

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, FEBRUARY 7, 2017**

Members Present: Chairman Todd Wallace
Vice Chairman Tim Kessler
James Holderfield
Tom Pretz
Laura Macklin-Purdy
Tom Schuetz
Dan Frio
Michelle Spruth

Members Absent: Brian Doyle

Also Present: Ellen Johnson, Planner
Chris Bong, Development Engineering Manager
Court Reporter

1. Call to order

Vice Chairman Kessler called the meeting to order at 7:01 p.m.

2. Roll Call

Vice Chairman Kessler called the roll. A quorum was present. Chairman Wallace arrived at 7:05 p.m.

3. Presentation of minutes of the January 17, 2017 meeting of the Plan Commission.

Motion was made by Ms. Purdy, seconded by Mr. Pretz, and unanimously passed by voice vote to approve the minutes of the January 17, 2017 Plan Commission meeting.

4. Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Ct. (Mark W. Podl)

Application for Final Plat of Subdivision

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Spruth, seconded by Schuetz, and unanimously passed by voice vote to recommend approval of the Application for Final Plat of Subdivision for Doran Scales, Legacy Business Center Lots 8 and 9, 883-884 Enterprise Court.

Roll Call Vote:

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

Nays:

Absent: Doyle

Motion carried: 8-0

5. Silverado Senior Living, Lot 7 Pheasant Run Crossing (Perry Devlin, Silverado)
Application for Final Plat of Subdivision

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Vice Chairman Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to recommend approval of the Application for Final Plat of Subdivision for Silverado Senior Living, Lot 7, Pheasant Run Crossing, subject to resolution of outstanding staff comments.

Roll Call Vote:

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

Nays:

Absent: Doyle

Motion carried: 8-0

6. Additional Business from Plan Commission Members or Staff

7. Weekly Development Report

8. Meeting Announcements

a. Plan Commission

Tuesday, February 21, 2017 at 7:00pm Century Station Training Room- Cancelled

Tuesday, March 7, 2017 at 7:00pm Council Chambers

Tuesday, March 21, 2017 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, February 13, 2017 at 7:00pm Council Chambers

Monday, March 13, 2017 at 7:00pm Council Chambers

9. Public Comment

10. Adjournment at 7:15 p.m.



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Transcript of Hearing - Legacy Business Center

Date: February 7, 2017

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Application for Final Plat :
of Subdivision, Legacy :
Business Center; Property :
Located at 883-884 :
Enterprise Court. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, February 7, 2017
7:01 p.m.

Job No.: 97808A
Pages: 1 - 9
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand

14 Reporter, and a Notary Public in and for the State

15 of Illinois.

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Transcript of Hearing - Legacy Business Center
Conducted on February 7, 2017

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PRESENT:

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT:

ELLEN JOHNSON, Planner.

CHRIS BONG, Development Engineering Division
Manager

Transcript of Hearing - Legacy Business Center
Conducted on February 7, 2017

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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: This meeting of the
St. Charles Plan Commission will come to order.
Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

MEMBER KESSLER: Kessler, here.

The first item on our agenda -- the third
item on our agenda is presentation of the minutes of
the January 17th, 2017, meeting.

Plan Commission, is there a motion to
approve? Is there a motion to approve?

MEMBER MACKLIN-PURDY: Approve.

MEMBER PRETZ: Second.

VICE CHAIRMAN KESSLER: All in favor?

1 (Ayes heard.)

2 VICE CHAIRMAN KESSLER: No. 4 on the agenda
3 is the Doran Scales, Legacy Business Center, lots 8
4 and 9, 883 to 884 Enterprise Court, Mark W. Podl,
5 application for final plat of subdivision.

6 The applicant is here. Okay. Why don't you
7 go ahead and do your presentation for us.

8 MS. JOHNSON: I'm just going to have some
9 brief remarks, and then if you guys have any
10 questions for the applicant.

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

13 MS. JOHNSON: This property constitutes lots
14 8 and 9 in the Legacy Business Center PUD, which is
15 located off of Kirk Road. The Legacy PUD was
16 approved back in 2006.

17 The PUD preliminary plan approved for the
18 property shows a single building on each of the
19 subject lots. Mark Podl has applied for final plat
20 of subdivision approval to consolidate lots 8 and 9
21 into one single lot in order to construct a single
22 building on the property.

23 The plat indicates that all existing utility
24 easements will remain, and access to the lot off of

1 Enterprise Court will also be unchanged. The newly
2 established lot meets all zoning standards.

3 Staff has provided the applicant with some
4 minor comments that will need to be addressed, and
5 staff recommends approval subject to resolution of
6 all outstanding staff comments prior to Council
7 action.

8 VICE CHAIRMAN KESSLER: Those were brief.
9 Thank you.

10 Okay. Plan Commission, any questions?

11 MEMBER PRETZ: If I understood correctly,
12 the only thing that we're doing here -- I've read
13 through it a couple times. The only thing that
14 we're doing here is we're combining the two lots,
15 and everything else just remains the same, the
16 entries, et cetera, et cetera.

17 MR. PODL: Correct. Correct.

18 MEMBER PRETZ: Okay.

19 VICE CHAIRMAN KESSLER: And there's no
20 change in any of the infrastructure requirements or
21 need.

22 MS. JOHNSON: Correct.

23 VICE CHAIRMAN KESSLER: Okay.

24 MS. JOHNSON: There's an additional utility

1 easement needed along the southeastern property line
2 to cover any existing utility lines, but other than
3 that -- just to kind of clean up the easement.
4 Other than that all existing easements will remain.

5 VICE CHAIRMAN KESSLER: Anything from the
6 audience? Any questions?

7 (No response.)

8 MEMBER PRETZ: I was just waving to the
9 audience.

10 VICE CHAIRMAN KESSLER: Okay. Well, if
11 there's no further questions, is there a motion?
12 I'll entertain a motion.

13 MEMBER SPRUTH: Motion to approve.

14 VICE CHAIRMAN KESSLER: Recommend approval.

15 MEMBER SPRUTH: Recommend approval.

16 VICE CHAIRMAN KESSLER: Would you like to
17 make a motion to recommend approval for the
18 application for final plat of subdivision for Doran
19 Scales, Legacy Business Center, lots 8 and 9,
20 883-884 Enterprise Court, Mark Podl.

21 MEMBER SPRUTH: Yes.

22 VICE CHAIRMAN KESSLER: Okay.

23 MEMBER SCHUETZ: Second.

24 VICE CHAIRMAN KESSLER: Okay. The motion

1 has been made and seconded. Any discussion on the
2 motion?

3 (No response.)

4 VICE CHAIRMAN KESSLER: All right.
5 Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 VICE CHAIRMAN KESSLER: Schuetz.

8 MEMBER SCHUETZ: Yes.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Yes.

11 VICE CHAIRMAN KESSLER: Spruth.

12 MEMBER SPRUTH: Yes.

13 VICE CHAIRMAN KESSLER: Frio.

14 MEMBER FRIO: Yes.

15 VICE CHAIRMAN KESSLER: Purdy.

16 MEMBER MACKLIN-PURDY: Yes.

17 VICE CHAIRMAN KESSLER: Kessler. Yes.

18 All right. That concludes Item No. 5 on the
19 agenda.

20 (Off the record at 7:06 p.m.)

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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 12th day of February, 2017.

My commission expires: May 16, 2020

Joanne E. Ely

Notary Public in and for the
State of Illinois



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Transcript of Hearing - Silverado Senior Living

Date: February 7, 2017

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Application for Final Plat :
of Subdivision, Silverado :
Senior Living; Property :
Located at Lot 7 Pheasant :
Run Crossing. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, February 7, 2017
7:06 p.m.

Job No.: 97808B
Pages: 1 - 14
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand

14 Reporter, and a Notary Public in and for the State

15 of Illinois.

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Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

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PRESENT:

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT:

ELLEN JOHNSON, Planner.

CHRIS BONG, Development Engineering Division
Manager

Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

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1 P R O C E E D I N G S

2 VICE CHAIRMAN KESSLER: Okay. Item 6 on the
3 agenda -- I'm sorry -- that concludes Item No. 4.
4 Item No. 5 on the agenda is the Silverado Senior
5 Living, Lot 7 Pheasant Run. I'll turn the meeting
6 over to the Chairman, Mr. Wallace.

7 CHAIRMAN WALLACE: Sorry for my tardiness.

8 No. 5 is Silverado Senior Living, Lot 7
9 Pheasant Run Crossing, Perry Devlin, Silverado,
10 application for final plat of subdivision.

11 MS. JOHNSON: Okay. This property is a
12 vacant 11-acre piece known as Lot 7 which is in the
13 Pheasant Run Crossing subdivision located north of
14 east Main Street at Pheasant Run Drive.

15 Last year a map amendment was approved which
16 rezoned the southern portion of the property to
17 allow for the Silverado Senior Living facility. A
18 preliminary plat of subdivision was also approved at
19 that time showing division of the lot into two lots.

20 Perry Devlin of Silverado now has applied
21 for final plat approval. The plat is in substantial
22 conformance with the approved preliminary plat. Lot
23 7 will be divided into Lot 7A, Silverado, which is
24 directly west of the Hilton and then Lot 7B for

1 future development behind Lot 7A. There is a
2 50-foot-wide portion of Lot 7B that reaches south to
3 the existing property line.

4 A single access point off the private drive
5 will provide access to both lots, and there's a
6 cross-access easement over both lots for their
7 mutual benefit.

8 The site plan shows a driveway along this
9 access easement that will be used to access
10 Silverado's back parking lot and then also to access
11 Lot 7B. This configuration, if you'll recall,
12 addresses the Plan Commission's past concerns about
13 access to that Lot 7B.

14 Engineering reviews are ongoing. Staff
15 recommends approval subject to resolution of the
16 outstanding staff comments prior to City Council
17 action.

18 CHAIRMAN WALLACE: All right. At this time
19 I'll entertain a motion or if anyone has any
20 questions.

21 VICE CHAIRMAN KESSLER: I have a couple of
22 questions.

23 You know, you have to refresh my memory. I
24 was going through this, and I was trying to find

1 out -- how was it originally laid out? Without the
2 50-foot?

3 MS. JOHNSON: Yeah. Originally, what the
4 Plan Commission saw was two separate lots without
5 that 50-foot. So Lot 7B was essentially completely
6 landlocked.

7 VICE CHAIRMAN KESSLER: Okay. And you said
8 that there is a cross-access easement for the
9 benefit of both properties. Where?

10 MS. JOHNSON: It's shown on the plat. But
11 on the site plan, it basically follows the entrance
12 into Lot 7B, the Silverado lot, and then along the
13 driveway, it then matches up, and then that aisle
14 directly north which provides access to the parking
15 lot in the back. The easement is basically over
16 that driveway.

17 VICE CHAIRMAN KESSLER: Okay.

18 CHAIRMAN WALLACE: 16 -- no.

19 MS. JOHNSON: I can pull it up here.

20 MR. FLISKOWITZ: This is the cross-access
21 easement right here, and that runs in front of the
22 Silverado parcel.

23 CHAIRMAN WALLACE: If you could just state
24 your name for the record.

1 MR. FLISKOWITZ: Peter Fliskowitz
2 (phonetic). I've got a consulting firm for
3 Silverado.

4 This is an easement, cross-access easement
5 which is the drive aisle that runs in front of the
6 Silverado building at 7A and then turns and goes
7 north on Lot 7B that will provide access to lot 7B
8 into our back.

9 VICE CHAIRMAN KESSLER: Okay. Good.

10 And then one other question. At the
11 south -- I'm sorry -- yeah, the south end of that
12 50-foot easement running along the west portion of
13 7A, is there an entrance at that road there?

14 MR. FLISKOWITZ: Yes. The entrance is a
15 curb cut.

16 VICE CHAIRMAN KESSLER: Are there two curb
17 cuts is my question?

18 MR. FLISKOWITZ: There's only one curb cut.

19 VICE CHAIRMAN KESSLER: There is no curb cut
20 at the end of the 50-foot.

21 MR. FLISKOWITZ: There is not. Because the
22 property for the Volkswagen dealership ends
23 somewhere right here, and there's a gate up, and
24 it's a private roadway so there's not a public --

1 VICE CHAIRMAN KESSLER: I see it right
2 there.

3 MR. FLISKOWITZ: So therefore, hence the
4 purpose for the access drive aisle -- drive aisle
5 with the public access for both -- benefits both
6 parties is with this entrance right here to access
7 the lot from B.

8 VICE CHAIRMAN KESSLER: Okay.

9 CHAIRMAN WALLACE: What's the zoning on lot
10 7B?

11 MS. JOHNSON: It's BR, Regional Business.

12 CHAIRMAN WALLACE: Okay.

13 Yes, Tom.

14 MEMBER SCHUETZ: Yeah. I've got a question
15 on the staff comments on page 6.

16 If I'm reading this correctly, when it comes
17 to the total number of trees, 44 trees are required
18 and 11 are provided, and then a total of 25 shade
19 trees were required and only 17 are provided.

20 I was just curious on how you're going to
21 address that.

22 Am I reading that correctly, Ellen?

23 MS. JOHNSON: Yeah. You're reading that
24 correctly. That's our code requirement.

Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

9

1 MEMBER SCHUETZ: Right.

2 MS. JOHNSON: The applicant has stated that
3 they'll do their best to meet that requirement in
4 the revised submittal.

5 MEMBER SCHUETZ: Okay.

6 MR. FLISKOWITZ: Correct. Due to the use of
7 the property of assisted living, it has a bigger
8 footprint; however, the parking demand by code and
9 by the use is not as great as a commercial building;
10 therefore, our parking lot ratio compared to the
11 building is small.

12 So that's why we're having a difficult time
13 to provide all those trees because we're dealing
14 with the space in the parking lot, but we're going
15 to work with staff to provide as much as possible
16 and try to make that code requirement.

17 MEMBER SCHUETZ: Like islands in the parking
18 lot and things like that?

19 MR. FLISKOWITZ: Since the parking lot ratio
20 for our use is low, our parking lot is small
21 compared to the building.

22 MEMBER SCHUETZ: So wouldn't that provide
23 more room for trees on the outside of the parking?

24 MR. FLISKOWITZ: That's what -- we're going

Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

10

1 to try and find places around the parking lot to put
2 those trees.

3 MEMBER SCHUETZ: Okay. All right. Thanks.

4 CHAIRMAN WALLACE: Any other questions?
5 Comments?

6 (No response.)

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

9 VICE CHAIRMAN KESSLER: I'll make a motion
10 to recommend approval for Silverado Senior Living,
11 Lot 7, Pheasant Run Crossing, Perry Devlin,
12 Silverado, application for final plat of subdivision
13 subject to resolution of outstanding staff comments.

14 MEMBER SCHUETZ: I'll second that.

15 CHAIRMAN WALLACE: All right. Moved and
16 seconded. Any discussion on the motion?

17 (No response.)

18 CHAIRMAN WALLACE: Seeing none, Tim.

19 VICE CHAIRMAN KESSLER: Holderfield.

20 MEMBER HOLDERFIELD: Yes.

21 VICE CHAIRMAN KESSLER: Schuetz.

22 MEMBER SCHUETZ: Yes.

23 VICE CHAIRMAN KESSLER: Pretz.

24 MEMBER PRETZ: Yes.

Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

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1 VICE CHAIRMAN KESSLER: Spruth.

2 MEMBER SPRUTH: Yes.

3 VICE CHAIRMAN KESSLER: Frio.

4 MEMBER FRIO: Yes.

5 VICE CHAIRMAN KESSLER: Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 VICE CHAIRMAN KESSLER: Wallace.

8 CHAIRMAN WALLACE: Yes.

9 VICE CHAIRMAN KESSLER: Kessler, yes.

10 CHAIRMAN WALLACE: Did you say yes or no?

11 Yes?

12 MEMBER MACKLIN-PURDY: Yes.

13 CHAIRMAN WALLACE: Okay. It sounded like
14 no. He was talking over you.

15 All right. That passes unanimously. Thank
16 you, gentlemen.

17 Item 6, any additional business from the
18 Plan Commission members?

19 None. Staff?

20 MS. JOHNSON: No.

21 CHAIRMAN WALLACE: Weekly development
22 report.

23 Meeting announcements -- the next meeting,
24 do we have items?

Transcript of Hearing - Silverado Senior Living
Conducted on February 7, 2017

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1 MS. JOHNSON: No. We're going to cancel
2 that meeting.

3 CHAIRMAN WALLACE: Cancel the 21st?

4 MS. JOHNSON: Yes.

5 CHAIRMAN WALLACE: All right.

6 VICE CHAIRMAN KESSLER: Going back to the
7 meeting announcements. We're canceling the 21st,
8 but the Planning & Development meeting on the 13th,
9 which is next Monday, I think the -- what is that
10 called?

11 MS. JOHNSON: Prairie Center will be on that
12 agenda.

13 VICE CHAIRMAN KESSLER: Prairie Center.
14 Thank you. The Prairie Center is on the agenda for
15 the Planning & Development Committee meeting. I
16 just wanted to point that out.

17 MEMBER PRETZ: On the agenda for that, is
18 that the first item or the second item?

19 MS. JOHNSON: I believe it is going to be
20 last.

21 MEMBER PRETZ: It will be the last one.

22 MS. JOHNSON: Yeah. It will be posted on
23 Friday.

24 MEMBER PRETZ: Okay. Good. Thanks.

1 VICE CHAIRMAN KESSLER: I do plan to attend.

2 CHAIRMAN WALLACE: All right. Is there any
3 public comment?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Is there a
6 motion to adjourn?

7 VICE CHAIRMAN KESSLER: So moved.

8 MEMBER FRIO: Second.

9 CHAIRMAN WALLACE: Moved and seconded. All
10 in favor?

11 (Ayes heard.)

12 CHAIRMAN WALLACE: Opposed?

13 (No response.)

14 CHAIRMAN WALLACE: The meeting of the
15 St. Charles Plan Commission is adjourned at
16 7:15 p.m.

17 (Off the record at 7:15 p.m.)

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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 12th day of February, 2017.

My commission expires: May 16, 2020

Joanne E. Ely

Notary Public in and for the
State of Illinois