

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JANUARY 17, 2012**

Members Present: Todd Wallace, Chairman
 Brian Doyle
 Curt Henningson
 Tom Schuetz

Members Absent: Tim Kessler, Vice Chairman/Secretary
 Sue Amatangelo
 Thomas Pretz

Also Present: Matthew O'Rourke, Planner

1. Call to order

The meeting was called to order at 7:00 p.m. by Chairman Wallace.

2. Roll Call

Chairman Wallace called the roll. A quorum was present.

3. Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the November 8, 2011 meeting.

4. Tyler Production Subdivision (Bob Rasmussen)(410 S. Tyler Rd., SE Corner of Tyler Rd. and Production Dr.)

Application for Final Plat of Subdivision

Supporting Documents:

- Final Plat of Subdivision; County Engineers, Inc.; dated 12-27-11

Mr. O'Rourke reviewed the staff report dated 1/13/12 and stated staff recommended approval for the Final Plat contingent upon resolution of staff comments.

Chair Wallace asked about mitigation for the flooding and setting aside Lot A for a retention pond. Mr. O'Rourke said it will not be a true retention pond, rather it will be more of a channel. It's an Army Corp. jurisdictional water way, the City has had studies done showing at it will help mitigate the flooding.

Bob Rasmussen, applicant, stated that the existing swale will be deepened and widened and the road will be ripped up. The swale is more of a channel because it will be 9ft. deep and the width at the top will be about 75ft. wide. He believes that the whole project is a positive thing.

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Member Doyle asked if there was going to be a gate over the openings to the box culverts underneath Tyler Road. Mr. Brandon Jafari, engineer for the applicant, stated that there would be a guardrail system, but there will be no fencing because this is a long channel starting from Tyler Rd. along the railroad tracks and down to the regional detention pond.

O'Rourke stated that there are some minor staff comments as they relate to the Final Plat and that these would need to be taken care of before approval by City Council.

O'Rourke also stated that actual construction of the culvert is not part of this petition; that strictly the Final Plat of Subdivision is under review.

Mr. Doyle made a motion to recommend approval of the Final Plat of Subdivision for Tyler & Production subdivision contingent upon resolution of all staff comments. Mr. Schuetz seconded the motion.

Voice Vote:

Ayes: Wallace, Doyle, Henningson, Schuetz

Nays: None

Absent: Kessler, Amatangelo, Pretz

Motion Carried.

5. Plan Commission Workshop

There was no discussion on this item.

6. Meeting Announcements

Tuesday, February 7, 2012 at 7:00pm in the Council Chambers

Tuesday, February 21, 2011 at 7:00pm in Century Station, 112 N. Riverside Ave.

Tuesday, March 6, 2012 at 7:00pm in the Council Chambers

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

Mr. Henningson asked if the proposed First Street PUD Phase 3 project would be coming before the Plan Commission. Mr. O'Rourke said if an application is filed, the Plan Commission will be a part of the review process and will see the plan at Concept Plan level and for PUD plan approval.

Mr. Henningson said a concept plan went to Planning & Development Committee a couple months ago. Mr. O'Rourke said it was not an actual Concept Plan; rather the developer wanted to ask the City Council for feedback on rental apartments versus condominiums for that site.

Schuetz asked what the Council's feedback was. Mr. O'Rourke said it seemed generally favorable and as of now apartments can be financed while condos cannot. Schuetz stated that he understands that, but wonders if it can be set up to be turned into condos in the future. Mr. O'Rourke this was discussed at the meeting but it may not be possible to require a conversion in the near future.

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Mr. O'Rourke stated that there is a public hearing required for a PUD amendment. He said the plans have not been fully developed and there are standards that will need to be reviewed against as a part of the process.

Mr. Henningson said residents have been asking him about the plan that was presented at the Downtown Partnership meeting and that they do not like it.

8. Adjournment at 7:20 p.m.