

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, NOVEMBER 1, 2016**

---

Members Present:

Vice Chairman Tim Kessler  
Laura Macklin-Purdy  
Tom Pretz  
Dan Frio  
Tom Schuetz  
James Holderfield

Members Absent:

Chairman Todd Wallace  
Michelle Spruth  
Brian Doyle

Also Present:

Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Court Reporter

**1. Call to order**

Vice Chairman Kessler called the meeting to order at 7:00 p.m.

**2. Roll Call**

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

**3. Presentation of minutes of the October 18, 2016 meeting of the Plan Commission.**

**Motion was made by Mr. Schuetz, seconded by Vice Chairman Kessler, and unanimously passed by voice vote to approve the minutes of the October 18, 2016 Plan Commission meeting.**

**PUBLIC HEARING**

**4. MotoExec, 731 N. 17<sup>th</sup> St. Unit 3 (Jimmy Wilmes)**  
Application for Special Use

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

**Motion was made by Mr. Schuetz, seconded by Mr. Pretz, and unanimously passed by voice vote to close the public hearing.**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

**Minutes – St. Charles Plan Commission**  
**Tuesday, November 1, 2016**  
**Page 2**

Motion carried: 6-0

**MEETING**

- 7. MotoExec, 731 N. 17<sup>th</sup> St. Unit 3 (Jimmy Wilmes)**  
Application for Special Use

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

**Motion was made by Schuetz, seconded by Mr. Pretz, and unanimously passed by voice vote to recommend approval of a Special Use for Motor Vehicle Sales for MotoExec, 731 N. 17th St., Unit 3, with three conditions: 1) There shall be no outdoor storage or display of vehicles; 2) There shall be no outdoor repair or maintenance of vehicles; and 3) Test driving of vehicles may begin on the property, but shall be primarily conducted off the premises of the Foundry Business Park.**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

Motion carried: 6-0

**PUBLIC HEARING**

- 5. Corporate Reserve Lot 8 (CalAtlantic Homes)**  
Application for Special Use to amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD)

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

**Motion was made by Mr. Holderfield, seconded by Vice Chairman Kessler, and unanimously passed by voice vote to close the public hearing.**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

Motion carried: 6-0

**MEETING**

- 8. Corporate Reserve Lot 8 (CalAtlantic Homes)**  
Application for Special Use to amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD)

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

**Motion was made by Mr. Schuetz, seconded by Mr. Pretz, and unanimously passed by voice vote to recommend approval of an Application for Special Use to amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD).**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

Motion carried: 6-0

### **PUBLIC HEARING**

**6. General Amendment (Joseph Wencowski & Patricia Brown)**

A petition filed by Joseph Wencowski and Patricia Brown requesting an amendment to Ch. 17.12 “Residential Districts” (RT-4/BT lot size requirement for two-family dwellings)

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

**Motion was made by Mr. Schuetz, seconded by Mr. Pretz, and unanimously passed by voice vote to close the public hearing.**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

Motion carried: 6-0

### **MEETING**

**9. General Amendment (Joseph Wencowski & Patricia Brown)**

A petition filed by Joseph Wencowski and Patricia Brown requesting an amendment to Ch. 17.12 “Residential Districts” (RT-4/BT lot size requirement for two-family dwellings)

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

**Motion was made by Mr. Schuetz, seconded by Mr. Pretz, and unanimously passed by voice vote to recommend approval of a General Amendment petition filed by Joseph Wencowski and Patricia Brown, requesting an amendment to Chapter 17.12 “Residential Districts” (RT-4/BT lot size requirement for two-family dwellings).**

**Minutes – St. Charles Plan Commission**  
**Tuesday, November 1, 2016**  
**Page 4**

Roll Call Vote:

Ayes: Frio, Holderfield, Schuetz, Purdy, Pretz, Kessler

Nays: None

Absent: Wallace, Spruth, Doyle

Motion carried: 6-0

**10. Additional Business from Plan Commission Members or Staff-None.**

**11. Weekly Development Report**

**12. Meeting Announcements**

a. Plan Commission

Tuesday, November 22, 2016 at 7:00pm Council Chambers

Tuesday, December 6, 2016 at 7:00pm Council Chambers

Tuesday, December 20, 2016 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, November 14, 2016 at 7:00pm Council Chambers

Monday, December 12, 2016 at 7:00pm Council Chambers

**13. Public Comment**

**14. Adjournment at 7:58pm**



PLANET DEPOS®

We make it >> *happen.*™

Transcript of **Hearing - MotoExec, 731 N. 17th St.  
Unit 3**

**Date:** November 1, 2016

**Case:** St. Charles Plan Commission

Planet Depos, LLC

Phone: 888-433-3767

Fax: 888-503-3767

Email: [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

Internet: [www.planetdepos.com](http://www.planetdepos.com)

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

BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Special :  
Use, MotoExec; Property :  
Located at 731 North 17th :  
Street, Unit 3. :  
-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, November 1, 2016  
7:00 p.m.

Job No.: 126638A  
Pages: 1 - 20  
Reported by: Joanne E. Ely, CSR, RPR

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

HEARING, held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

St. Charles, Illinois 60174

(630) 377-4400

Before Joanne E. Ely, a Certified Shorthand  
Reporter, and a Notary Public in and for the State  
of Illinois.

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

PRESENT:

- TIM KESSLER, Vice Chairman
- DAN FRIO, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member

ALSO PRESENT:

- RUSSELL COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner



Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

4

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

P R O C E E D I N G S

VICE CHAIRMAN KESSLER: Okay. Welcome to  
the St. Charles Plan Commission meeting.

No. 2 on the agenda is the roll.  
Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Kessler here.

No. 3 on the agenda is the presentation of  
minutes.

MEMBER SCHUETZ: I motion that we accept the  
minutes as written.

VICE CHAIRMAN KESSLER: Second.

MEMBER HOLDERFIELD: Second.

VICE CHAIRMAN KESSLER: All in favor.

(Ayes heard.)

VICE CHAIRMAN KESSLER: All right. No. 4,

1 5, and 6 on the agenda are items that are public  
2 hearings, and we'll go through the -- I'll brief  
3 everybody on how we hold a public hearing before we  
4 begin. So I would like to review our procedure.

5 So in every public hearing, for each one of  
6 these items, first, the applicant will present their  
7 application. Then the Plan Commission will then ask  
8 questions of the applicant regarding their  
9 presentation; and then after that, members of the  
10 audience will be invited to ask questions and make  
11 comments; and then the applicant will then have a  
12 chance to make a final statement, if they so wish.

13 If the Plan Commission then determines that  
14 we have enough evidence to make a recommendation to  
15 the City Council, we will close the public hearing.

16 Any questions? From the audience?

17 (No response.)

18 VICE CHAIRMAN KESSLER: Now, anyone who  
19 wishes to offer testimony, ask questions, or make  
20 comments for any of the three items on the agenda  
21 during the public hearing, I'd ask you to raise your  
22 right hand and be sworn in. Is anybody else going  
23 to be speaking during the public hearing at all?

24 Okay. Raise your right hands.

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

6

1 (Witnesses duly sworn.)

2 VICE CHAIRMAN KESSLER: Great. Thank you.

3 Okay. That was well done. Thank you.

4 Finally, before you speak, please wait to be  
5 recognized. We have a court reporter who is taking  
6 down the record of the proceedings, so only speak  
7 one at a time. And when you do speak, I ask that  
8 you approach the lectern, state your name, spell  
9 your last name, and give your address for the  
10 record.

11 Okay. So let's move to No. 4 on our agenda,  
12 public hearing for MotoExec, 731 North 17th Street,  
13 Unit 3, Jimmy Wilmes, application for a special use.

14 Before we begin, I'd like to just ask -- I  
15 don't think we'll have a problem with this, but we  
16 have three public hearings, and then those items  
17 come up in our regular meeting after the public  
18 hearing.

19 So I'm going to suggest that we hold the  
20 public hearing for an item and then immediately  
21 after that jump ahead to the meeting portion and  
22 deal with that item.

23 So we'll do MotoExec public hearing and  
24 MotoExec meeting portion. So everyone is -- we

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

7

1 don't have to keep everybody here all evening  
2 because I don't think we all want to be here. We  
3 want to get to a TV. At any rate, we'll begin,  
4 MotoExec.

5 So whoever is the applicant for MotoExec  
6 come on up.

7 MR. WILMES: Good evening. I'm Jimmy  
8 Wilmes, last name W-i-l-m-e-s.

9 VICE CHAIRMAN KESSLER: Address?

10 MR. WILMES: 3018 Seekonk Avenue. That's  
11 spelled S-e-e-k-o-n-k Avenue. That's in Elgin,  
12 60124.

13 VICE CHAIRMAN KESSLER: Great.

14 MR. WILMES: The gentleman next to me.

15 MR. JAMES WILMES: James Wilmes. This is a  
16 father-and-son operation. So he's going to be the  
17 lead dog on this. Do you need my address?

18 VICE CHAIRMAN KESSLER: Pardon me?

19 MR. JAMES WILMES: You don't need my  
20 address, do you? It's not on the application.

21 VICE CHAIRMAN KESSLER: For the court  
22 reporter.

23 MR. JAMES WILMES: Okay. My address is 256  
24 Oxford Lane, Bloomingdale, Illinois 60108.

1 MR. WILMES: So this application was -- we  
2 are interested in starting a small, family-owned and  
3 operated independent used auto dealership in the  
4 Foundry Park business -- Foundry Business Park at  
5 unit 3.

6 As of right now we're asking to be able  
7 to -- applying for a special use permit to hold auto  
8 motor vehicle sales transactions, and then to allow  
9 test drives to originate from the unit onto a public  
10 road, and then have our client come back and decide  
11 they'd like to go forward with the purchase.

12 The front of the -- the way the space will  
13 be used will be as soon as you enter, it's split  
14 about 80 percent -- 20 percent office, 80 percent  
15 showroom. There will be a few desks, a waiting  
16 area, and then there will be an all indoor showroom,  
17 no exterior storage of the vehicles, anything of  
18 that nature.

19 So I guess I can go on further and tell you  
20 more about, you know, the passion and how we feel  
21 about the business. I have over six years of GM  
22 experience running an operation of this magnitude.

23 But we're just asking for no physical  
24 change, no infrastructure change, just the ability

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

9

1 to sell and offer test drives of the vehicles.

2 VICE CHAIRMAN KESSLER: All right. Any  
3 questions?

4 MEMBER SCHUETZ: Not yet.

5 VICE CHAIRMAN KESSLER: Okay.

6 MEMBER SCHUETZ: Is that it?

7 VICE CHAIRMAN KESSLER: That's your  
8 presentation. Okay. I do have a couple questions.

9 MR. WILMES: Sure. Yeah.

10 VICE CHAIRMAN KESSLER: How will you market  
11 it?

12 MR. WILMES: Internet. Also there's a state  
13 law, which requires we have external signage. We're  
14 going to market mainly Internet -- Internet sales.  
15 So all of our first points of contact with our  
16 clients will be via e-mail or calling us.

17 Of course, it will be open to the public.  
18 There will probably be some people that will be  
19 curious to see and drive through during our hours of  
20 operation that we're open, but a very high  
21 percentage of our marketing -- all of our marketing  
22 will be, you know, through cars.com, auto trader,  
23 all the major sites that we may be aware of,  
24 strictly.

1           VICE CHAIRMAN KESSLER: Is there any kind  
2 of -- I mean these vehicles just -- it's not a  
3 specific type of vehicle. It's not an antique.  
4 It's not a specific make or model. It's just used  
5 cars.

6           MR. WILMES: That's correct, yes, to a  
7 certain degree. We'd like to concentrate on  
8 entry-level luxury used cars -- vehicles that, you  
9 know, offer a clean -- come with a warranty.

10           We will not be having a service or parts  
11 department, sales and finance only. I also hold a  
12 finance degree as well; and with the ability of  
13 that, we want to reach out to other businesses,  
14 other mechanics, or, you know, local small  
15 businesses that can, you know, kind of fill those  
16 gaps and get close with the small business community  
17 and keep that kind of relationship going.

18           We're going to be very small. So our  
19 inventory -- if it's something we don't have, I'd  
20 also like to play the part of auto brokerage for a  
21 potential client. Perhaps maybe I'd go out and find  
22 a particular vehicle that they're looking for that I  
23 may not have, but I can go and find for them and  
24 kind of work on a relationship in that manner.

1           VICE CHAIRMAN KESSLER: Have you figured out  
2 how many vehicles you'll be able to keep in the  
3 warehouse?

4           MR. WILMES: Yes. We measured in my  
5 driveway and played around with the cars, parking  
6 them. We plan on having an initial inventory of 10  
7 to 12 vehicles, very small inventory; and then  
8 hopefully, grow from there and potentially occupy  
9 more space in the Foundry Business Park area.

10          VICE CHAIRMAN KESSLER: Will that space  
11 you're considering hold more than 10 or 12 vehicles?

12          MR. WILMES: Yes, sir. It, approximately,  
13 should hold up to 12 vehicles. Like I said, we're  
14 going to be conscious of the type of vehicles we  
15 buy, nothing large, SUV type, but, you know, if it  
16 makes sense; but we're also thinking about driving a  
17 few demo cars also that would be part of our  
18 inventory, you know, rotating that in and out.

19                 But we feel our initial start with the  
20 space, maintaining that space just for our sales  
21 transactions and originating from there. If we  
22 needed to, we would warehouse and distribute from  
23 another location within a mile, hopefully, inside  
24 the park. We can then bring those vehicles of



1 interest on to the unit 3 site and proceed with our  
2 business from there.

3 VICE CHAIRMAN KESSLER: Okay. All right.

4 MEMBER MACKLIN-PURDY: Just curious, can  
5 people purchase these online, and is there any kind  
6 of online auction type of deal with these?

7 MR. WILMES: No, no. We're going to offer  
8 a, you know, suggested price, you know, hopefully, a  
9 really competitive price for the local community.  
10 To be honest with you, we hope to have a very low  
11 overhead and hope we can pass those savings on.  
12 Most likely, a no hassle Internet-based price that,  
13 you know, hopefully, the product will speak for  
14 itself, and the price will speak for itself in the  
15 community.

16 All advertising, like I said, is Internet  
17 strictly. We don't plan on running too many print  
18 ads. The only outside advertising that might fall  
19 into place, like I said, would be the lit sign on  
20 the outside of the building that somebody may see as  
21 they drive by.

22 MEMBER MACKLIN-PURDY: So there will be no  
23 online auction of cars or anything like that.

24 MR. WILMES: We're not going to host any

1 auctions, no.

2 MEMBER SCHUETZ: I have just a few  
3 questions.

4 So just for clarification, we purchased one  
5 of our cars through a gentleman that sounds like  
6 what you're going to be doing, as more of a  
7 brokerage, and then you go out and find the cars  
8 that they're looking for. Like, say, somebody comes  
9 to you and says I'm looking for a 2012, whatever,  
10 Acura. Is that kind of what it is? You find one in  
11 good shape or --

12 MR. WILMES: You know, we may fall back on  
13 to the auto brokerage part of the business.  
14 Ideally -- we spent a lot of time doing the market  
15 research, and we're hoping to bring in cars that are  
16 going to sell initially from our inventory.

17 If we happen to come across a client that  
18 doesn't see anything but still wants to work with  
19 us, I'd like to leave the door open to act as an  
20 auto brokerage with them and maintain that  
21 relationship with them, and that might be the only  
22 thing that would take -- also take it out of  
23 Internet advertising only, and hopefully, we'll  
24 develop a relationship and talk that way as well.

1           But, yes, we know people live, you know,  
2 very busy lives, and it's a very important purchase  
3 for most.

4           MEMBER SCHUETZ: Right.

5           MR. WILMES: So if we can help in any way.

6           MEMBER SCHUETZ: Typically, a nice service.

7           MR. WILMES: Yeah. I'm also a real estate  
8 broker. So we like to view it also -- I'd like to  
9 think of it as a model where, you know, people can  
10 come in for a private type of showing, being an  
11 indoor showroom, out of the elements, really get  
12 comfortable with the purchase and maybe put a little  
13 bit of ease of mind, you know, with the car buying  
14 experience.

15           MEMBER SCHUETZ: All right. So it would be  
16 a car buying experience, but would any mechanical  
17 repairs occur at that site?

18           MR. WILMES: No, sir. Thanks for asking  
19 that. Typically, in a dealership I've worked at in  
20 the past, we have a sales, finance, parts and  
21 service department.

22           All of our parts and servicing will be done  
23 with a third party, and, hopefully, with some of the  
24 local skilled mechanics that might be around.

1 There's a detail shop that's immediately near. We'd  
2 like to get a business relationship with them as  
3 well. We'd like to fill those gaps in with the  
4 local community and strictly only handle the sales  
5 and financing portion.

6 MEMBER SCHUETZ: I just want to clarify this  
7 location. I think I'm very familiar with this. I  
8 go there quite frequently, but these are warehouses,  
9 and there's all kinds of services in there. You  
10 come down Dean Street. So you take a left, at least  
11 coming from the north, take a left on Dean. Then  
12 you go to 17th Street, and the second entrance. Is  
13 that where this is?

14 MR. WILMES: Yeah. So it would be -- you  
15 turn off Dean Street.

16 MEMBER SCHUETZ: Where that pond is?

17 MR. WILMES: Yep. And the location of it  
18 would be -- you would see it from the street. It's  
19 across from the pond. It's one of the end units  
20 closer to the right side.

21 MEMBER SCHUETZ: Okay.

22 MR. WILMES: Next to a, I believe, it's a  
23 cheerleading facility.

24 MEMBER SCHUETZ: A what?

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

16

1 MR. WILMES: A cheerleading facility and a  
2 kettle bell --

3 MEMBER SCHUETZ: A lot of dance. Okay.

4 MR. WILMES: Yes, sir, that would be it.

5 MEMBER SCHUETZ: Okay. Thank you.

6 VICE CHAIRMAN KESSLER: You will be the only  
7 employees?

8 MR. WILMES: Yes. We are both owner  
9 operators, 50/50. That will be all for now.  
10 Hopefully, we get busy, but for what the space can  
11 handle and what our plans are, yeah.

12 VICE CHAIRMAN KESSLER: Okay. Any other --

13 MEMBER PRETZ: I don't have any.

14 VICE CHAIRMAN KESSLER: Dan?

15 MEMBER FRIO: No, sir.

16 VICE CHAIRMAN KESSLER: All right. Well,  
17 there's no further questions.

18 Anything from the audience? Do any members  
19 of the audience have any questions of the applicant?

20 (No response.)

21 VICE CHAIRMAN KESSLER: It appears no.

22 Then we would entertain a motion, then, to  
23 close the public hearing.

24 MEMBER SCHUETZ: I'll make the motion that

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

17

1 we close the public hearing on MotoExec, 713 North  
2 17th Street.

3 MEMBER PRETZ: Second.

4 VICE CHAIRMAN KESSLER: All in favor.

5 (Ayes heard.)

6 VICE CHAIRMAN KESSLER: All right. So the  
7 public hearing is closed. As I said earlier, we're  
8 going to jump items from No. 4 to No. 7 to the  
9 meeting portion for MotoExec, 731 North 17th Street,  
10 Unit 3, Jimmy Wilmes, application for special use.

11 Any discussion?

12 MEMBER PRETZ: I don't have any.

13 VICE CHAIRMAN KESSLER: Anything from the  
14 audience?

15 (No response.)

16 VICE CHAIRMAN KESSLER: It again appears no.  
17 So I'd entertain a motion from the  
18 Commission.

19 MEMBER SCHUETZ: I'll make the motion to  
20 approve the -- I'm sorry -- recommendation to  
21 approve MotoExec, 731 North 17th Street, unit 3, to  
22 permit an indoor motor vehicle sales establishment.

23 MEMBER FRIO: Second.

24 MS. JOHNSON: There are three recommended

1 conditions that staff has listed --

2 MEMBER SCHUETZ: Yes.

3 MS. JOHNSON: -- on the summary per the  
4 request of the property owner.

5 VICE CHAIRMAN KESSLER: So your motion is  
6 subject to the three --

7 MEMBER SCHUETZ: To the three conditions;  
8 correct. Do those need to be read?

9 MS. JOHNSON: Yes, please.

10 MEMBER SCHUETZ: Okay. I saw them here.

11 MS. JOHNSON: They're on the summary.

12 MEMBER SCHUETZ: Right. Okay. Subject to  
13 that there shall be no outdoor storage or display of  
14 vehicles; No. 2 would be there shall be no outdoor  
15 repair or maintenance of vehicles; and 3 would be  
16 test driving of vehicles may begin on the property,  
17 but shall be primarily conducted off the premises of  
18 the Foundry Business Park.

19 MEMBER PRETZ: Second.

20 VICE CHAIRMAN KESSLER: Okay. It's been  
21 moved and seconded. Any discussion on the motion?

22 (No response.)

23 VICE CHAIRMAN KESSLER: All right.

24 Holderfield.

Hearing - MotoExec, 731 N. 17th St. Unit 3  
Conducted on November 1, 2016

19

1 MEMBER HOLDERFIELD: Yes.

2 VICE CHAIRMAN KESSLER: Schuetz.

3 MEMBER SCHUETZ: Yes.

4 VICE CHAIRMAN KESSLER: Pretz.

5 MEMBER PRETZ: Yes.

6 VICE CHAIRMAN KESSLER: Frio.

7 MEMBER FRIO: Yes.

8 VICE CHAIRMAN KESSLER: Purdy.

9 MEMBER MACKLIN-PURDY: Yes.

10 VICE CHAIRMAN KESSLER: Kessler, yes.

11 So that concludes Item No. 7, MotoExec.

12 We're recommending approval. Thank you.

13 MR. WILMES: Can I say something?

14 VICE CHAIRMAN KESSLER: You may.

15 MR. WILMES: I just want to thank you guys  
16 all for having us here and taking the opportunity.

17 I also want to give a special thanks to  
18 Ellen for answering all of my questions and allowing  
19 us this opportunity to be heard in front of you all.  
20 So thank you.

21 VICE CHAIRMAN KESSLER: Thank you. Good  
22 luck.

23 (Off the record at 7:16 p.m.)

24



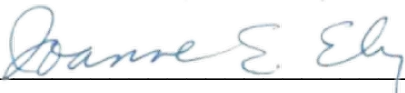

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 6th day of November, 2016.

My commission expires: May 16, 2020

Notary Public in and for the  
State of Illinois



PLANET DEPOS<sup>®</sup>

We make it >> *happen.*<sup>™</sup>

Transcript of **Hearing - Lot 8, The Corporate Reserve  
of St. Charles PUD**

**Date:** November 1, 2016

**Case:** St. Charles Plan Commission

Planet Depos, LLC

Phone: 888-433-3767

Fax: 888-503-3767

Email: [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

Internet: [www.planetdepos.com](http://www.planetdepos.com)



Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

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

HEARING, held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

Before Joanne E. Ely, a Certified Shorthand  
Reporter, and a Notary Public in and for the State  
of Illinois.

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

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

PRESENT:

TIM KESSLER, Vice Chairman

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

ALSO PRESENT:

RUSSELL COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

4

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

P R O C E E D I N G S

VICE CHAIRMAN KESSLER: We're going to move back into public hearing mode for Item No. 5 on the agenda, Corporate Reserve Lot 8, CalAtlantic Homes, application for special use to amend Ordinance 2016-Z-2, Lot 8, Corporate Reserve St. Charles PUD.

And the applicant is ready.

MR. ROBINSON: Yes. My name is Bill Robinson, with CalAtlantic Homes, address is 1141 East Main Street, East Dundee 60118.

VICE CHAIRMAN KESSLER: You guys. I don't know how to do it either.

MR. ROBINSON: Here we go. Okay.

Good evening. My name is Bill Robinson. I'm with the -- all right. We are the contract purchaser for what is known as Corporate Reserve Lot 8. We're proposing to change the name to Anthem Heights.

In January of this year, the City approved this development for 78 single-family lots and for a 1-acre park. Tonight we're requesting a deviation for the front and rear yard setbacks for the product we are offering.

In order to offer a wider variety of homes,

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

5

1 there are four homes that we will be building that  
2 are over 50 feet in depth. They range from a foot  
3 and a half over 50 to 4 1/2 feet.

4 In talking with staff, it was their  
5 recommendation that we request a 3-foot variance on  
6 the rear and a 2-foot variance on the front. This  
7 would allow us to build all the homes on all the  
8 sites. We are not requesting any other variations  
9 to what was already approved.

10 What would happen is if -- for example, that  
11 would show what the minimums would be. It would be  
12 18 on the front, 27 on the rear. This only applies  
13 for 38 of the homes. The homes that are in red are  
14 homes that are 100 feet deep. The homes that are  
15 kind of in yellow are over 100, but less than 105.

16 So each lot would be looked at on a  
17 case-by-case basis to determine where the setbacks  
18 would go. So, for example, if the home was a foot  
19 and a half over, you would still potentially use the  
20 20-foot front yard and you'd encroach into the  
21 current rear yard setback a foot and a half; and  
22 then by changing the front yards to 18, it would  
23 give a different type of streetscape.

24 VICE CHAIRMAN KESSLER: So never to

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

6

1 exceed --

2 MR. ROBINSON: Never to exceed.

3 VICE CHAIRMAN KESSLER: -- the requested  
4 setback in the back or front.

5 MR. ROBINSON: Correct. And then the lots  
6 that are in the green are deep enough, and there is  
7 no issue with those.

8 And then we will be offering eight models,  
9 three elevations with each model, all range in  
10 square footage from 2,154 square feet to  
11 3,120 square feet, and then here's an illustration  
12 of the products that we will be building out there.

13 We're also the -- we also took over the  
14 townhome development adjacent to this property and  
15 completed the build-out there.

16 VICE CHAIRMAN KESSLER: Okay. I do have a  
17 couple questions. I'm going to try to be real  
18 brief.

19 So this request for the amendment, for the  
20 special use -- the special use is to alter the  
21 setbacks for the front and rear yard for the entire  
22 site; is that correct?

23 MS. JOHNSON: No. For 38 of the 78 lots.

24 VICE CHAIRMAN KESSLER: It's specifically



Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

7

1 for those 38 lots that are highlighted in red or  
2 yellow.

3 MS. JOHNSON: The remaining lots will have  
4 to meet the existing PUD setback requirement.

5 VICE CHAIRMAN KESSLER: All right. That was  
6 my first question.

7 Tom, go ahead.

8 MEMBER SCHUETZ: I was going to ask the same  
9 question, but I have a second question.

10 You had mentioned that it changed the front  
11 streetscape.

12 MR. ROBINSON: Yes.

13 MEMBER SCHUETZ: I'm hoping you're going to  
14 say for a good reason or in a good way.

15 MR. ROBINSON: Yeah. When you look at the  
16 streets, instead of having --

17 MEMBER SCHUETZ: Right.

18 MR. ROBINSON: -- everything lined up, if it  
19 happens to be a home that's 54 1/2 feet deep, it  
20 will be a little bit forward, and it will give you a  
21 different --

22 MEMBER SCHUETZ: Right.

23 MR. ROBINSON: -- appearance when you look  
24 down the street.

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

8

1 MEMBER SCHUETZ: Okay. Has there been any  
2 thought to -- there's a standard, of course, of the  
3 number of trees and shrubs and everything that has  
4 to be on the site.

5 Has there been any thought to add any  
6 buffer, extra buffer, let's say, in the back  
7 especially on those that are 3 feet less now? I'm  
8 trying to think what they plan on there.

9 MR. ROBINSON: Most of those lots that you  
10 see, either they back up to each other, or they're  
11 already in heavily landscaped areas.

12 MEMBER SCHUETZ: Okay. That's what I  
13 thought I remembered.

14 MR. ROBINSON: Yeah. That's already pretty  
15 heavily landscaped.

16 MEMBER SCHUETZ: Heavily landscaped back  
17 there.

18 MR. ROBINSON: Yeah. And then if memory  
19 serves me correct, the pod in the middle, you have  
20 lookout basements and walkout basements. So by  
21 engineering, you're limited as to the type of  
22 landscaping you can put in there.

23 MEMBER SCHUETZ: Are you going to minimize  
24 some of the landscaping because of this?

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

9

1 MR. ROBINSON: No.

2 MEMBER SCHUETZ: Okay.

3 MEMBER HOLDERFIELD: I just want to go back  
4 to the front yard setbacks. So dealing with the  
5 lots that are colored red, 38 red and yellow, are  
6 you saying that they will all be the same or they  
7 could be different?

8 MR. ROBINSON: They could be different. It  
9 depends on what home is sold there; and with the  
10 monotony codes, you're not going to have the same  
11 houses next to each other. So there may potentially  
12 be a home that's 48-foot deep next to a home that's  
13 54-foot deep.

14 MEMBER HOLDERFIELD: So that also can occur  
15 on a green lot as well.

16 MR. ROBINSON: Well, the green lots there  
17 wouldn't be any -- yeah, with the green lots --

18 MEMBER HOLDERFIELD: There could be as well.

19 MR. ROBINSON: They'd be at 20 because they  
20 were not --

21 MEMBER HOLDERFIELD: They would all be at 20  
22 as well.

23 MR. ROBINSON: Those would also be at 20.

24 MEMBER HOLDERFIELD: Be different.

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

10

1 MR. ROBINSON: Pardon?

2 MEMBER HOLDERFIELD: The red ones would be  
3 different setbacks as you go down the street.

4 MR. ROBINSON: Correct.

5 MEMBER HOLDERFIELD: Okay.

6 VICE CHAIRMAN KESSLER: Tom.

7 MEMBER PRETZ: So potentially, there could  
8 be well less than the 38. It depends on what the  
9 market is going to request because you said four of  
10 the models are larger; correct?

11 MR. ROBINSON: Yes. And four fit within  
12 that envelope. So it depends on what people are  
13 buying.

14 MEMBER PRETZ: So the maximum that we would  
15 see for the larger models that would require that  
16 setback would be the 38.

17 MR. ROBINSON: Correct.

18 MEMBER MACKLIN-PURDY: Do you have a picture  
19 of the model somewhere? You had it up for a minute.  
20 Okay. So all of the models have the garage in the  
21 front?

22 MR. ROBINSON: Yes. The lots are only  
23 52-feet wide.

24 MEMBER MACKLIN-PURDY: Wasn't there

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

11

1 something, Russ, about the garages in the front?

2 MR. ROBINSON: There are some that the  
3 garage is not forward, if you look.

4 MR. COLBY: Yes. This property -- it's in  
5 an RS district which stands for suburban. There are  
6 requirements in the RT district. Those are the  
7 traditional districts that require that the garage  
8 door be placed behind -- 5 feet back from the  
9 remainder of the dwelling. Those requirements would  
10 not apply to this property because it's zoned in an  
11 RS district.

12 VICE CHAIRMAN KESSLER: I just want to  
13 clarify, Tom, your comment; that is, we have 38 lots  
14 that four of the models wouldn't require the altered  
15 setback.

16 MR. ROBINSON: Correct.

17 VICE CHAIRMAN KESSLER: So if every one of  
18 these lots, the customer chose one of those four  
19 models, then every one of them would have an altered  
20 setback; but there are four models that fit into the  
21 envelope on those 38 lots?

22 MR. ROBINSON: Yes.

23 VICE CHAIRMAN KESSLER: Okay. So it's  
24 likely it wouldn't be all of them. Okay. All

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

12

1 right.

2 MEMBER SCHUETZ: Well, it can't be all of  
3 them either because they have to have so many -- you  
4 couldn't overbuild and put certain ones --

5 MR. ROBINSON: Yeah. There's a monotony  
6 ordinance, so you can't have them --

7 VICE CHAIRMAN KESSLER: Right.

8 MR. ROBINSON: And then, for example, one of  
9 the homes is 51 feet, 6 inches, and then the largest  
10 one is 54 feet, 6 inches. So you would get a  
11 variety in there. They're not all at the maximum.  
12 So there's a difference there --

13 VICE CHAIRMAN KESSLER: Okay.

14 MR. ROBINSON: -- as well.

15 VICE CHAIRMAN KESSLER: Anything from the  
16 audience?

17 (No response.)

18 VICE CHAIRMAN KESSLER: Again, no.

19 All right. If the Plan Commission feels  
20 that we have enough information to make a  
21 recommendation, then I'll entertain a motion to  
22 close the public hearing.

23 MEMBER HOLDERFIELD: I move that we close  
24 the public hearing in regard to Corporate Reserve

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

13

1 Lot 8, CalAtlantic Homes.

2 VICE CHAIRMAN KESSLER: Second.

3 MEMBER PRETZ: Second.

4 VICE CHAIRMAN KESSLER: All in favor.

5 (Ayes heard.)

6 VICE CHAIRMAN KESSLER: Holderfield.

7 MEMBER HOLDERFIELD: Yes.

8 VICE CHAIRMAN KESSLER: Schuetz.

9 MEMBER SCHUETZ: Yes.

10 VICE CHAIRMAN KESSLER: Pretz.

11 MEMBER PRETZ: Yes.

12 VICE CHAIRMAN KESSLER: Frio.

13 MEMBER FRIO: Yes.

14 VICE CHAIRMAN KESSLER: Purdy.

15 MEMBER MACKLIN-PURDY: Aye. Yes.

16 VICE CHAIRMAN KESSLER: Kessler, yes.

17 All right. We will follow the same  
18 procedure that we did for Item No. 4, and we'll jump  
19 to Item No. 8 on our agenda, the meeting portion of  
20 the discussion on Corporate Reserve Lot 8,  
21 CalAtlantic Homes.

22 Any discussion from the Plan Commission?

23 (No response.)

24 VICE CHAIRMAN KESSLER: Okay. Is there a

Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

14

1 recommendation? Is there a motion to recommend  
2 for --

3 MEMBER SCHUETZ: I'll make the motion to  
4 recommend that Corporate Reserve Lot 8, CalAtlantic  
5 Homes, application for a special use to amend  
6 Ordinance 2016-Z-2 Lot 8 in Corporate Reserve of  
7 St. Charles, PUD, approval of the special --  
8 recommendation to reduce the front yard setback from  
9 20 to 18 feet where necessary on those 38 lots, and  
10 then reduce the rear yard setback requirement from  
11 30 to 27 on those 38 lots as necessary, depending on  
12 which home is purchased to fit appropriately.

13 MEMBER PRETZ: Second.

14 VICE CHAIRMAN KESSLER: And staff, there are  
15 no material recommendations?

16 MS. JOHNSON: Correct.

17 VICE CHAIRMAN KESSLER: All right. Any  
18 discussions on the motion?

19 (No response.)

20 VICE CHAIRMAN KESSLER: Anything from the  
21 public?

22 (No response.)

23 VICE CHAIRMAN KESSLER: Nothing. All right.

24 Hearing none.



Hearing - Lot 8, The Corporate Reserve of St. Charles PUD  
Conducted on November 1, 2016

15

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

Holderfield.  
MEMBER HOLDERFIELD: Yes.  
VICE CHAIRMAN KESSLER: Schuetz.  
MEMBER SCHUETZ: Yes.  
VICE CHAIRMAN KESSLER: Pretz.  
MEMBER PRETZ: Yes.  
VICE CHAIRMAN KESSLER: Frio.  
MEMBER FRIO: Yes.  
VICE CHAIRMAN KESSLER: Purdy.  
MEMBER MACKLIN-PURDY: Yes.  
MEMBER KESSLER: Kessler, yes.  
MR. ROBINSON: Thank you very much.  
VICE CHAIRMAN KESSLER: And that concludes  
Item No. 8 on our agenda.  
(Off the record at 7:30 p.m.)

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

CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 6th day of November, 2016.

My commission expires: May 16, 2020

Joanne E. Ely



Notary Public in and for the  
State of Illinois



PLANET DEPOS®

We make it >> *happen.*™

**Transcript of Hearing - General amendment to Ch.  
17.12 - Property Located at 211 Illinois Avenue.**

**Date:** November 1, 2016

**Case:** St. Charles Plan Commission

Planet Depos, LLC

Phone: 888-433-3767

Fax: 888-503-3767

Email: [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

Internet: [www.planetdepos.com](http://www.planetdepos.com)



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

HEARING, held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

Before Joanne E. Ely, a Certified Shorthand  
Reporter, and a Notary Public in and for the State  
of Illinois.

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

PRESENT:

TIM KESSLER, Vice Chairman

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

ALSO PRESENT:

RUSSELL COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

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

P R O C E E D I N G S

VICE CHAIRMAN KESSLER: Again, we'll move back into the public hearing portion and take up Item No. 6, the general amendment, Joseph Wencowski and Patricia Brown requesting an amendment to Chapter 17.12, Residential Districts, RT-4/BT lot size requirement for two-family dwellings.

MR. SOLFA: Good evening. My name is Leonard Solfa, S-o-l-f-a. My address is PO Box 861 Batavia, Illinois 60510, and I am counsel for Joseph Wencowski and Patricia Brown who are presenting tonight an application for a general amendment.

Before I begin, if I may, I would like to approach the members and pass out some information and also to the Planning Commission.

These are the fact and information sheets concerning the property itself, and my presentation will follow the points on the second page which are bullet points.

If I may, I would also at this time like to pass out a presentation photographic booklet. I've got two copies, which you can start on either end. If you can go through, and I will get into the contents of that booklet as we proceed.

1           As I stated, this is an application for  
2           general amendment to Section 17 for two-family  
3           dwellings in the RT-4 District and BT overlay.

4           Right now the minimum lot size requirement  
5           is 7500 square feet, and what we are requesting this  
6           evening -- and the property owners are present,  
7           Mr. Wencowski and Mrs. Brown. They're right here in  
8           the audience. We are requesting that the size be  
9           reduced to 5,000 square feet so that they can market  
10          the property as a two residential unit property.

11          Right now there is a chiropractic office on  
12          the first floor of the property, and the second  
13          floor is an apartment residential unit.

14          The applicants are retiring and relocating,  
15          and Patricia Brown is closing her chiropractic  
16          practice.

17          What we have is some information for you  
18          concerning the building itself. It's a two-flat  
19          building that's located in the historic district,  
20          and the current zoning is as discussed, and there  
21          are business offices on that first floor. In the  
22          rear of the building, which is depicted in some of  
23          the photographs, there are five dedicated parking  
24          spaces.



1           On the first page of the fact sheet we  
2           discuss the improvements to the property which have  
3           been conducted to maintain the property within the  
4           confines of the historic district because it is  
5           historic in nature, and everything that has been  
6           done has been prequalified with the Planning  
7           Commission members through contact to keep the  
8           property in conformance with historic guidelines.

9           So we've got issues that were resolved and  
10          taken care of, wiring and plumbing, roof, chimney  
11          and gutters, painting, water heaters, and HVAC.

12          All of the utilities in the property are  
13          billed for each unit separately, and they're  
14          depicted within the photographs that are in the  
15          booklet. So there are separate gas meters, separate  
16          electric meters, separate water meters, furnaces and  
17          central air conditioning unit, and each unit has its  
18          own cable television connection.

19          The first floor consists of five rooms, a  
20          full bath, kitchen, and an enclosed front porch.  
21          The second floor contains two bedrooms, a family  
22          room, full bath, kitchen, front porch entrance, and  
23          separate rear entrance. And in the basement,  
24          laundry facilities are available to the first and

1 second floor residents with separate entrances.

2 What I have pointed out in the second  
3 page of the handout is the fact that back in 2001,  
4 the current property owners contacted the City of  
5 St. Charles prior to purchasing the property and  
6 received a confirmation that it could be used as a  
7 single residence or a business and residence or as  
8 two apartments within the 2001 zoning requirements.

9 At the time of a 2005 appraisal for purposes  
10 of refinancing the property, information was again  
11 confirmed and a fact information sheet and an  
12 appraisal concerning the use of the property as  
13 potentially for two residential units.

14 There are two other properties of  
15 significance located nearby at 350 Illinois Avenue  
16 and 305 South 3rd Avenue, and both properties have  
17 two apartments in the same zoning and the  
18 5,000-square-foot lots.

19 As I stated earlier, the property has been  
20 extremely well maintained and carefully maintained  
21 by the present owners to ensure that all the repairs  
22 and renovations would conform to all aspects of the  
23 historic district guidelines.

24 It's our position that the highest and best

1 use for the property is a two-unit apartment  
2 building, which would, we believe, provide increased  
3 tax revenues and consumer spending within the city.

4 The photographs depict, as I said, that you  
5 have an opportunity to review, the separation of all  
6 of the facilities, utilities, et cetera.

7 When checking the website, we find that  
8 right now there are 194 vacant office sites within  
9 the city and approximately 157 vacant retail sites.  
10 We believe that the zoning amendment would enhance  
11 sale of the property, and it would provide for  
12 increased revenue from a consumer-spending  
13 perspective from two occupied residential units  
14 within the downtown St. Charles business district.

15 It would diminish traffic flow, such an  
16 amendment, from an office that would promote that --  
17 that office flow from an office that would promote  
18 within the historic district.

19 A little background on listing the property.  
20 The current owners listed it most recently, and they  
21 had 1,000 website hits within the first week of the  
22 listing, and two showings that provided interested  
23 parties prepared to make offers of purchase.

24 The interested parties determined that they

1 would not proceed with a formal offer once they  
2 learned of the present zoning requirements that  
3 eliminated the use of the property for two  
4 residential units.

5 Subsequently to the initial market interest  
6 and prospective offers, there have been 3,000  
7 website hits without a single showing of the  
8 property.

9 It is our belief that the lack of activity  
10 in terms of showings and potential offers of  
11 interest is predicated upon the current zoning  
12 restriction, eliminating the ability to market the  
13 property as a potential two residential use  
14 property.

15 And lastly, we make the note that in the  
16 initial listing of the property, prior to the  
17 purchase by the present owners, the property was  
18 marketed with the understanding that they could use  
19 it as either the single-family residence, the two  
20 residential units, or an office on the first floor  
21 and a residential unit on the second without any  
22 zoning restriction on such use based on lot size.  
23 Currently, it is used as the office on the first  
24 floor and a residential unit on the upper level.

1           So we are requesting this evening an  
2           amendment, as we have set forth, which we believe  
3           would allow for the marketability of the property  
4           and eliminate any additional vacant office space  
5           within the city, converting it to two residential  
6           units with the reduction in the lot size.

7           Thank you very much. Any questions, I'll be  
8           certainly glad to answer, and I also have the owners  
9           here if you would like them to answer any questions  
10          which I may not have individual knowledge of.

11          VICE CHAIRMAN KESSLER: Okay. Very good.  
12          Thank you.

13          MEMBER PRETZ: I have a question for staff,  
14          just for clarification.

15          VICE CHAIRMAN KESSLER: Sure.

16          MEMBER PRETZ: So the request here will  
17          affect 18 properties that are RT-4/BT.

18          MS. JOHNSON: Correct.

19          MEMBER PRETZ: The additional 59 properties  
20          under RT-4 are not affected by tonight.

21          MS. JOHNSON: Correct.

22          MEMBER PRETZ: However, that then will open  
23          up the door if the request comes in from the RT-4  
24          area to become BT, and then that would qualify them

1 for this?

2 MS. JOHNSON: Well, any property currently  
3 zoned in an RT zoning district if it is across the  
4 street or next to a nonresidential use, it can apply  
5 to be rezoned into the BT overlay.

6 So this amendment applies to changes in the  
7 lot size for all properties zoned RT-4 and BT. So  
8 there's not necessarily a static number of  
9 properties within that zoning district because  
10 additional properties zoned RT-4 can apply to become  
11 part of the BT overlay and would, therefore, be  
12 subject to this lot size for two-family.

13 MEMBER PRETZ: If they were applying for a  
14 BT overlay, that would be a property that would be  
15 across the street or next door or adjacent, but not  
16 necessarily three blocks away.

17 MS. JOHNSON: Correct. In order to qualify  
18 to even request to be part of the BT, it needs to be  
19 next to or across from a nonresidential use.

20 MEMBER PRETZ: Okay.

21 MS. JOHNSON: And it would need to go  
22 through a rezoning, MAP amendment approval  
23 process --

24 MEMBER PRETZ: Okay.

1 MS. JOHNSON: -- and findings of fact would  
2 need to be met for that.

3 MEMBER PRETZ: Thank you. I just needed  
4 that. Thank you.

5 MEMBER SCHUETZ: So I guess I need  
6 clarification too. Based on Tom's questions, if  
7 this were to get approved, it would not  
8 automatically mean all those other properties would  
9 have that opportunity. It would only have that  
10 opportunity, if indeed, they met those requirements  
11 that you just mentioned.

12 MS. JOHNSON: Correct. So this would apply  
13 to all currently zoned -- properties currently zoned  
14 RT-4 and BT. It would not apply to any additional  
15 properties unless they become part of the BT  
16 overlay.

17 VICE CHAIRMAN KESSLER: It will blanket  
18 affect 18 existing properties.

19 MEMBER SCHUETZ: Right. But those 18 could  
20 apply, but they have to have other qualifications as  
21 well, next to a nonresidential and --

22 MS. JOHNSON: Not the 18, the additional  
23 properties.

24 MEMBER SCHUETZ: Oh, I see. Okay.

1 VICE CHAIRMAN KESSLER: This amendment is  
2 not for this specific property.

3 MEMBER SCHUETZ: Right. It's for all 18 in  
4 the RT-4/BT.

5 VICE CHAIRMAN KESSLER: And some of you may  
6 recall, it was about a year ago that we visited --  
7 we revisited the lot size in what? What was it,  
8 BT -- RT/BT-4?

9 MS. JOHNSON: Just RT-4.

10 VICE CHAIRMAN KESSLER: RT-4. In the RT-4  
11 districts, we revisited the lot sizes for  
12 single-family and two-family.

13 MEMBER HOLDERFIELD: I couldn't hear you.

14 VICE CHAIRMAN KESSLER: I said it was a year  
15 ago that we revisited the ordinance requiring --  
16 spell out the lot sizes in the RT-4 district for  
17 single-family and multi -- two-unit, but this was  
18 not addressed at that time.

19 MS. JOHNSON: Correct. Correct. At that  
20 time, the Plan Commission discussed changing the  
21 two-family lot size in the RT-4 district to 5,000  
22 square feet, but the Commission decided to go  
23 another route and amend the nonconforming -- to  
24 grandfather in any two-family dwellings that have a



1 nonconforming lot size in the RT-4 district, instead  
2 of amending the actual lot size requirement.

3 VICE CHAIRMAN KESSLER: Which speaks to the  
4 two properties that are noted in the information we  
5 have, 315 Illinois and --

6 MR. SOLFA: 305 South 3rd Street.

7 MS. JOHNSON: If they were two-family as of  
8 2006 --

9 VICE CHAIRMAN KESSLER: Correct.

10 MS. JOHNSON: -- then they were  
11 grandfathered in, the nonconforming lot size. This  
12 property was not used as a two-family as of 2006.

13 VICE CHAIRMAN KESSLER: Okay. Great.

14 MS. BROWN: May I speak?

15 VICE CHAIRMAN KESSLER: Sure. Come on up.

16 Do you want to state your name and address  
17 for the court reporter?

18 MS. BROWN: Sure. Patricia Brown, 211  
19 Illinois Avenue, St. Charles, Illinois 60174.

20 This house has been a two-flat and probably  
21 for 100 years. This is not new. If you even look  
22 in your photos, if you look straight -- the interior  
23 staircase is lath and plaster with 11-inch moldings.  
24 If you were building a house, you would put a pretty

1 newel post and railings.

2 This looks like it had -- we don't have a  
3 way to prove it, but it has been a two-flat probably  
4 for 100 years or 120 years. It may have never even  
5 been a single-family home. I don't have any way to  
6 prove it, though.

7 VICE CHAIRMAN KESSLER: Okay. Thank you.

8 Okay. Any other questions from the Plan  
9 Commission? Comments?

10 MEMBER SCHUETZ: Yeah. I have a question, a  
11 burning question. Is there a -- if we were to  
12 approve and change this 5,000 down to the 37,  
13 whatever it is, it would affect 18 properties. Is  
14 there a way to only affect this property?

15 MS. JOHNSON: No, I don't believe so. There  
16 is -- there is no variance -- there is no eligible  
17 variance to be requested for this sort of lot size  
18 issue. So I think this is the only way to address  
19 their concern.

20 MEMBER SCHUETZ: Okay.

21 VICE CHAIRMAN KESSLER: I'd just like to  
22 make a comment. You know, it seems reasonable  
23 to me. I mean, I understand they have personal and  
24 a vested interest in this particular property, but

1 we need to look at how it affects the city globally.

2 And this is an allowed use within a  
3 commercial -- it's a commercial use and a  
4 residential use. And this property could  
5 potentially have a commercial use and a commercial  
6 use, but what this doesn't allow is to have a  
7 residential and residential use.

8 It's already a two-unit, and these two-units  
9 are allowed in this zoning district, but you just  
10 can't have a two residential. You can have two  
11 commercial. You could have commercial and  
12 residential, but you can't have two residential.

13 So it makes sense to me for these 18  
14 properties. I mean it just makes sense to address  
15 this.

16 MEMBER PRETZ: Tim, and, again, I understand  
17 what you're saying, and I understand their position  
18 for the marketing of the building and that.

19 I keep trying to think through, though, we  
20 have 18 total properties. When we affect one, we  
21 affect the other 17. Now, the graph here is nice,  
22 you know, we have some that are single --

23 VICE CHAIRMAN KESSLER: What page are you  
24 on?

1 MEMBER PRETZ: -- Variance. It's page --

2 VICE CHAIRMAN KESSLER: Up at the top.

3 MEMBER PRETZ: Table 2, which is a nice  
4 little table. And that would be -- again, that's  
5 what runs through my mind. We can take care of  
6 this, but we have the additional properties.

7 Just so when we make our decision, we're  
8 taking in the whole here; and it could be favorable  
9 for them in their request and approval, but I just  
10 want to -- or not, but I just want to make sure that  
11 we're thinking through and make sure we cover all  
12 the properties.

13 VICE CHAIRMAN KESSLER: I understand that.  
14 And if you look at this Table 2 and you look at the  
15 far right column, it's only actually then affecting  
16 seven of those properties.

17 MR. SOLFA: I was going to bring that up.  
18 You've just addressed it. Right. The other ones  
19 are already within the confines of that. They could  
20 be marketed.

21 I know what your point is, and I think he  
22 just caught -- I was going to ask Ellen Johnson to  
23 comment, but there's no need. You've already  
24 addressed it.

1 VICE CHAIRMAN KESSLER: I think we also  
2 notice another thing here, if you look at where they  
3 are, they're right there.

4 MEMBER PRETZ: They're all right next door.

5 VICE CHAIRMAN KESSLER: They're all right  
6 next door.

7 MR. SOLFA: It's all Illinois Avenue pretty  
8 much.

9 VICE CHAIRMAN KESSLER: Anyway, that's my  
10 observation and my comment.

11 Anybody else have any comment?

12 MEMBER PRETZ: There is one additional  
13 comment --

14 VICE CHAIRMAN KESSLER: Yes.

15 MEMBER PRETZ: -- in that it would be the  
16 potential loss of business on that first floor.  
17 Understanding the area that this is in, and the  
18 development of our First Street and everything, that  
19 could be the elimination of additional business by  
20 having two floor rentals or, you know, however they  
21 would do with the residences. So that could impact  
22 that down the road with a loss of business.

23 VICE CHAIRMAN KESSLER: You're right on one,  
24 two, three, four, five of those.

1 MEMBER PRETZ: Yep. Yep. It's a smaller  
2 amount than the 18.

3 VICE CHAIRMAN KESSLER: Okay. All right.

4 MEMBER FRIO: But, theoretically, it's only  
5 affecting -- if you look at the graph, it's only  
6 affecting 203 Illinois, 207 Illinois, and 211  
7 Illinois. You're affecting three businesses.

8 MEMBER MACKLIN-PURDY: Three potential.

9 VICE CHAIRMAN KESSLER: Okay. All right.  
10 Any other comments? Questions? Discussion?

11 Anything from the public? The applicants,  
12 you could say something else if you wanted.

13 (No response.)

14 VICE CHAIRMAN KESSLER: All right. If the  
15 Plan Commission feels that we have enough  
16 information to close the public hearing, I would  
17 entertain a motion.

18 MEMBER FRIO: Can I ask one question?

19 VICE CHAIRMAN KESSLER: Yes.

20 MEMBER FRIO: Is there a way to validate --  
21 I'm not saying what you said is inaccurate, but, you  
22 know, back in 2001, is there any records stating  
23 that, you know, it was a single-family or a two-unit  
24 for business?

1 MS. JOHNSON: I believe it was. It is known  
2 to be -- it was a two-family when they purchased the  
3 property.

4 MEMBER FRIO: Okay.

5 MS. JOHNSON: The issue is it wouldn't have  
6 been -- it would only have been grandfathered in if  
7 it had been used as a two-family as of 2006, and at  
8 that point it was --

9 MR. SOLFA: 2006 was the cutoff for that.

10 MS. JOHNSON: Right.

11 MEMBER FRIO: Okay. Thank you.

12 MEMBER SCHUETZ: Yes. I'd like to make a  
13 motion to recommend approval of -- close the public  
14 hearing. I'm sorry.

15 I'll make a motion to close the public  
16 hearing.

17 MEMBER PRETZ: Second.

18 VICE CHAIRMAN KESSLER: All in favor.

19 (Ayes heard.)

20 VICE CHAIRMAN KESSLER: We'll take a roll.  
21 Holderfield.

22 MEMBER HOLDERFIELD: Yes.

23 VICE CHAIRMAN KESSLER: Schuetz.

24 MEMBER SCHUETZ: Yes.

1 VICE CHAIRMAN KESSLER: Pretz.

2 MEMBER PRETZ: Yes.

3 VICE CHAIRMAN KESSLER: Frio.

4 MEMBER FRIO: Yes.

5 VICE CHAIRMAN KESSLER: Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 MEMBER KESSLER: Kessler, yes.

8 All right. Now, we're leapfrogging to No. 9  
9 on our agenda, the meeting portion of the general  
10 amendment by Joseph Wencowski and Patricia Brown  
11 requesting an amendment to Chapter 17.12,  
12 Residential Districts, RT-4/BT lot size requirement  
13 for two-family dwellings.

14 Do we have more discussion? Any discussion  
15 on this item?

16 (No response.)

17 VICE CHAIRMAN KESSLER: All right. Is there  
18 a motion?

19 MEMBER SCHUETZ: I'll make the motion. I'll  
20 make the motion to recommend approval of the general  
21 amendment, Joseph Wencowski and Patricia Brown,  
22 petition filed by Joseph and Patricia requesting an  
23 amendment to Chapter 17.12, Residential Districts,  
24 RT-4/BT lot size requirement for two-family



1 dwellings.

2 Can I add a little bit more language?

3 MS. JOHNSON: That's fine.

4 MEMBER SCHUETZ: Is that all right?

5 VICE CHAIRMAN KESSLER: That's fine.

6 MEMBER SCHUETZ: Okay.

7 MEMBER PRETZ: Before I second, did we have  
8 to enter in the information that was presented to us  
9 as exhibits to the --

10 MR. COLBY: Well, the public hearing is  
11 closed, so we can't do that. But we can attach  
12 those materials as part of the application that the  
13 Plan Commission reviewed.

14 MEMBER PRETZ: Yes.

15 MR. COLBY: So we will do that in the file  
16 because they were submitted by the applicant during  
17 the hearing.

18 MEMBER PRETZ: Okay. I will second the  
19 motion as well as what staff just said.

20 VICE CHAIRMAN KESSLER: It's not part of the  
21 motion then.

22 MEMBER PRETZ: Pardon me?

23 VICE CHAIRMAN KESSLER: It's not part of the  
24 motion.

1 MEMBER PRETZ: No. I second his motion.

2 VICE CHAIRMAN KESSLER: You're seconding his  
3 motion.

4 MEMBER PRETZ: Correct. I'm just making --  
5 for the public record here and in our notes, just  
6 following up with what staff just said.

7 VICE CHAIRMAN KESSLER: Okay. Any  
8 discussion on the motion?

9 (No response.)

10 VICE CHAIRMAN KESSLER: All right.  
11 Holderfield.

12 MEMBER HOLDERFIELD: Yes.

13 VICE CHAIRMAN KESSLER: Schuetz.

14 MEMBER SCHUETZ: Yes.

15 VICE CHAIRMAN KESSLER: Pretz.

16 MEMBER PRETZ: Yes.

17 VICE CHAIRMAN KESSLER: Frio.

18 MEMBER FRIO: Yes.

19 VICE CHAIRMAN KESSLER: Purdy.

20 MEMBER MACKLIN-PURDY: Yes.

21 VICE CHAIRMAN KESSLER: Kessler, yes.

22 All right. That concludes No. 9 on our  
23 agenda. Thank you very much.

24 MR. SOLFA: Thank you for your time and

1 attention. And I thank Mr. Colby and Ms. Johnson.  
2 They were very professional in responding to my  
3 requests for information. So I'd like to let this  
4 body know that you've got a very professional  
5 planning group, which you already know, I'm sure,  
6 but they were extremely responsive. So they need to  
7 hear that.

8 VICE CHAIRMAN KESSLER: Thank you. We feel  
9 the same, but it's good to hear.

10 MR. SOLFA: Thank you.

11 VICE CHAIRMAN KESSLER: Okay.

12 Item No. 10 on our agenda is additional  
13 business from Plan Commission members or staff.

14 Does anybody want to bring up anything for a  
15 long discussion tonight? I think not.

16 (No response.)

17 VICE CHAIRMAN KESSLER: Nothing. All right.

18 Everybody got the weekly development report  
19 to keep up on what's going on with planning and  
20 development. That's good.

21 Meeting announcements -- we have Plan  
22 Commission on November 22nd. That's the week of  
23 Thanksgiving. Do we have anything?

24 MR. COLBY: No. At this point we will be

1 canceling the meeting. Those e-mails will go out  
2 tomorrow.

3 VICE CHAIRMAN KESSLER: Thank you very much.

4 And then December 6th and December 20th.  
5 December 20th is the week of Christmas.

6 MR. COLBY: December 6th is the continuation  
7 of the Prairie Center public hearing.

8 VICE CHAIRMAN KESSLER: Wonderful.

9 MR. COLBY: December 20th, we don't have  
10 anything scheduled.

11 VICE CHAIRMAN KESSLER: Okay.

12 MEMBER PRETZ: Is it appropriate -- I'm  
13 going to ask him a question. In reference to the  
14 December 6th, has there been any -- a question of  
15 staff, has there been any response back from the  
16 applicant as it related to all of the questions and  
17 requests?

18 MR. COLBY: We have been in communication  
19 with the applicant about modifications to the plans  
20 in the application. We do not have any new  
21 information on file at this point.

22 MEMBER PRETZ: Okay. Thank you.

23 VICE CHAIRMAN KESSLER: Okay.

24 November 14th, there is a planning and

1 development committee. What's on that agenda?

2 There is nothing -- there is nothing --

3 MS. JOHNSON: All of the items that were  
4 considered tonight.

5 VICE CHAIRMAN KESSLER: Just tonight, that's  
6 it.

7 MS. JOHNSON: And Primrose, the Primrose  
8 School.

9 VICE CHAIRMAN KESSLER: All right. Okay.  
10 Any public -- there's no public here, so no  
11 public comment.

12 All right. I'll entertain a motion to  
13 adjourn.

14 MEMBER SCHUETZ: I motion that we adjourn  
15 this Plan Commission meeting.

16 MEMBER FRIO: Second.

17 MEMBER MACKLIN-PURDY: Second.

18 VICE CHAIRMAN KESSLER: Moved and seconded.  
19 The Plan Commission meeting is closed at 7:56 p.m.  
20 We're done.

21 (Off the record at 7:56 p.m.)  
22  
23  
24



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

CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 6th day of November, 2016.

My commission expires: May 16, 2020

Notary Public in and for the  
State of Illinois