported in shorthand the
 8 proceedings had in the above-entitled matter and that
 9 the foregoing is a true, correct, and complete
 10 transcript of my shorthand notes so taken as aforesaid.

11 IN TESTIMONY WHEREOF I have hereunto set my
 12 hand and affixed my Notarial Seal this 10th day of
 13 July, 2014.

14  
 15 _____
 16 Certified Shorthand Reporter
 17 Registered Professional Reporter

18
 19
 20 My commission expires
 21 May 16, 2016
 22
 23
 24