

**MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES PLAN COMMISSION  
TUESDAY, FEBRUARY 8, 2011 – 7:00 P.M.**

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Members Present:            Todd Wallace, Chairman  
                                      Tim Kessler, Vice Chairman/Secretary  
                                      Sue Amatangelo  
                                      Curt Henningson  
                                      Thomas Pretz  
                                      Tom Schuetz

Members Absent:            Brian Doyle

Also Present:                Rita Tungare, Community Development Director  
                                      Russell Colby, Planner  
                                      Matthew O'Rourke, Planner  
                                      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 Chairman Wallace.

**2. Roll Call**

**3. Presentation of Minutes**

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the January 4, 2011 meeting.

**PUBLIC HEARING**

**4. Regency Estates (Town & Country Homes)(K. Hovnainan T&C at Illinois LLC)**

Application for an Amendment to Special Use Ordinance 2006-Z-4 to allow single family homes and setback variances

The transcript received February 15, 2011 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**Mr. Kessler made a motion to continue the public hearing to Tuesday, February 22, 2011 at 7:00pm.** Ms. Amatangelo seconded the motion.

Voice Vote:

Ayes:                        Pretz, Kessler, Henningson, Schuetz, Amatangelo, Wallace,

Nays: None  
Absent: Doyle  
Motion Carried.

**5. Application for General Amendment (City of St. Charles)**

Application for General Amendment to Chapter 17.12, “Residential Districts” pertaining to Exterior Sideyard setback regulations.

The transcript received February 15, 2011 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**Mr. Kessler made a motion to close the public hearing.** Mr. Pretz seconded the motion.

Voice Vote:

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

**MEETING**

**6. Discussion regarding Plan Commission Training**

Mr. Colby discussed scheduling Plan Commission Training, with two options: Formal training sessions during a regularly scheduled meeting with few or no agenda items, or more informal meetings with two Commission members at a time scheduled at their convenience. Mr. Kessler suggested offering both. Ms. Amatangelo recalled scheduling past training sessions on Saturday mornings and conducting a bus tour, which she found beneficial. Ms. Tungare stated that given the light agendas, scheduling during meetings would be more efficient and easier to fit into everyone’s schedules. She stated that a bus tour is an option to explore when the weather improves, depending on the Commission’s availability. The Commission agreed to start with a formal training at the regular meeting of March 8, 2011, and deciding how to proceed from there with individual meetings. An agenda of topics will be circulated for review prior to the meeting.

**7. Meeting Announcements**

**Plan Commission** Tuesday, February 22, 2011 at 7:00pm at Century Station

**Plan Commission** Tuesday, March 8, 2011 at 7:00pm in the Council Chambers

**Plan Commission** Tuesday, March 22, 2011 at 7:00pm in the Council Chambers

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

The meeting adjourned at 8:35pm