

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, FEBRUARY 18, 2014**

Members Present: Todd Wallace, Chairman
 Tim Kessler, Vice Chairman
 Brian Doyle
 Tom Pretz
 Curt Henningson
 Sue Amatangelo
 Steve Gaugel
 James Holderfield

Members Absent: Tom Schuetz

Also Present: Matthew O'Rourke, Planner

 Court Reporter

1. Call to order

The meeting was called to order at 7:01 p.m. by Chairman Wallace.

2. Roll Call

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

3. Presentation of minutes of the February 4, 2014 meeting.

A motion was made by Ms. Amatangelo, seconded by Mr. Kessler and unanimously passed by voice vote to accept the minutes of the February 4, 2014 meeting. Mr. Pretz abstained.

4. The Learning Experience- Pine Ridge Park PUD Lots 8 & 9 (Inland Midwest Dev. Corp.)

Application for PUD Preliminary Plan

Application for Final Plat of Subdivision

Supporting Documents:

-PUD Preliminary Plans dated 1/29/14

-Final Plat of Subdivision received 1/29/14

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

Mr. Kessler made a motion to recommend approval of the Learning Experience, Pine Ridge Park PUD Lots 8 and 9, Inland Midwest Development Corporation, Application for the PUD Preliminary Plan and Final Plat of Subdivision, subject to any staff comments or suggestions. Motion seconded by Ms. Amatangelo.

Roll Call Vote:

Ayes: Henningson, Doyle, Wallace, Kessler, Amatangelo, Gaugel, Holderfield, Pretz

Nays:

Absent: Schuetz

Minutes – St. Charles Plan Commission

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Motion carried: 8-0

5. Meeting Announcements

Tuesday, March 4, 2014 at 7:00pm Council Chambers

Tuesday, March 18, 2014 at 7:00pm Council Chambers

Tuesday, April 8, 2014 at 7:00pm Council Chambers

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

7. Adjournment at 7:26PM

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PRESENT:

- MR. TODD WALLACE, Chairman;
- MR. TIM KESSLER, Vice Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member; and
- MR. THOMAS PRETZ, Member.

ALSO PRESENT:

- MR. MATTHEW O'ROURKE, Planner.

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1 CHAIRMAN WALLACE: This meeting of the
2 St. Charles Plan Commission will come to order.
3 Tim, roll call.
4 VICE CHAIRMAN KESSLER: Amatangelo.
5 MEMBER AMATANGELO: Here.
6 VICE CHAIRMAN KESSLER: Doyle.
7 MEMBER DOYLE: Here.
8 VICE CHAIRMAN KESSLER: Pretz.
9 MEMBER PRETZ: Here.
10 VICE CHAIRMAN KESSLER: Holderfield.
11 MEMBER HOLDERFIELD: Here.
12 VICE CHAIRMAN KESSLER: Gaugel.
13 MEMBER GAUGEL: Here.
14 VICE CHAIRMAN KESSLER: Henningson.
15 MEMBER HENNINGSON: Here.
16 VICE CHAIRMAN KESSLER: Wallace.
17 CHAIRMAN WALLACE: Here.
18 VICE CHAIRMAN KESSLER: Kessler is here.
19 CHAIRMAN WALLACE: All right. Item 3 on
20 the agenda is presentation of minutes of the
21 February 4th, 2014, meeting.
22 Is there a motion?
23 MEMBER AMATANGELO: So moved.
24 VICE CHAIRMAN KESSLER: Second.

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1 CHAIRMAN WALLACE: All in favor.

2 (Ayes heard.)

3 CHAIRMAN WALLACE: Opposed.

4 MEMBER PRETZ: I'm going to abstain.

5 CHAIRMAN WALLACE: Okay. So we have
6 seven ayes, zero nays, one abstention.

7 All right. Item 4 on the agenda is the
8 Learning Experience, Pine Ridge Park PUD Lots 8 and 9,
9 Inland Midwest Development Corporation, Application for
10 PUD Preliminary Plan, Application for Final Plat of
11 Subdivision, with supporting PUD Preliminary Plans
12 dated 1/29/14 and Final Plat of Subdivision received
13 1/29/14.

14 Okay. Matt is here.

15 Matt, we're just starting on Item 4.

16 MR. O'ROURKE: Okay.

17 CHAIRMAN WALLACE: Besides the
18 supporting documents that are named in the minutes, was
19 there anything else?

20 MR. O'ROURKE: No. Just the ones shown
21 on the agenda.

22 CHAIRMAN WALLACE: Okay.

23 MR. O'ROURKE: Those are all the
24 supporting documents, and then the attachments to the

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1 staff report.

2 CHAIRMAN WALLACE: Okay.

3 MR. O'ROURKE: There's a couple listed
4 there, but this isn't a public hearing so there's no
5 like formal exhibits, attachments.

6 CHAIRMAN WALLACE: Okay. Do you have
7 anything for us?

8 MR. O'ROURKE: Yes. Just as a preface
9 to the discussion this evening, what's being --
10 basically, what was submitted is a preliminary PUD plan
11 and final plat of subdivision for the proposed project
12 that you see in front of you.

13 When the Pine Ridge and Regency Estates PUD
14 was approved, essentially, it approved this concept
15 plan that shows the general layout of the roads, lots,
16 retention facilities, all those sorts of things; but it
17 had a provision in it that basically said every lot as
18 it gets developed should come through for its own
19 individual PUD preliminary plan. So that's basically
20 what we're looking at tonight.

21 All the development standards and bulk
22 requirements were essentially incorporated into the PUD
23 that sort of is the law of the land for this whole
24 development, but essentially, it still had to have the

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1 PUD review. It was very specific that it come in front
2 of the Plan Commission and then get reviewed by the
3 City Council before final engineering plans would get
4 approved by staff and so on.

5 So, essentially, they're here tonight looking
6 for that PUD preliminary review and any comments and/or
7 recommendations from the Plan Commission.

8 With that I would turn it over to the
9 applicant.

10 CHAIRMAN WALLACE: Okay.

11 MR. SORCE: Thank you.

12 CHAIRMAN WALLACE: If you would just
13 start off by stating your name for the record.

14 MR. SORCE: Yes. Certainly. My name is
15 Ron Sorce. I'm with Sorce Architects. We are the
16 architects for this particular project hired by Inland.

17 A little bit about the Learning Experience --
18 some might call it a day-care center, but they like to
19 refer to themselves as a child-development center.

20 They have a capacity in this particular
21 building of about 180, you know, children ranging
22 anywhere from six months to five years. They also have
23 an after-school program which takes place a little bit
24 later in the evening and a lot of activities. So it's

1 really a developmental center for children.

2 It's a high-security building in that
3 there's -- you can see the fenced-in playground area of
4 about 5,000 square feet. All the classrooms -- there's
5 about 9 to 10 classrooms on the interior. They all
6 have separate exits. So it's a really nice facility
7 for children that you can feel secure with.

8 As I said, the building is about
9 10,000 square feet, and the average center -- according
10 to the statistics, they have about 40 children
11 diapered, 38 children potty trained, and 105 children
12 non-diapered.

13 They have about -- as far as the employment,
14 about 24 people at any given time. Some are part-time,
15 and some are full-time.

16 But to get to the building -- first, I'd like
17 to, you know, go through the site plan with you, if you
18 will. This is the landscape plan.

19 MR. O'ROURKE: You just scroll up to it.

20 MR. SORCE: There we go.

21 This parcel was originally divided into two
22 as it is now, but the areas have changed. The
23 original Parcel A was 52,800 square feet, and that's
24 the -- divided by -- this particular property line on

1 the west moved over, so we had more in this parcel than
2 we had in that parcel. This parcel here, Parcel B, has
3 been modified. It's a little bit over an acre. This
4 parcel now, Parcel A, is 52,872 square feet. Parcel B
5 is 43,574 square feet. So we relocated the property
6 line.

7 There is a common access to Parcel A and to
8 Parcel B, and you can see how that works over here. So
9 that's for future development in this area.

10 The parking dedicated to the learning center
11 is -- we have about 41 cars. They typically drop the
12 children off, escort them into the facility for
13 security reasons, and then move on and exit out
14 this way.

15 So it's a complete accessible site all the
16 way around. It's easily accessible for, you know,
17 first responders and so forth. So it's kind of a nice
18 development in this area.

19 This area here is about 5,000 square feet of
20 fenced-in playground, and this is the building that's
21 about 10,000 square feet.

22 The site is fully landscaped, and I'll show
23 you that in a moment.

24 Is it the other way?

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1 MR. O'ROURKE: No. It's one down after
2 the elevations.

3 MR. SORCE: Okay. Forgive me with this.

4 We have quite a few trees around the area
5 that -- we meet the PUD ordinance with the amount of
6 trees and shrubbery around the building.

7 These are all Maple trees in this area which
8 is on the street front, and then we have some Cypress
9 trees and Honey Locusts, plus a lot of ground cover in
10 addition to the Junipers around the sign, and some
11 other Sumacs in this particular area. So I think we've
12 covered the area sufficiently with the landscaping.

13 The building -- this is a single-story
14 building, masonry and siding. The siding is a beige
15 HardiePlank that you can see here, and, of course, the,
16 I don't know, reddish brick, asphalt shingle roof in a
17 Biscayne blue.

18 The building has a residential appeal to it,
19 which I think is nice for this particular area; and you
20 can see we have duplicated as much as possible -- what
21 happens on the front, we duplicated that on the rear.
22 The same thing you can see on the east elevation and
23 then, of course, the west elevation.

24 So this gives you an idea -- this is the rear

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1 of the building here. This gives you an idea of what
2 the building looks like.

3 These are the emergency exit doors. They're
4 again for every classroom on the interior, and I don't
5 have that plan with us. That's for future.

6 This is the -- it's a vinyl fence. This is
7 around the playground area, and the fence also secures
8 the back of the building going up to about this point.
9 So those entrances are secured so the children, if they
10 have to leave in an emergency situation, they're not
11 running right out on the street.

12 Essentially, that concludes -- if you have
13 any questions, I'd certainly be glad to answer them
14 for you.

15 VICE CHAIRMAN KESSLER: Yeah. I have a
16 question.

17 MR. SORCE: Certainly.

18 VICE CHAIRMAN KESSLER: Biscayne blue?

19 MR. SORCE: Biscayne blue.

20 VICE CHAIRMAN KESSLER: That's a bright
21 blue, isn't it?

22 MR. SORCE: It's a relatively -- it's
23 milder than it sounds.

24 VICE CHAIRMAN KESSLER: I think the

1 Biscayne Bay is pretty blue.

2 MR. SORCE: Yeah.

3 VICE CHAIRMAN KESSLER: Just a couple of
4 questions.

5 MR. SORCE: This is pretty close to it,
6 if you will.

7 VICE CHAIRMAN KESSLER: Oh, it is.

8 At any rate, I don't know if this question
9 will be for you or the people from the organization,
10 but is this a day-care center, or is it a preschool?
11 Is it a child development, or is it --

12 MR. SORCE: It is a day care, but they
13 have a lot of activities.

14 MR. DeANGELIS: It's a combination, you
15 know, truly. They have an extensive proprietary
16 curriculum that they use with various ages, and it's
17 actually from six weeks old up until basically
18 kindergarten.

19 VICE CHAIRMAN KESSLER: So you have to
20 have somebody directly qualified on staff all the time
21 the kids are there?

22 MR. DeANGELIS: Yes, exactly.

23 VICE CHAIRMAN KESSLER: Okay. So you
24 are a pre-school. You're licensed as a pre-school.

1 MR. DeANGELIS: Yeah.

2 VICE CHAIRMAN KESSLER: Okay. All
3 right.

4 MR. DeANGELIS: Yeah. They pride
5 themselves on that. That's what differentiates them
6 from your typical day-care type center. They have
7 developed these curriculums, and they're using them.
8 They have over -- they have approximately 200 centers
9 now nationally, and they're growing. They're probably
10 the most -- the fastest growing type of facility like
11 this in the country right now in terms of expansion.

12 VICE CHAIRMAN KESSLER: You gave the
13 population and, you know, diapered and potty trained,
14 et cetera.

15 But what are the hours? What are the hours
16 that this will be operated?

17 MR. DeANGELIS: 6:30 to 6:30.

18 MR. SORCE: 6:30 to 6:30.

19 VICE CHAIRMAN KESSLER: Seven days a
20 week?

21 MR. DeANGELIS: Well, no, during Monday
22 through Friday. They do some stuff on weekends, but
23 that's more like open houses and special type of --

24 VICE CHAIRMAN KESSLER: Okay. Nothing

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1 scheduled. I mean it's not --

2 MR. DeANGELIS: No. It's not designed
3 to be open.

4 VICE CHAIRMAN KESSLER: Not on a set
5 schedule.

6 MR. DeANGELIS: Right.

7 VICE CHAIRMAN KESSLER: Okay. So it's
8 Monday to Friday, 6:30 --

9 MR. DeANGELIS: 6:30 to 6:30 basically.

10 VICE CHAIRMAN KESSLER: Thank you.

11 CHAIRMAN WALLACE: Matt, in the staff
12 report, I'm correct in thinking that there are not any
13 proposed bulk or setback standards, signage variations?

14 MR. O'ROURKE: No. Staff did a pretty
15 thorough review and encapsulated that in the staff
16 materials.

17 CHAIRMAN WALLACE: Yes.

18 MR. O'ROURKE: All of that was reviewed
19 as part of that. They're not asking for any additional
20 variances or deviations on top of what was already --
21 excuse me -- what was already granted through the PUD
22 when it was approved originally.

23 CHAIRMAN WALLACE: And you don't see any
24 issue with the way the lot is being subdivided that

1 would affect the development of the adjoining lots?

2 MR. O'ROURKE: No. The code requires,
3 and this is the underlying district, requires a 1-acre
4 lot, which is where they're at.

5 CHAIRMAN WALLACE: But the way it's
6 being cut, you don't have an issue with that?

7 MR. O'ROURKE: No. It does make a
8 skinnier, rectilinear lot, which I think the ultimate
9 user for that lot, you know, might limit it, but I
10 don't think it will create any problem. There's a
11 right user for that. It's an acre lot. It's a lot
12 more flexible than it probably looks on -- when you see
13 it in real life than it does on the plans.

14 CHAIRMAN WALLACE: As far as being able
15 to get in and out of the site, you think the traffic
16 flow and the right in, outs from Route 64 are
17 sufficient?

18 MR. O'ROURKE: Yeah. Because they
19 also have that right-in, right-out, but there is also
20 access to the light at Oak Street now.

21 CHAIRMAN WALLACE: Okay.

22 MR. O'ROURKE: So I think ingress and
23 egress from this whole development has been approved a
24 lot by that particular traffic signal, and, yeah, as a

1 frequent visitor to a day-care center, I would really
2 have loved to see the one way set up like this --

3 CHAIRMAN WALLACE: Oh, yeah.

4 MR. O'ROURKE: -- that directs parents
5 one way in and out. It would make my life a lot easier
6 every morning.

7 CHAIRMAN WALLACE: Yeah. I think it's a
8 great plan. I don't really have any other -- any
9 issues with it.

10 MEMBER PRETZ: My question is in
11 reference to the design of the building as well as the
12 colors, is that a typical center design? If there's
13 200 centers, is this kind of off the shelf and just a
14 little customizing to meet the requirements here?

15 MR. SORCE: Yes. There is some
16 customizing to this particular building. Yeah. The
17 colors are all pretty similar, and there's a common
18 thread. You can identify the buildings if you go from
19 one to the next, but they all vary a little bit.

20 MR. O'ROURKE: If you want to scroll
21 back to the elevation.

22 Staff has been working with the applicant.
23 The elevations you see are a revision from the original
24 ones submitted, in particular the dormer elements and

1 some of the other articulation put on the rear facade,
2 which in this case is the north at the bottom.

3 Those were not there, but those are there
4 specifically by, you know, request and requirements
5 made by staff that said we need more articulation to
6 meet the code. So that's something I don't know if
7 you'd see on their typical store.

8 MEMBER PRETZ: Okay.

9 MR. DeANGELIS: I'll just show you this
10 one that made the cover of their developer brochure for
11 Learning Experience. It's the one we built -- we built
12 one in Schaumburg on Higgins Road, the same. This was
13 basically the one they use to showcase, and it's very
14 similar as you can kind of see.

15 In fact, there is even more with the
16 additional dormers and stuff we've added. We've even
17 dressed up the one here more than the one we did up in
18 Schaumburg, but this is pretty typical of what it would
19 look like.

20 MR. O'ROURKE: You should let their city
21 administrator --

22 MR. DeANGELIS: Oh, that's right. I
23 think he came to St. Charles, didn't he? I forgot
24 about that.

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1 MEMBER GAUGEL: Matt, in the
2 comprehensive plan, I remember we discussed this
3 intersection at length.

4 MR. O'ROURKE: Yes.

5 MEMBER GAUGEL: In here the
6 recommendation of the comprehensive plan was to redo
7 this intersection of Campton and 64. We had Campton
8 Hills coming out to 64, I believe, to the west from
9 where it currently is at, and we had it connecting
10 through to, is it, on Woodlawn Drive and the street
11 behind it there?

12 MR. O'ROURKE: There were some -- yeah,
13 some connections on the comprehensive plan.

14 MEMBER GAUGEL: While I realize that's
15 only a guideline, does that limit what could
16 potentially happen, you know, with this parcel and with
17 this intersection by allowing this?

18 MR. O'ROURKE: You know, it certainly --
19 it may. You know, there's a retention pond directly
20 west of this anyway that would have been a large
21 engineering challenge to make a road to get through to
22 Woodward, so. . .

23 I think the point is more it's a policy
24 document, and that's -- those sort of things can be

1 somewhat aspirational. Here we have an approved
2 development, and a developer that's meeting that
3 development, so that's kind of the more pertinent thing
4 that staff looked at.

5 MEMBER GAUGEL: Okay. The other thing
6 to go along with that was there was always mention or
7 discussed of a traffic signal at that intersection. I
8 don't know if that's something that's going to
9 eventually come to --

10 MR. O'ROURKE: I think that was one more
11 step down because the Corporate Reserves had always
12 planned on having it. I think there was basically a
13 location of an intersection approved at the next
14 intersection down, and then the one on Oak Street kind
15 of came into play while the comprehensive plan was
16 being updated and also after Corporate Reserves.

17 A lighted intersection there could happen,
18 but that would be more under IDOT's control, in all
19 honesty, than anything we could affect by this plan.

20 MEMBER GAUGEL: All right.

21 CHAIRMAN WALLACE: Yes, Brian.

22 MEMBER DOYLE: I just have a question
23 about traffic circulation, pick up and drop off at the
24 peak hours.

1 So on the other day-care centers in the area,
2 sometimes there are staff out at the lot to meet
3 parents curbside when they drop their children off, you
4 know, rather than the parent parking and bringing the
5 child into the facility.

6 Is that an aspect of the operations here?

7 MR. DeANGELIS: No. The reason why, you
8 see the majority of the parking is right in front
9 because, yes, parents are required to park and
10 physically bring their child in, check them in in the
11 reception area, and then as soon as they get in there,
12 then they can exit.

13 MEMBER DOYLE: So there is no -- even
14 for older kids, even for school like --

15 MR. DeANGELIS: Well, I mean, they're
16 just very serious about their security provisions. I
17 think that applies. I'm not positive as far as if
18 there's an age restriction, but considering the
19 majority of their kids are kindergarten or less, mainly
20 pre-K and under.

21 The after-school stuff, you know, where they
22 may have some kids coming in, that's only up to eight
23 years old. So still I think they may require a parent
24 to come in.

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1 MEMBER DOYLE: So then there wouldn't be
2 any queueing of vehicles --

3 MR. DeANGELIS: No.

4 MEMBER DOYLE: -- in this --

5 MR. DeANGELIS: No.

6 MEMBER DOYLE: Okay.

7 MR. DeANGELIS: Yeah. Believe me we --
8 how many iterations did we have with the TLE people
9 themselves over the site plan?

10 MR. SORCE: I ran out of fingers.

11 MR. DeANGELIS: I mean, they are very
12 serious about how this thing lays out and everything,
13 how it flows and functions for their operation. They
14 had a lot of input in how it's laid out.

15 MEMBER DOYLE: Good. Well, as I said, I
16 mean, I'm -- like Matt, I have recent experience with
17 day-care centers, and their operational procedures do
18 involve queueing on the side, a drop-off lane, and an
19 employee who is there bringing children into the
20 facility, and I didn't see -- I wasn't clear as to how
21 that would work, if that was part of the development.

22 MR. DeANGELIS: There is no drop-off --

23 MEMBER DOYLE: Okay.

24 MR. DeANGELIS: -- area or provision.

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1 CHAIRMAN WALLACE: Curt.

2 MEMBER HENNINGSON: I just have a
3 comment. I'd like to thank the applicant and the staff
4 for providing such a thorough package. It's very
5 understandable, and it looks great.

6 MR. DeANGELIS: You're welcome.

7 MR. O'ROURKE: Thank you.

8 CHAIRMAN WALLACE: All right. Is there
9 a motion?

10 VICE CHAIRMAN KESSLER: Yes. I would
11 make a motion to recommend approval of the Learning
12 Experience, Pine Ridge Park PUD Lots 8 and 9, Inland
13 Midwest Development Corporation, with the Application
14 for the PUD Preliminary Plan, the Application for Final
15 Plat of Subdivision, subject to any staff comments or
16 suggestions.

17 MEMBER AMATANGELO: Second.

18 CHAIRMAN WALLACE: All right. Any
19 further discussion on the motion?

20 (No response.)

21 CHAIRMAN WALLACE: All right. Seeing
22 none, Tim.

23 VICE CHAIRMAN KESSLER: Amatangelo.

24 MEMBER AMATANGELO: Yes.

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1 VICE CHAIRMAN KESSLER: Doyle.

2 MEMBER DOYLE: Yes.

3 VICE CHAIRMAN KESSLER: Pretz.

4 MEMBER PRETZ: Yes.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 VICE CHAIRMAN KESSLER: Gaugel.

8 MEMBER GAUGEL: Yes.

9 VICE CHAIRMAN KESSLER: Henningson.

10 MEMBER HENNINGSON: Yes.

11 VICE CHAIRMAN KESSLER: Wallace.

12 CHAIRMAN WALLACE: Yes.

13 VICE CHAIRMAN KESSLER: Kessler, yes.

14 CHAIRMAN WALLACE: All right. That

15 motion passes unanimously, and that concludes Item 4 on

16 your agenda.

17 Item 5, meeting announcements -- we

18 definitely have the meeting on March 4th because we had

19 continued a matter from last time to that date.

20 MR. O'ROURKE: I'm anticipating a pretty

21 full agenda that evening.

22 CHAIRMAN WALLACE: On the 4th?

23 MR. O'ROURKE: We have a couple more

24 public hearings on top of the one that was continued.

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1 CHAIRMAN WALLACE: Oh, right. Okay.

2 MR. O'ROURKE: There's been a couple
3 advertised.

4 CHAIRMAN WALLACE: Yeah. Does anyone
5 know that they will not be there on that date? I
6 thought that somebody -- who was it?

7 MR. O'ROURKE: It might have been Tom,
8 who is not here tonight.

9 CHAIRMAN WALLACE: Right. Right. Yeah.
10 I think he is not going to be there.

11 If anyone else knows that they will not be
12 there on that date, please let staff know as soon as
13 possible so that we don't have any quorum issues.

14 And then March 18th and April 8th, and we are
15 kind of anticipating having those meetings as far as we
16 know right now?

17 MR. O'ROURKE: I would say probably one
18 of the public hearings published would possibly, very
19 probably be also at least considered on that agenda.

20 CHAIRMAN WALLACE: Okay. For action on
21 that.

22 MR. O'ROURKE: Yes. It might be one
23 that the Plan Commission chooses to think a little bit
24 about because there's some use changes and things that

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1 might not be an all-in-one kind of meeting.

2 CHAIRMAN WALLACE: Right. Okay.

3 MR. O'ROURKE: If nothing else.

4 CHAIRMAN WALLACE: All right. Is there
5 anything coming up for public hearing where there are
6 time issues? I know usually at this time of year, they
7 want to get that before the City Council in order to
8 break ground.

9 MR. O'ROURKE: Yeah. Typically, the
10 one -- the project that I would anticipate having that
11 sort of time crunch would probably be able to make it
12 on the March 10th agenda based on the current schedule.

13 CHAIRMAN WALLACE: March 4th or March
14 18th?

15 MR. O'ROURKE: It was March 4th for this
16 and then the one -- I'm sorry.

17 CHAIRMAN WALLACE: Okay.

18 MR. O'ROURKE: I think that would work.

19 CHAIRMAN WALLACE: I'm thinking, and I
20 don't know, maybe, Plan Commission, you can help me
21 with this, but I know we have kind of gone back and
22 forth in the past about putting things on for action
23 even if there is a possibility we may not take action
24 on that particular night.

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1 MR. O'ROURKE: Sure.

2 CHAIRMAN WALLACE: And I'm thinking if
3 there are -- if there is anything where we expect that
4 it may -- if it's a public hearing where time may be an
5 issue, even if we think that it may be continued to the
6 next meeting, we might want to put it on that agenda
7 for action that night --

8 MR. O'ROURKE: Sure.

9 CHAIRMAN WALLACE: -- if things change
10 and we have to take action on it that night, and then
11 the worst that can happen is we'll have to continue it
12 and not take action until the next meeting.

13 VICE CHAIRMAN KESSLER: That's exactly
14 what I would do because we can't take -- if you can't
15 change -- take action when you really want to, then
16 just put it on there. We can always not.

17 CHAIRMAN WALLACE: Yeah. I would say --

18 MR. O'ROURKE: I have no issue with
19 that.

20 CHAIRMAN WALLACE: Pass it by Rita, and
21 if she has any issues, have her give me a call, but I
22 would say any public hearings that we have, especially
23 at this time of year --

24 MR. O'ROURKE: Yeah.

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1 CHAIRMAN WALLACE: -- Let's put them
2 also on the agenda for action that night.

3 MR. O'ROURKE: That's fine. Staff would
4 have -- in this case probably would have ended up doing
5 that anyway.

6 CHAIRMAN WALLACE: Okay.

7 MR. O'ROURKE: Just based on the nature
8 of the proposal, it may need some extra time.

9 VICE CHAIRMAN KESSLER: But we've had a
10 number of occasions where we haven't been able to take
11 action when we could have or should have.

12 MR. O'ROURKE: Because there weren't the
13 findings of fact provided by staff.

14 VICE CHAIRMAN KESSLER: Right.

15 CHAIRMAN WALLACE: Just so you know, if
16 it's not on the agenda for action, we can't take
17 action; and, you know, that's -- we'd rather have it on
18 there and, you know, have to bump it, than not be able
19 to do what we need to do.

20 MR. O'ROURKE: The only caveat I'd throw
21 out to that is if there is some proposal that staff
22 specifically needs feedback on, like a general
23 amendment or something.

24 CHAIRMAN WALLACE: Sure.

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1 MR. O'ROURKE: We may not feel
2 comfortable doing it all the time.

3 CHAIRMAN WALLACE: Yeah.

4 MR. O'ROURKE: I mean, we'll have to use
5 some professional judgment on that.

6 CHAIRMAN WALLACE: Yeah. Yeah.

7 MR. O'ROURKE: It might not be every
8 time.

9 CHAIRMAN WALLACE: Yeah. What did you
10 say?

11 VICE CHAIRMAN KESSLER: Nothing.

12 CHAIRMAN WALLACE: Really?

13 Okay. Anyway, any additional business from
14 Plan Commission members?

15 (No response.)

16 CHAIRMAN WALLACE: Staff.

17 MR. O'ROURKE: Restaurant week is next
18 week. Everybody go out. You should have gotten your
19 cards, your postcards in the mail.

20 CHAIRMAN WALLACE: What is it?

21 MR. O'ROURKE: Restaurant week. There's
22 34 restaurants in town, if you bring your card -- you
23 can print it off the web site or even show it to them
24 on your Smart Phone. 34 participating, you get 25

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1 percent off your bill with a minimum purchase of \$20,
2 alcohol and gratuity not included.

3 CHAIRMAN WALLACE: All right. Cool.

4 VICE CHAIRMAN KESSLER: I make a
5 motion --

6 CHAIRMAN WALLACE: Is there any
7 additional business from citizen? All right.

8 VICE CHAIRMAN KESSLER: I'll make a
9 motion to adjourn.

10 MEMBER DOYLE: Second.

11 CHAIRMAN WALLACE: Moved and seconded.
12 All in favor.

13 (Ayes heard.)

14 CHAIRMAN WALLACE: Opposed.

15 (No response.)

16 CHAIRMAN WALLACE: The St. Charles Plan
17 Commission is adjourned at 7:26 p.m.

18 PROCEEDINGS CONCLUDED AT 7:26 P.M.

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