

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

Members Present: Chairman Todd Wallace
James Holderfield
Tom Pretz
Laura Macklin-Purdy
Tom Schuetz
Jeffrey Funke

Members Absent: Tim Kessler
Dan Frio

Also Present: Russell Colby, Planning Division Manager
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 February 7, 2017 meeting of the Plan Commission.

Motion was made by Mr. Schuetz, seconded by Ms. Purdy, and unanimously passed by voice vote to approve the minutes of the February 7, 2017 Plan Commission meeting.

4. Heritage Green PUD

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 Mr. Schuetz, seconded by Mr. Pretz to recommend approval of City Council of the application for Final Plat of Subdivision, Heritage Green PUD, subject to resolution of staff comments prior to recommendation to City Council.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Purdy, Pretz, Wallace, Funke

Nays:

Absent: Kessler, Frio

Motion carried: 6-0

5. Additional Business from Plan Commission Members or Staff

6. Weekly Development Report

7. Meeting Announcements

a. Plan Commission

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

Tuesday, April 4, 2017 at 7:00pm Council Chambers

Monday, April 10, 2017 at 7:00pm- Joint Meeting with Planning & Development Committee

Tuesday, April 18, 2017 at 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, April 10, 2017 at 7:00pm Council Chambers

8. Public Comment – A group of Boy Scouts were present and had questions for the Plan Commissioners. Each Commissioner described their professional background and Chairman Wallace described how the Plan Commission review process works.

9. Adjournment at 7:25 p.m.

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Heritage Green PUD, :
Application for Final Plat :
of Subdivision. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, March 7, 2017
7:00 p.m.

Job No.: 126914
Pages: 1 - 15
Reported by: Joanne E. Ely, CSR, RPR

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

Transcript of Hearing - Heritage Green - PUD
Conducted on March 7, 2017

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PRESENT:

- TODD WALLACE, Chairman
- JEFFREY FUNKE, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member

ALSO PRESENT:

- RUSSELL COLBY, Planning Division Manager

Transcript of Hearing - Heritage Green - PUD
Conducted on March 7, 2017

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

2 CHAIRMAN WALLACE: I'll call this meeting of
3 the St. Charles Plan Commission to order.

4 Tim -- he's not here. I'll do the roll
5 call.

6 Wallace here.

7 CHAIRMAN WALLACE: Kessler, no.

8 Frio, no.

9 CHAIRMAN WALLACE: Holderfield.

10 MEMBER HOLDERFIELD: Here.

11 CHAIRMAN WALLACE: Macklin-Purdy.

12 MEMBER MACKLIN-PURDY: Here.

13 CHAIRMAN WALLACE: Pretz.

14 MEMBER PRETZ: Here.

15 CHAIRMAN WALLACE: Schuetz.

16 MEMBER SCHUETZ: Here.

17 CHAIRMAN WALLACE: And Funke.

18 MEMBER FUNKE: Here.

19 CHAIRMAN WALLACE: And before we go on, we
20 do have a new member, Jeff Funke.

21 And could I ask -- I should have asked you
22 before, but could I bother you just to say a couple
23 words about yourself.

24 MEMBER FUNKE: Oh, yeah. I'm a licensed

1 architect, and I have a 10-person firm in the City
2 of Chicago called Funke Architects.

3 I also teach renaissance architecture at the
4 University of Florence Institute of Design,
5 Florence, Italy, and I own a construction management
6 company, and I've been an architect for
7 approximately 25 years.

8 CHAIRMAN WALLACE: All right. Thank you for
9 being here.

10 MEMBER FUNKE: Thanks for having me.

11 CHAIRMAN WALLACE: And what side of
12 St. Charles do you live on?

13 MEMBER FUNKE: We live over in Surrey Hill,
14 Gino's East.

15 CHAIRMAN WALLACE: Sure. Okay.

16 MEMBER FUNKE: My wife is a long-time
17 St. Charles resident. She went to St. Charles East,
18 and now our kids are going there. We got married at
19 the Baker Church, so.

20 CHAIRMAN WALLACE: Yep. Great. Well,
21 welcome, and feel free if you have any questions,
22 just ask.

23 MEMBER FUNKE: Thank you.

24 CHAIRMAN WALLACE: All right. Item 3,

Transcript of Hearing - Heritage Green - PUD
Conducted on March 7, 2017

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1 presentation of the minutes of the February 7th,
2 2017, meeting of the Plan Commission.

3 Is there a motion to approve?

4 MEMBER SCHUETZ: I motion we approve the
5 minutes as written.

6 CHAIRMAN WALLACE: Okay. Is there a second?

7 MEMBER MACKLIN-PURDY: Second.

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

10 (No response.)

11 CHAIRMAN WALLACE: All in favor?

12 (Ayes heard.)

13 CHAIRMAN WALLACE: Opposed?

14 (No response.)

15 CHAIRMAN WALLACE: That motion passes
16 unanimously.

17 Item 4 on the agenda is Heritage Green PUD,
18 application for final plat of subdivision.

19 And for that, I will turn to Russ.

20 MR. COLBY: Yes. This is an application for
21 a final plat of subdivision to modify the lot layout
22 for the Heritage Green PUD. The Plan Commission may
23 recall reviewing this PUD in 2015. It was approved
24 by the City Council in February of 2015.

1 It was previously a development known as
2 Foxwood Square that included the Raymond Judd
3 mansion house. This was a revised plan for some
4 additional units and a change to the lot layout.

5 What's being proposed now is a resubdivision
6 of the lots in order to create lots that more
7 closely follow the building footprints for the
8 townhome building. So the lot lines have been
9 redrawn based on existing foundations which are now
10 in place; and otherwise, the development plans for
11 the project are unchanged.

12 However, this site change constitutes a
13 resubdivision which requires a Plan Commission
14 review and City Council approval in order for the
15 City to sign off on a final plat of subdivision to
16 be recorded to modify those lots.

17 City staff has reviewed the proposed lot
18 layout, and we do not have any comments at this
19 point. However, we're asking that the Plan
20 Commission recommendation include a condition that
21 any staff comments be addressed prior to City
22 Council approval.

23 And we have a representative of the
24 developer present as well.

1 CHAIRMAN WALLACE: Okay. And, Russ, in our
2 package, we had two different plats. The one that's
3 labeled as final plat was the previous plat;
4 correct?

5 MR. COLBY: Yes.

6 CHAIRMAN WALLACE: And then the changes are
7 reflected on the resubdivision plat.

8 MR. COLBY: That's correct.

9 CHAIRMAN WALLACE: And really it just
10 appears to be notches that are taken out of several
11 lots.

12 Yes, Bob.

13 MR. RASMUSSEN: The bottom line is I haven't
14 done something like this before, so I didn't know
15 what I was doing. So now when we got done, we
16 wanted to segregate the mansion and its parking.
17 That's why you see that center lot bigger than it
18 used to be because we're going to own that.

19 Then we had to create an outlot for ingress
20 and egress to the existing two townhomes and our
21 nine new townhomes, and that outlot needs to be
22 owned and managed by the association, not by the
23 mansion.

24 And then we took the actual townhomes, and

1 we did an as-built of the foundations so that they
2 don't own any landscaping outside their brick. So
3 the association -- before it was kind of a
4 rectangular box. So then somebody could get
5 nit-picky and say, well, you own that bush, take
6 care of it. Well, now the association will. So
7 that's the bottom line. It's just a better defined,
8 more correct plat.

9 CHAIRMAN WALLACE: Okay. Any questions?

10 MEMBER MACKLIN-PURDY: I have a question,
11 Bob. I know that we discussed the green space on
12 this property before. How does this impact the
13 green space on this property?

14 MR. RASMUSSEN: It didn't at all.

15 MEMBER MACKLIN-PURDY: It didn't at all.

16 MR. RASMUSSEN: No, no, not at all. The
17 project is 100 percent as it was approved. We've
18 just changed the lot lines to be specific to those
19 items I just addressed.

20 MEMBER MACKLIN-PURDY: Okay. Thank you.

21 MR. RASMUSSEN: Okay.

22 CHAIRMAN WALLACE: Any other questions?

23 Bob, how are sales going? Just as an aside.

24 MR. RASMUSSEN: We sold -- we sold four

1 units I think right now. So it's slow but good.

2 CHAIRMAN WALLACE: Good.

3 MR. RASMUSSEN: We'll get there.

4 CHAIRMAN WALLACE: Okay. All right.

5 Anything further?

6 (No response.)

7 CHAIRMAN WALLACE: Anything else from you,

8 Russ?

9 MR. COLBY: No.

10 CHAIRMAN WALLACE: Okay. There being

11 nothing further, I would entertain a motion.

12 MEMBER SCHUETZ: I'll make a motion,
13 however, I'm looking for the best description here.

14 I don't see it in the agenda and in the summary.

15 CHAIRMAN WALLACE: What's that?

16 MEMBER SCHUETZ: I'm looking for the best
17 description of the project besides the name.

18 CHAIRMAN WALLACE: Well, I'd just say
19 recommend approval of City Council of the
20 application for final plat of subdivision, Heritage
21 Green PUD, subject to resolution of staff comments
22 prior to recommendation to City Council.

23 MEMBER SCHUETZ: Ditto. That's not
24 acceptable, is it?

Transcript of Hearing - Heritage Green - PUD
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1 MEMBER PRETZ: I'll second it.

2 CHAIRMAN WALLACE: It's been moved and
3 seconded.

4 Is there discussion on the motion?

5 (No response.)

6 CHAIRMAN WALLACE: All right. Seeing none,
7 Holderfield.

8 MEMBER HOLDERFIELD: Yes.

9 CHAIRMAN WALLACE: Schuetz.

10 MEMBER SCHUETZ: Yes.

11 CHAIRMAN WALLACE: Funke.

12 MEMBER FUNKE: Yes.

13 CHAIRMAN WALLACE: Pretz.

14 MEMBER PRETZ: Yes.

15 CHAIRMAN WALLACE: Macklin-Purdy.

16 MEMBER MACKLIN-PURDY: Yes.

17 CHAIRMAN WALLACE: Wallace, yes.

18 That passes unanimously, and that concludes
19 item 4 on your agenda.

20 Oh, yes, sorry.

21 MR. RASMUSSEN: One more comment. You asked
22 about sales. I should mention the mansion. You
23 know, the mansion was actually occupied a year ago
24 this May.

1 CHAIRMAN WALLACE: Oh, really.

2 MR. RASMUSSEN: We completed four very, very
3 nice rental units in there, and those were received
4 great, and people love them. It's been a very good
5 success. So keep that in mind when you're doing
6 some redevelopment of old buildings. It really does
7 work.

8 CHAIRMAN WALLACE: Good.

9 MR. RASMUSSEN: So that was a big success.

10 CHAIRMAN WALLACE: Good. Well,
11 congratulations. Good luck.

12 MR. RASMUSSEN: Thank you.

13 CHAIRMAN WALLACE: Any other additional
14 business from Plan Commission members? Staff? No.
15 Weekly development report we received, and
16 it's available on the website as well.

17 MR. COLBY: I just want to make a couple of
18 comments about the weekly development report.

19 CHAIRMAN WALLACE: You already said no.
20 Okay. Go ahead.

21 MR. COLBY: Sorry. The Prairie Center
22 project, I don't know if the Commission was aware,
23 was approved by the City Council last night. I know
24 that was in the newspaper.

1 And also I want to make you aware that on
2 the 21st of March, which is our next meeting, the
3 Prairie Winds project public hearing will be held,
4 and that is the multifamily residential development
5 behind Lowe's. There was a concept plan for that
6 recently. That will be the next project before the
7 Plan Commission.

8 CHAIRMAN WALLACE: Have they made any
9 changes, significant changes from the concept plan?
10 I know we made some suggestions.

11 MR. COLBY: I wouldn't say significant
12 changes. The layout is similar; however, they have
13 tried to incorporate the Commission's comments in
14 terms of trying to make it a little more defined.
15 And actually, if you're interested in looking at the
16 plans, they are on the website now on the projects
17 page. You can see those plans. It will be more or
18 less the same version the Plan Commission will
19 receive in their packets.

20 CHAIRMAN WALLACE: All right. Good. Does
21 anyone know whether or not they will -- or whether
22 they will be available -- whether they will not
23 available for any of the upcoming meetings?

24 MEMBER PRETZ: March 24th -- March 21st, I

1 will not be here.

2 CHAIRMAN WALLACE: Okay.

3 MEMBER FUNKE: I will not be here April 4th.

4 CHAIRMAN WALLACE: April 4th. Okay.

5 And April 10 is -- it's a Monday. It's a
6 joint meeting with the Planning & Development
7 Committee and the Plan Commission.

8 Where are we going to be holding that? Is
9 that in the den rooms?

10 MR. COLBY: I believe so.

11 CHAIRMAN WALLACE: All right.

12 (Off the record at 7:09 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 9th day of March, 2017.

My commission expires: May 16, 2020



Notary Public in and for the
State of Illinois