

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JUNE 21, 2016**

Members Present: Chairman Todd Wallace
Brian Doyle
James Holderfield
Tom Pretz
Tom Schuetz

Members Absent: Dan Frio
Michelle Spruth
Laura Macklin-Purdy
Tim Kessler

Also Present: Ellen Johnson, Planner
Court Reporter

1. Call to order

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

2. Roll Call

Chairman Wallace called the roll. A quorum was present.

3. Presentation of minutes of the May 17, 2016 meeting of the Plan Commission.

Motion was made by Mr. Doyle, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the May 17, 2016 Plan Commission meeting.

4. Schulze Resubdivision, 1021 Howard St. (Steven Schulze)

Application for Final Plat of Subdivision

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. Doyle and seconded by Mr. Schuetz to recommend approval of the application for Final Plat of Subdivision for Schulze Resubdivision, 1021 Howard St., contingent upon resolution of all staff comments.

Roll Call Vote:

Ayes: Wallace, Holderfield, Doyle, Pretz, Schuetz

Nays:

Minutes – St. Charles Plan Commission
Tuesday, June 21, 2016
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Absent: Frio, Kessler, Macklin-Purdy, Spruth
Motion carried: 5-0

- 5. Additional Business from Plan Commission Members or Staff**
- 6. Weekly Development Report**
- 7. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, July 5, 2016 at 7:00pm Century Station Training Room – Cancelled
 - Tuesday, July 19, 2016 at 7:00pm Council Chambers
 - Tuesday, August 2, 2016 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, July 11, 2016 at 7:00pm Council Chambers
 - Monday, August 8, 2016 at 7:00pm Council Chambers
- 8. Public Comment**
- 9. Adjournment at 7:08 p.m.**

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Application for Final Plat :
of Subdivision, Schulze :
Resubdivision; Property :
Located at 1021 Howard :
Street. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, June 21, 2016
7:00 p.m.

Job No.: 97793
Pages: 1 - 15
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CRC, FAPR

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HEARING, held at the location of:

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

Before Melanie L. Humphrey-Sonntag, a Certified
Shorthand Reporter, Registered Diplomate Reporter,
Certified Realtime Reporter, and a Notary Public in
and for the State of Illinois.

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PRESENT:

- TODD WALLACE, Chairman
- BRIAN DOYLE, Member
- JIM HOLDERFIELD, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member

ALSO PRESENT:

- ELLEN JOHNSON, Planner

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P R O C E E D I N G S

CHAIRMAN WALLACE: This meeting of the
St. Charles Planning Commission will come to order.

Tim.

(No response.)

CHAIRMAN WALLACE: He's not here. All
right.

Wallace, here.

Kessler.

(No response.)

CHAIRMAN WALLACE: Doyle.

MEMBER DOYLE: Here.

CHAIRMAN WALLACE: Frio.

(No response.)

CHAIRMAN WALLACE: Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN WALLACE: Macklin-Purdy.

(No response.)

CHAIRMAN WALLACE: Pretz.

MEMBER PRETZ: Here.

CHAIRMAN WALLACE: Schuetz.

MEMBER SCHUETZ: Here.

CHAIRMAN WALLACE: Spruth.

(No response.)

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1 CHAIRMAN WALLACE: All right. We have a
2 quorum.

3 And Item 3 on the agenda is presentation
4 of minutes up the May 17th, 2016, meeting.

5 Is there a motion to approve?

6 MEMBER DOYLE: So moved.

7 MEMBER HOLDERFIELD: Move.

8 MEMBER SCHUETZ: Second.

9 CHAIRMAN WALLACE: All right. It's been
10 moved and seconded.

11 All in favor?

12 (Ayes heard.)

13 CHAIRMAN WALLACE: Opposed?

14 (No response.)

15 CHAIRMAN WALLACE: Motion passes unanimously.

16 Item 4 on the agenda. Is it Schulze or
17 Schulze?

18 MR. SCHULZE: Sure. Either one.

19 CHAIRMAN WALLACE: All right. We'll go
20 with Schulze Resubdivision, 1021 Howard Street,
21 Steven Schulze, application for final plat of
22 subdivision.

23 MS. JOHNSON: Okay. So this is a 1.1-acre
24 parcel that contains a single-family home and a

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1 garage. It's over on Howard Street kind of by the
2 rocket park.

3 The property owner, Steven Schulze, is
4 seeking approval of the final plat of subdivision to
5 divide the property into two lots. Lot 1 would
6 encompass the existing single-family home and
7 garage, and Lot 2 would become a separate buildable
8 lot for a single-family home there on the western
9 edge of the property.

10 Staff recommends approval of the plat
11 subject to resolution of the outstanding staff
12 comments that are listed in the staff report prior
13 to City Council action.

14 CHAIRMAN WALLACE: All right. Is there any
15 discussion?

16 MEMBER DOYLE: Both parcels would be RS-3s?

17 MS. JOHNSON: That's correct.

18 MEMBER DOYLE: Okay.

19 CHAIRMAN WALLACE: Is the -- for setback
20 purposes, is the front of the house considered the
21 side facing Howard Street?

22 MS. JOHNSON: Yes. For -- in terms of
23 setback, uh-huh.

24 CHAIRMAN WALLACE: Do you ever look at where

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1 the front door is on the house?

2 MS. JOHNSON: No. We base it on the street
3 frontage.

4 So in this case there's only one street
5 frontage, so it would be Howard Street. If it's on
6 a corner lot, then it's the street frontage of
7 lesser width, but in this case there's only one
8 frontage, so technically the Howard side is the
9 front.

10 CHAIRMAN WALLACE: Well, I don't want him to
11 do this because I've always planned on buying that
12 house.

13 MR. SCHULZE: You're welcome to. It's on
14 the market, sir.

15 CHAIRMAN WALLACE: I know. Can't quite do
16 it right now, but if you could hold out for about
17 10 years, then I'll be there.

18 MR. SCHULZE: That would be financially
19 difficult.

20 CHAIRMAN WALLACE: All right.

21 MEMBER DOYLE: Yeah, it's a beautiful
22 property. I walk by it a lot.

23 CHAIRMAN WALLACE: Yeah.

24 MEMBER DOYLE: I'll offer a motion.

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1 CHAIRMAN WALLACE: Yeah.

2 MEMBER DOYLE: I move to approve an
3 application -- recommend for approval of an
4 application for final plat of subdivision for
5 Schulze Resubdivision at 1021 Howard Street
6 contingent upon resolution of all staff comments.

7 MEMBER SCHUETZ: I'll second that.

8 CHAIRMAN WALLACE: All right. It's been
9 moved and seconded.

10 Is there any discussion on the motion?

11 (No response.)

12 CHAIRMAN WALLACE: All right. Seeing none,
13 Holderfield.

14 MEMBER HOLDERFIELD: Yes.

15 CHAIRMAN WALLACE: Pretz.

16 MEMBER PRETZ: Yes.

17 CHAIRMAN WALLACE: Schuetz.

18 MEMBER SCHUETZ: Yes.

19 CHAIRMAN WALLACE: Doyle.

20 MEMBER DOYLE: Yes.

21 CHAIRMAN WALLACE: Wallace, yes.

22 That passes unanimously and that concludes
23 Item 4.

24 Thank you.

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1 MR. SCHULZE: Thank you. I just want to
2 tell you why I brought these.

3 CHAIRMAN WALLACE: Oh, yeah. Please.

4 MR. SCHULZE: I was burying irrigation at
5 one time on the property and some pretty -- this is
6 just some of many different farm implements I found.
7 If you look at the size of that one shoe, it's
8 enormous.

9 CHAIRMAN WALLACE: Wow.

10 MR. SCHULZE: That must have been a draft
11 horse --

12 CHAIRMAN WALLACE: I was going to say like a
13 Clydesdale or something like that.

14 MR. SCHULZE: -- on the keyhole farm. So
15 anyway --

16 CHAIRMAN WALLACE: What's that -- how old is
17 the house?

18 MR. SCHULZE: That house was built in '85 by
19 Al Reynolds.

20 CHAIRMAN WALLACE: But how big was the
21 property that the house sits on?

22 MR. SCHULZE: Right now it's 1.1. Originally,
23 this entire neighborhood -- let's see if I get this
24 straight --

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1 CHAIRMAN WALLACE: I live over on -- off of
2 Horne and Sixth, and I've always lived in the
3 neighborhood so --

4 MR. SCHULZE: Sure.

5 So from what I understand -- and they would
6 know better but -- these properties were all
7 subdivided by Grunwald. There's a previous
8 subdivision but this is the high point. This is
9 where the farmhouse was.

10 And the neighbor's always telling me that --
11 I was telling Ellen -- it was just a wooden
12 structure that was a farmhouse, kind of on the high
13 point, and --

14 CHAIRMAN WALLACE: Yeah.

15 MR. SCHULZE: -- and if you've been in town
16 forever, I guess the neighborhood kids were always
17 afraid to go up to it at Halloween because there was
18 two old spinster sisters in there so --

19 CHAIRMAN WALLACE: Oh, really?

20 MR. SCHULZE: But Mr. Grunwald subdivided it.

21 CHAIRMAN WALLACE: Okay.

22 MR. SCHULZE: And I, too, wanted to keep it
23 that way, but --

24 CHAIRMAN WALLACE: Yeah.

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1 MR. SCHULZE: -- it's becoming a hardship
2 that's been a year on the market.

3 CHAIRMAN WALLACE: Yeah.

4 MR. SCHULZE: And I've become a police
5 officer, and I need to lower my cost structure so --

6 CHAIRMAN WALLACE: Yeah. Well, good luck.
7 Thank you.

8 MR. SCHULZE: Thank you for your --
9 appreciate it.

10 CHAIRMAN WALLACE: All right. Any
11 additional business from Plan Commission members?

12 (No response.)

13 CHAIRMAN WALLACE: Staff?

14 MS. JOHNSON: No.

15 CHAIRMAN WALLACE: No?

16 MS. JOHNSON: Oh, we are canceling the
17 July 5th meeting.

18 CHAIRMAN WALLACE: All right. And I will
19 not be able to be at the July 19th meeting.

20 MS. JOHNSON: Okay.

21 MEMBER PRETZ: Oh, man.

22 CHAIRMAN WALLACE: The weekly development
23 report went out last Friday. Any questions on that?

24 (No response.)

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1 CHAIRMAN WALLACE: Okay.

2 And, meeting announcements, we just covered
3 two of them. There's also an August 2nd meeting.

4 Are we planning on having things on the
5 agenda for July 19th?

6 MS. JOHNSON: Yes, uh-huh.

7 CHAIRMAN WALLACE: Do you know how soon the
8 St. Charles mall is coming?

9 MS. JOHNSON: Oh, Prairie Center?

10 CHAIRMAN WALLACE: Yeah.

11 MS. JOHNSON: No. It's not been scheduled
12 yet, and I'm not sure when it will be.

13 CHAIRMAN WALLACE: Okay. All right.

14 MEMBER DOYLE: I've got two things.

15 I will not be able to be at the August 2nd
16 meeting of the Commission.

17 And do we know whether or not our
18 resolutions will be on the agenda of the planning
19 and development committee on July 11th?

20 MS. JOHNSON: No, we don't know. I believe
21 the Chairman of P&D was going to talk to Todd.

22 CHAIRMAN WALLACE: Yeah. I apologize.

23 He called my old number and left a voice
24 mail, and I didn't get it until several days later.

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1 So I just haven't had a chance to call him back yet.

2 MEMBER DOYLE: Okay. I know that --

3 CHAIRMAN WALLACE: I'll call him and talk to
4 him and discuss whatever --

5 MEMBER DOYLE: Okay.

6 CHAIRMAN WALLACE: -- issues are being
7 raised.

8 MEMBER DOYLE: But that would be the soonest
9 that it would come up?

10 MS. JOHNSON: Yeah.

11 MEMBER DOYLE: Okay.

12 CHAIRMAN WALLACE: Do they have to be here,
13 the planning and development or -- they can't just
14 hear it at the Council meeting?

15 MS. JOHNSON: They probably want to do it at
16 the planning and development committee because they
17 do -- they kind of discuss the business at the
18 committee level. It could be at another committee
19 but probably -- they probably wouldn't want to do it
20 at the full City Council meeting.

21 CHAIRMAN WALLACE: Okay.

22 All right. Did you have something else?

23 Oh, it was the meeting and -- okay.

24 Public comment?

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(No response.)

CHAIRMAN WALLACE: Is there a motion to
adjourn?

MEMBER DOYLE: So moved.

MEMBER SCHUETZ: Second.

CHAIRMAN WALLACE: All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Opposed?

(No response.)

CHAIRMAN WALLACE: This meeting of the
St. Charles Planning Commission is adjourned at
7:08 p.m.

(Off the record at 7:08 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, 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 26th day of June, 2016.

My commission expires: May 31, 2017.

Notary Public in and for the
State of Illinois