

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JUNE 6, 2017**

Members Present: Chairman Todd Wallace
Tim Kessler
Tom Schuetz
Peter Vargulich
Laura Macklin-Purdy

Members Absent: Dan Frio
Jeff Funke
James Holderfield
Tom Pretz

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:15 p.m.

2. Roll Call

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

3. Election of Officers.

This item was tabled to the next meeting.

4. Presentation of minutes of the May 16, 2017 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the May 16, 2017 Plan Commission meeting.

PUBLIC HEARING

5. Hillcroft Estates, 1147 Geneva Rd. (Hillcroft Estates, LLC)

Application for Special Use requesting an amendment to PUD Ordinance 2016-Z-6
Application for PUD Preliminary Plan

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

Motion was made by Mr. Kessler and seconded by Mr. Vargulich to close the public hearing.

Roll Call Vote:

Ayes: Kessler, Schuetz, Vargulich, Purdy, Wallace

Nays: None

Absent: Frio, Funke, Holderfield, Pretz

Motion carried: 5-0

MEETING

6. Hillcroft Estates, 1147 Geneva Rd. (Hillcroft Estates, LLC)

Application for Special Use requesting an amendment to PUD Ordinance 2016-Z-6

Application for PUD Preliminary Plan

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

Motion was made by Mr. Kessler and seconded by Mr. Schuetz to recommend approval of the Application for Special Use requesting an amendment to PUD Ordinance 2016-Z-6 and Application for PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Rd. (Hillcroft Estates, LLC), with a condition that the plan be amended to limit impacts on the Red Oak tree near the west property line and subject to resolution of staff comments prior to City Council action.

Roll Call Vote:

Ayes: Kessler, Schuetz, Vargulich, Purdy, Wallace

Nays: None

Absent: Frio, Funke, Holderfield, Pretz

Motion carried: 5-0

7. Additional Business from Plan Commission Members or Staff

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, June 20, 2017 at 7:00pm Council Chambers

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

Tuesday, August 8, 2017 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, June 12, 2017 at 7:00pm Council Chambers

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

10. Public Comment

11. Adjournment at 7:53PM



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Hillcroft Estates

Date: June 6, 2017

Case: St. Charles Plan Commission

Planet Depos

Phone: 888-433-3767

Fax: 888-503-3767

Email: transcripts@planetdepos.com

www.planetdepos.com

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

7

8

9

10

11

12

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

16

17

18

19

20

21

22

23

24

Transcript of Hillcroft Estates
Conducted on June 6, 2017

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 LAURA MACKLIN-PURDY, Member

5 TOM SCHUETZ, Member

6 PETER VARGULICH, Member

7 ALSO PRESENT:

8 RUSSELL COLBY, Planning Division Manager

9 ELLEN JOHNSON, Planner

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

Transcript of Hillcroft Estates
Conducted on June 6, 2017

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

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

Tim, roll call.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: And I apologize to all of
you for waiting. We had kind of a planned delay. I
had to stay at work late, and I have two of my kids
in the other room. So if you hear any screaming or
anything, that's them.

All right. Item 3 is the election of
officers; but since we don't have the fullest group
that we could today, I think we will table that
until our next meeting.

Any objections? Staff? Okay.

Item 4, presentation of minutes of the

Transcript of Hillcroft Estates
Conducted on June 6, 2017

1 May 16th, 2017, meeting of the Plan Commission.

2 Is there a motion to approve?

3 VICE CHAIRMAN KESSLER: So moved.

4 MEMBER SCHUETZ: Second.

5 CHAIRMAN WALLACE: All right. It's been
6 moved and seconded. All in favor.

7 (Ayes heard.)

8 CHAIRMAN WALLACE: Opposed.

9 (No response.)

10 CHAIRMAN WALLACE: Motion passes unanimously.

11 Item 5 on the agenda is Hillcroft Estates,
12 1147 Geneva Road, Hillcroft Estates, LLC,
13 application for special use requesting an amendment
14 to PUD Ordinance 2016-Z-6 and application for PUD
15 preliminary plan.

16 Before we begin with the public hearing, I
17 just want to welcome everyone tonight and let you
18 know that the Plan Commission is appointed by the
19 City Council to review applications that come before
20 the City, to conduct a public hearing like we're
21 conducting here tonight, and then to make a
22 recommendation to the City Council regarding
23 approval or denial of the application.

24 And so tonight what we're going to be doing

1 is we're going to be gathering evidence. We're
2 going to take testimony from the applicant. We will
3 ask questions of the applicant. Any member of the
4 public can ask questions. And if anyone wishes to
5 give any additional evidence either for or against
6 the application, you may do so.

7 If the Plan Commission feels that they have
8 enough evidence to be able to make a decision of
9 whether to recommend approval or denial to the City
10 Council, then we will close the public hearing. If
11 we don't, then we could continue it to a later date
12 in order to get that evidence.

13 And then assuming that we are able to close
14 the public hearing tonight, Item 6 on the agenda is
15 action on these applications. So we would take
16 action depending on what the evidence shows.

17 Any questions regarding this?

18 And just so you know, the Plan Commission is
19 a fact-finding body. It is dictated to us by
20 statute how we must consider that evidence and what
21 type of recommendation we make based upon certain
22 factors that are set forth in the ordinance.

23 So without further ado, if anyone wishes to
24 give any testimony, including asking any questions,

1 you'll need to be sworn in. So if anyone -- even
2 asking a question or giving testimony, if you'll
3 raise your right hand.

4 (Witnesses duly sworn.)

5 CHAIRMAN WALLACE: All right. Thank you.

6 And we have a court reporter here in the
7 room, and she is extremely talented, but not so
8 talented as to take two voices down at once. So I
9 would ask if anyone wishes to speak, that they wait
10 to be recognized by me, and then if you'd speak from
11 the lectern up here into the microphone.

12 When you do speak if you would say your
13 name, spell your last name, and give your address
14 for the record, please.

15 Before we begin, staff, is there anything
16 that you have on this?

17 MS. JOHNSON: No. We'll just turn it over
18 to the applicant.

19 CHAIRMAN WALLACE: Okay. Is the applicant
20 ready?

21 MR. GREEN: Good evening, ladies and
22 gentlemen, my name is Jon Green, president of
23 Engineering Resource Associates. I'm a civil
24 engineer and land surveyor. Office is located at

1 3S701 West Avenue in Warrenville, Illinois, and I
2 represent the applicant for this petition before you
3 tonight.

4 You may be familiar with this property.
5 It's been before you in the last couple of years for
6 a positive recommendation and positive City Council
7 approval related to a planned unit development.
8 That was back in 2016.

9 That development, just by means of history,
10 was for a four-building development; and due to
11 various economic factors and reasons and some of the
12 development costs and some other things, the
13 applicant has amended his application, and at this
14 point plans to construct one single-family house on
15 the property.

16 The single-family home is shown on the site
17 plan before you. It will be situated more or less
18 in the same location as the existing house that sits
19 on the property, what we know as the top of the
20 hill, in the northwest corner.

21 We're going to more or less follow the same
22 existing driveway configuration. The curb cut will
23 be located off of the same southeast location off of
24 Illinois Route 31; and as you're aware, the

1 topography generally slopes from west to east on the
2 property.

3 The single-family home has to comply with
4 the City of St. Charles building height
5 requirements, and similarly to the hardship and what
6 was approved on the previous approved PUD is due to
7 the unique sloping topography of the property. I
8 mentioned some 33 feet of drop off from the west
9 side to the east side, which is the front.

10 The City of St. Charles building height
11 ordinance measures the height of the home from the
12 average grade at the front building line, which is
13 down low at the elevation of Illinois Route 31. So
14 your ordinance allows something like a 35-foot-high
15 home. A property that has 33 feet of fall off
16 doesn't leave much left for any type of
17 single-family residence.

18 CHAIRMAN WALLACE: You want a bunker?

19 MR. GREEN: Not at all.

20 CHAIRMAN WALLACE: All right.

21 MR. GREEN: And so consistent with previous
22 approvals on this property, we are under the
23 understanding that this type of variance per se
24 isn't allowed to be granted a variance. So we were

1 counseled by staff -- they've been very helpful and
2 courteous through the whole process -- that the most
3 efficient way to ask for this approval is to apply
4 for an amended PUD.

5 We formally submitted the applications along
6 with the requisite tree preservation and site plan
7 information. Included in your packet are building
8 elevations for all four sides of the home, and there
9 is also some topographical information showing how
10 the driveway is going to slope.

11 I will say that we are planning to lower the
12 foundation of the home a few feet into the ground
13 compared to the footprint of the existing house,
14 such that in the end, the roof is no higher than the
15 existing home that's out there today. So from the
16 neighboring property standpoint, the peak of the
17 roof will be very similar to the height of the peak
18 of the roof of the house that's been out there for
19 100 years or so.

20 The footprint of the house is approximately
21 2900 square feet. There's a proposed three-car
22 garage on the ground level as well as a master
23 bedroom on the ground level and then a few bedrooms
24 up on the top. So a modest-size home that will fit

1 well with the landscape, and you have elevations in
2 your packet that kind of show you the design.

3 The front of the home will face towards the
4 west more or less where the circular driveway
5 turnaround is, with the back of the home overlooking
6 Illinois Route 31 towards the east.

7 There were some comments initially after our
8 first submittal. There were comments relating to
9 tree preservation along the westerly lot line, and
10 we have worked with staff, and we amended the shape
11 of our proposed driveway that runs up and down the
12 westerly lot line, and we've made sure that the edge
13 of the driveway was pulled back to be able to
14 preserve all the trees along this westerly area.

15 So in this area right here, the existing
16 driveway is this red line which more or less gets
17 within 3 or 4 feet of the property line. We're
18 pulling it back an extra 10 here, almost 20 feet to
19 provide some additional green space.

20 And then the row of existing larger trees is
21 shown here with these tree symbols; and then the
22 driveway is getting no closer than the existing
23 driveway that's been out there for the history of
24 the property.

1 That wraps up my presentation. Dan
2 Marshall, the project architect, is here with me
3 tonight. And we will turn it over to you and the
4 audience, if there's any questions. Thank you.

5 CHAIRMAN WALLACE: All right. Any questions
6 from the Plan Commission?

7 VICE CHAIRMAN KESSLER: I do have a
8 question. You know, I haven't seen it in any of the
9 literature. How big is it? What is the square
10 footage of the existing home?

11 CHAIRMAN WALLACE: I think it was 2600.

12 MR. GREEN: I believe so.

13 VICE CHAIRMAN KESSLER: 2600.

14 CHAIRMAN WALLACE: The square footage on the
15 new one?

16 MR. MARSHALL: About 4,000.

17 CHAIRMAN WALLACE: Oh, 4,000, including the
18 second floor.

19 VICE CHAIRMAN KESSLER: Including the second
20 floor. Okay. That's all I have right now.

21 CHAIRMAN WALLACE: What is the height if it
22 was measured from the front of the -- as far forward
23 as the front of the house goes, what would be the
24 height to the ridge of the roof at that point?

1 MR. MARSHALL: Dan Marshall,
2 M-a-r-s-h-a-l-l, 812 East Main Street, St. Charles.

3 Sorry, Chairman, you asked the height of --

4 CHAIRMAN WALLACE: Yeah. Is the courtyard
5 the front of the house?

6 MR. MARSHALL: Well, you can call it the
7 front because the front door is there, yeah.

8 CHAIRMAN WALLACE: Okay.

9 MR. MARSHALL: It's facing the front yard
10 which is considered 31 by the setback rules.

11 CHAIRMAN WALLACE: If we were to measure
12 from the ground in front of the house up to the top
13 of the roof, what is the height of that?

14 MR. MARSHALL: It's about 32 feet.

15 CHAIRMAN WALLACE: Okay. All right.

16 MR. MARSHALL: Which would be less.

17 VICE CHAIRMAN KESSLER: And I think you
18 mentioned that the existing home is about 32 feet
19 as well.

20 MR. MARSHALL: Well, no, the existing home
21 starts up a little higher. As Jon said, we're
22 digging down into the hill a little bit so that the
23 whole house is a little taller but its -- there's a
24 little diagram.

Transcript of Hillcroft Estates
Conducted on June 6, 2017

14

1 CHAIRMAN WALLACE: There you go.

2 MR. MARSHALL: Okay. That really helps to
3 see where -- the roofs are the same, but the first
4 floors are different. The old house is the dashed
5 line and the new house is down here. These are just
6 geographic shapes representing them. They're not
7 the actual houses but that's --

8 VICE CHAIRMAN KESSLER: That's the east
9 elevation or the west elevation that we're looking
10 at where --

11 MR. MARSHALL: No. This would be like a
12 section through the house down across the hill.

13 MEMBER VARGULICH: East to west section.

14 MR. MARSHALL: Yeah. So you're seeing --
15 like Route 31 is here, see this, Geneva Road.

16 VICE PRESIDENT KESSLER: Right.

17 MR. MARSHALL: And this is the other
18 property line, the west property line. So it's a
19 slice through the property.

20 MEMBER VARGULICH: So it's east to west.

21 MR. MARSHALL: This would be looking north.

22 MEMBER VARGULICH: But the section is east
23 to west.

24 MR. MARSHALL: Right. Yeah. Looking north.

1 MEMBER VARGULICH: Okay.

2 VICE CHAIRMAN KESSLER: So that's a north
3 elevation.

4 MR. MARSHALL: It's not an elevation.

5 VICE CHAIRMAN KESSLER: It's not an
6 elevation.

7 MR. MARSHALL: It's not an elevation at all.

8 VICE CHAIRMAN KESSLER: I'm looking at that
9 elevation.

10 MR. MARSHALL: I'll show you the elevation.

11 Here's the elevation. So that's the elevation.

12 That's what you see coming in from the -- well, this
13 is the elevation you'd see from the driveway, sorry,
14 right here. From the entrance, when you enter into
15 the property on the southeast corner --

16 VICE CHAIRMAN KESSLER: Southeast corner.

17 MR. MARSHALL: -- right where the driveway
18 is now. When you enter that driveway, that's what
19 you'll see when you look up the hill.

20 VICE CHAIRMAN KESSLER: Okay.

21 MR. MARSHALL: So as you drive around it,
22 you'll see this on that side; and then as you drive
23 up to the front door, you'd see this, which is
24 facing northwest, kind of towards the big oak tree.

1 VICE CHAIRMAN KESSLER: So it's this
2 elevation that has structure below grade.

3 MR. MARSHALL: It has a basement, yes.

4 VICE CHAIRMAN KESSLER: There is a basement,
5 but then the opposite side of this elevation is
6 walk-out.

7 MR. MARSHALL: Correct. Yeah. The street
8 side.

9 VICE CHAIRMAN KESSLER: Going down the hill
10 toward 31.

11 MR. MARSHALL: That's just from here. It's
12 really just a lookout. It's not that big of a drop.

13 VICE PRESIDENT KESSLER: Right.

14 MR. MARSHALL: It's only about a 6-foot
15 drop.

16 VICE CHAIRMAN KESSLER: Oh, really.

17 MR. MARSHALL: Yeah. Because we're digging
18 into the hill again, so that makes a bigger flat
19 spot, so we don't really have that much drop within
20 the depth of the house.

21 And then also, which I think is really cool,
22 is that we're going to build in just a little bit up
23 in here. That's the hill coming down, so the house
24 kind of looks built into the hill which will --

1 especially in this style, this English arts and
2 crafts style, that's how they were built. It looks
3 really -- like it's been there for a long time, so
4 that's the goal.

5 CHAIRMAN WALLACE: All right. Any other
6 questions?

7 MEMBER SCHUETZ: I have two questions, I
8 guess -- one clarification, one question.

9 So you have stucco. Is that a combination
10 of brick and stone on all the various sides?

11 MR. MARSHALL: It's mostly brick, and then
12 there's cement stucco; and then just the lower
13 course down here, kind of the foundation course as
14 you go towards that lookout, the foundation or
15 English basement --

16 MEMBER SCHUETZ: Right.

17 MR. MARSHALL: -- that's where we pick up
18 some stone over there.

19 MEMBER SCHUETZ: To make it look old
20 worldish?

21 MR. MARSHALL: Well, to make it -- yeah. To
22 make it look not so much old world as just a vintage
23 arts and crafts, really around the 1910, 1890 -- or
24 1900s to 1920s in American cities.

1 MEMBER SCHUETZ: It's very nice.

2 MR. MARSHALL: We call it English arts and
3 crafts, but it's really -- it was mostly an American
4 movement in the little towns, especially in
5 St. Charles.

6 MEMBER SCHUETZ: So the other question I
7 have, I believe, if my recollection is right from
8 the last time this was in front of us, was there --
9 was it necessary to have retention? Was there
10 retention, water?

11 MR. MARSHALL: When we had the 12-unit in, I
12 think even when we did the four separate houses --

13 MEMBER SCHUETZ: Right.

14 MR. MARSHALL: -- we had to do -- and we
15 were doing a new road, quite a bit of roadwork, and
16 with that we were required to do retention but
17 now --

18 MEMBER SCHUETZ: So this is not necessary.

19 MR. MARSHALL: We're not disturbing that
20 much. Basically, we're less than the threshold is.

21 MEMBER SCHUETZ: So as you drive up or down
22 from 31, which side of the house will you see? I'm
23 looking --

24 MR. MARSHALL: This side.

1 MEMBER SCHUETZ: They all look like --

2 MR. MARSHALL: This side.

3 MEMBER SCHUETZ: I just want to make sure.

4 MR. MARSHALL: Yeah.

5 MEMBER SCHUETZ: Okay.

6 MR. MARSHALL: You'll see a little corner of
7 this, but there's big pine trees in front of all
8 this right here. So you won't see much of this.
9 It's mainly this front little corner. This is like
10 towards the street view is what you'd see right in
11 there.

12 MEMBER SCHUETZ: Okay. Thank you.

13 MR. MARSHALL: Sure.

14 MEMBER VARGULICH: I have some questions
15 related to the site plan, the engineering of the
16 site plan and the driveway layout.

17 Is that for you, Jon, or --

18 I was comparing some of the documents from
19 the previous PUD with the four single-family homes,
20 and I had a tree preservation plan and a data table
21 that addressed all the trees, but that didn't seem
22 to show up in your submittal. Can you explain why?

23 MR. GREEN: Single-family homes are not
24 required to comply with the subdivision tree

1 preservation ordinance; but we are more or less
2 preserving the same buffer of trees along the whole
3 westerly lot line and all of the mature high quality
4 trees within the development.

5 MEMBER VARGULICH: Okay. I'm not sure I
6 agree with that. Here's why I ask. In reviewing
7 the grading plan for the driveway, especially as it
8 moves along the western property line going south, I
9 would draw your attention to the shed, the existing
10 shed that's there, and the spot with the shed is at
11 approximately 720, 719, 718, and the spot on the
12 driveway is at 714.

13 And then directly adjacent to it are those
14 trees that you're talking about, and the spot there
15 is back at 720. So that's a 6-foot grade change.
16 Can you explain how that's supposed to work?

17 MR. GREEN: I'd love to. A unique part
18 that's not shown on this overall preliminary plan is
19 that the plan is to recess the driveway into the
20 ground with a retaining wall on the side of it.

21 MEMBER VARGULICH: You have a retaining wall
22 to the north, but nothing coming down as far as the
23 shed.

24 MR. GREEN: This is a preliminary

1 topographical site development plan. We wanted to
2 get through the process. This is adequate to meet
3 the requirements of the amended PUD application. We
4 have not made a formal engineering submittal to
5 Chris Bong and the engineering staff. We plan to
6 work out those details.

7 Trust me, saving the trees is of paramount
8 importance to the developer as well. If you have
9 been on the property, he has already had hundreds of
10 trees delivered to the site. They're in temporary
11 mulch beds.

12 We plan to completely enclose and create a
13 tree buffer. So it is the intent of the applicant
14 to do whatever he can to preserve the trees from a
15 buffer standpoint; where there are no trees, we're
16 going to be adding them.

17 MEMBER VARGULICH: So why would you cut the
18 driveway in so much compared to the existing grade
19 of the property?

20 MR. GREEN: Because it's the desire to
21 provide a little more screening and have more of a
22 private driveway approach. The driveway will be
23 sunk down about 3 or 4 feet below the grade; and
24 then the remaining space between the driveway and

1 the lot line will have a combination of deciduous
2 and overstory trees together with a little bit of a
3 berm to provide a landscape plush screening both for
4 privacy for the property and also to screen
5 headlights from shining into the other properties.

6 MEMBER VARGULICH: I would, if you will --
7 not to be argumentative, but I would argue that
8 you're doing more harm by what you're doing with the
9 grading than benefit as it relates to not only the
10 cedars that are running parallel to the western
11 property line, but also to the oak trees that are
12 just to the north of the property line by cutting 3
13 feet minimum, but in some cases you'll be going 6
14 feet, and that impact to the root systems will be --

15 MR. GREEN: Yeah. We'll work that out.

16 MEMBER VARGULICH: -- significant to the
17 trees.

18 MR. GREEN: I appreciate your comments.

19 MEMBER VARGULICH: I would encourage your
20 team to expand to a qualified landscape architect
21 and arborist to help you resolve those issues.

22 MR. GREEN: Sure. We will at the time of
23 final engineering.

24 MR. MARSHALL: Another reason -- I just

1 wanted to interject. Another reason for cutting
2 this down was to lessen the steepness of that little
3 spot right there on the curve. It's really steep if
4 you drive that. So by this way, we can even out the
5 hill a little bit, and that was something we were
6 talking about.

7 MEMBER VARGULICH: Okay.

8 MR. GREEN: Thank you.

9 CHAIRMAN WALLACE: Any other questions?

10 Okay. Yes, ma'am.

11 MS. PATTERSON: Carol Patterson,
12 P-a-t-t-e-r-s-o-n, 58 White Oak Circle.

13 I'm president of the Oaks Association, and
14 we think the plan is fine. We don't have any issues
15 with that. However, we have the retention pond, and
16 I think you all are aware of where that's at.

17 The bottom -- it would be the southeast
18 corner of that. Where it says "Fox Glade," it goes
19 straight east, and that's where our retention pond
20 is. We have had a little issue, and we expect it to
21 increase. With a heavy rain, the rainwater and silt
22 comes down from that property into the retention
23 pond; and then right now it's coming into the area
24 where the City has their -- whatever it's called --

1 that goes under the road and down into the river and
2 through the woods.

3 But we -- is it my understanding that a
4 retention wall is going to be all the way down that
5 driveway, or are you doing anything to prevent
6 erosion and water runoff coming into the retention
7 pond?

8 CHAIRMAN WALLACE: Are you going to answer
9 that?

10 VICE CHAIRMAN KESSLER: Yeah. Can you speak
11 to that?

12 MR. GREEN: Yeah. The property will comply
13 with the City and County standards for erosion and
14 sedimentation control. There are some areas of the
15 site that the vegetation is worn and barren now at
16 this point in time. So we do plan to redirect the
17 runoff in accordance with the City ordinance.

18 Water naturally seeks its own elevation and
19 goes to the lowest point on the property, and the
20 southeast corner of the property is the lowest
21 point. So we'll work with City staff in directing
22 our swales to the appropriate location.

23 VICE CHAIRMAN KESSLER: So just so I'm clear
24 and I feel like there's an answer here, there is

1 consideration given to how the water is running off
2 of that property, and there are going to be remedies
3 pursuant to the City code and County code ordinance.

4 MR. GREEN: Yes. That is correct.

5 VICE CHAIRMAN KESSLER: Great. Thank you.

6 CHAIRMAN WALLACE: All right. Other
7 questions? Yes, ma'am.

8 MS. MUSSER: Jeanette Musser, M-u-s-s-e-r,
9 40 McKinley Street, and I live in lot 3 that's on
10 the map up here.

11 I don't have a pointer, so I can't
12 exactly -- if you go to the far southeast corner.

13 Oh, great. So right here in the original
14 tree preservation plan, and I do have the list of
15 all the trees that you brought up earlier, it's
16 No. 10, in this corner right here. And there's a
17 tree, a 32-inch diameter at the base, a red oak tree
18 right here that falls on our side. There's a fence
19 along this, and it's on our side of the property.

20 And I'm not clear exactly where the tree
21 preservation area goes from this. In the original
22 tree preservation plan which I have --

23 VICE CHAIRMAN KESSLER: Can I ask you a
24 question?

1 MS. MUSSER: Uh-huh.

2 VICE PRESIDENT KESSLER: Is the tree you're
3 describing not shown on here?

4 MS. MUSSER: It is not shown because it's on
5 our property, not their property.

6 VICE PRESIDENT KESSLER: Okay. All right.

7 MS. MUSSER: So the original tree plan ran
8 almost parallel to this line. If you come down
9 here, it came in, and then went way around this tree
10 to protect this one in the corner, and it went
11 almost -- the tree preservation line went almost to
12 the shed, so approximately here, to protect that
13 tree.

14 In the arborist's notes, he has this lean
15 away from the drive 14 feet over the fence. So I'd
16 like to know exactly what the distance is in this
17 area of the tree protection plan.

18 MR. GREEN: About 10 feet.

19 MR. MUSSER: Which -- if you take that, that
20 goes into the canopy of the tree as well as under
21 the canopy; and then if you cut down into that below
22 grade, I'm concerned about --

23 CHAIRMAN WALLACE: I'm sorry. I can't hear
24 you.

1 MS. MUSSER: The tree canopy is 14 feet. So
2 the protection zone is well under the canopy of the
3 tree. And then in addition to that, if they cut
4 below grade and go into the roots, I'm concerned
5 about the health of that tree and whether it's going
6 to make it through this construction. So I do have
7 a concern about that.

8 We had an estimate done when all of this
9 took place, and it's approximately \$2800 to take --
10 that was two years ago -- take down one of these
11 oaks. So if it gets damaged, that's, you know, a
12 big hit to us financially. Besides the fact of, you
13 know, losing a beautiful tree. So I'd like to know
14 if anything can be done about that, this corner over
15 here.

16 I appreciate your comments, Mr. Vargulich.
17 Thank you.

18 MR. GREEN: In the area that was being
19 described, the driveway in this location, although
20 it might be closer than 14 feet to the lot line,
21 we're going to more or less follow the limits to the
22 current impervious area there. So if you went out
23 there tonight, there's an asphalt driveway of a
24 certain -- at least one car can pass.

1 We are going to more or less follow that
2 same path within that area, or we'll agree to amend
3 the plan to make sure we're within the limits of the
4 current impervious area; and if it's asphalt now,
5 the roots from the tree aren't feeding off oxygen if
6 there's asphalt and stone there now.

7 So what I'm suggesting is we'll work to
8 amend the plan to minimize the impact by that tree
9 when we submit for engineering. We'll work through
10 the details with staff.

11 VICE CHAIRMAN KESSLER: Okay. I want to
12 make sure I understand this.

13 So your concern is that the tree line, the
14 tree protection line has now moved closer to the
15 trees that are there on the west.

16 MS. MUSSER: Only that one tree.

17 VICE CHAIRMAN KESSLER: Only at the west
18 edge of that, at that point, and that one tree.

19 MS. MUSSER: That's the only one. I think
20 the rest are okay.

21 VICE CHAIRMAN KESSLER: Is it also true,
22 though, that there is a driveway there where that
23 tree, the new tree protection line is?

24 MS. MUSSER: Yes.

1 VICE PRESIDENT KESSLER: There is a driveway
2 there.

3 MS. MUSSER: But if they're dropping that
4 driveway and cutting through and building a
5 retaining wall, that's more disruption.

6 VICE CHAIRMAN KESSLER: If they're doing it
7 at that point. If they did it at another point that
8 wasn't -- then the tree is not a problem.

9 Do we know for sure if any of the site
10 improvement on that driveway would take place, Jon,
11 in that spot, or would you keep the same grade?

12 MR. GREEN: We can make amendments to it
13 based on the testimony given tonight.

14 VICE CHAIRMAN KESSLER: You can use the same
15 grade.

16 MR. GREEN: We can bring it up.

17 VICE CHAIRMAN KESSLER: And there wouldn't
18 be excavation at that point. You would make that
19 amendment.

20 MR. GREEN: Yes, we can agree to testify to
21 that.

22 MS. MUSSER: So it would be the same grade,
23 no different than where it is now.

24 VICE CHAIRMAN KESSLER: Right. They would

1 probably just replace the surface, you know, for a
2 new driveway but no excavation at that point.

3 CHAIRMAN WALLACE: All right.

4 VICE PRESIDENT KESSLER: Did you have
5 another comment?

6 MS. MUSSER: I had a follow-up question, the
7 initial tree preservation plan.

8 VICE CHAIRMAN KESSLER: Okay. Come on up.

9 MS. MUSSER: So the initial tree
10 preservation plan called for in those areas that any
11 excavation had to be hand dug.

12 Is that still in place?

13 VICE CHAIRMAN KESSLER: None of that has
14 changed.

15 MS. MUSSER: None of that has changed. All
16 right. Thank you.

17 CHAIRMAN WALLACE: All right. Any other
18 questions? Comments?

19 (No response.)

20 CHAIRMAN WALLACE: All right. Anything from
21 staff? No.

22 VICE CHAIRMAN KESSLER: I'll make a motion
23 to close the public hearing.

24 MEMBER VARGULICH: Second.

1 CHAIRMAN WALLACE: Okay. It's been moved
2 and seconded. Discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: All right. Tim.

5 VICE PRESIDENT KESSLER: Schuetz.

6 MEMBER SCHUETZ: Yes.

7 VICE PRESIDENT KESSLER: Vargulich.

8 MEMBER VARGULICH: Yes.

9 VICE PRESIDENT KESSLER: Purdy.

10 MEMBER MACKLIN-PURDY: Yes.

11 VICE CHAIRMAN KESSLER: Wallace.

12 CHAIRMAN WALLACE: Yes.

13 VICE PRESIDENT KESSLER: Kessler, yes.

14 CHAIRMAN WALLACE: All right. That
15 concludes Item 5 on the agenda.

16 Item 6, Hillcroft Estates, 1147 Geneva Road,
17 Hillcroft Estates, LLC, application for special use
18 requesting an amendment to PUD Ordinance 2016-Z-6
19 and application for PUD preliminary plan.

20 And during the discussion, I just jotted
21 down that if you're so inclined to recommend
22 approval, that it be on the condition that the plan
23 be amended to limit impact to the oak tree along the
24 west lot line pursuant to the testimony at the

1 public hearing.

2 VICE CHAIRMAN KESSLER: What I said.

3 Well, I would like to make a motion to
4 recommend approval of Hillcroft Estates, 1147 Geneva
5 Road, Hillcroft Estates, LLC, application for
6 special use requesting an amendment to PUD Ordinance
7 2016-Z-6 and application for PUD preliminary plan
8 subject to the condition -- the condition to amend
9 plan to limit the impact of oak along the west lot
10 line per testimony at public hearing, and subject to
11 requiring resolution of all staff comments prior to
12 City Council action.

13 CHAIRMAN WALLACE: Is there a second?

14 MEMBER SCHUETZ: Second.

15 CHAIRMAN WALLACE: All right. Discussion?

16 (No response.)

17 CHAIRMAN WALLACE: No. All right.

18 Roll call.

19 VICE PRESIDENT KESSLER: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 VICE PRESIDENT KESSLER: Vargulich.

22 MEMBER VARGULICH: Yes.

23 VICE PRESIDENT KESSLER: Purdy.

24 MEMBER MACKLIN-PURDY: Yes.

1 VICE CHAIRMAN KESSLER: Wallace.

2 CHAIRMAN WALLACE: Yes.

3 VICE PRESIDENT KESSLER: Kessler, yes.

4 CHAIRMAN WALLACE: All right. That
5 concludes Item 6. Thank you all for coming.

6 Item 7 is additional business from Plan
7 Commission members or staff.

8 MR. COLBY: I did have one item I wanted to
9 mention to the Plan Commission. Next week at the
10 Planning & Development Committee, there will be an
11 agenda item discussing the residency requirements
12 for the Plan Commission, to specifically bring up
13 there's a requirement in the City code that no more
14 than five members of the Plan Commission live on one
15 side of the river or the other.

16 There's a proposal being put forth by the
17 mayor to take that from a binding requirement to an
18 advisory requirement, so not need to be adhered to
19 exactly to those numbers. So that proposal will be
20 discussed by the Planning & Development Committee
21 next week.

22 VICE CHAIRMAN KESSLER: Do we have too many?
23 Are we west side heavy?

24 MR. COLBY: Right now it's five members on

1 the west, four on the east, which complies with the
2 code.

3 We run into situations where there have been
4 vacancies, that there's a qualified candidate that's
5 interested, but they do not live on the side of town
6 where we have the vacancy. So what's happened is
7 people make other commitments, and sometimes we have
8 qualified candidates who can't be seated on the
9 Commission. I think that's what motivated the mayor
10 to bring this forward.

11 CHAIRMAN WALLACE: All right. And that's
12 coming up at the next meeting?

13 MR. COLBY: Yes.

14 CHAIRMAN WALLACE: All right. Anything
15 else? No. All right.

16 VICE CHAIRMAN KESSLER: I will plan to
17 attend that meeting.

18 CHAIRMAN WALLACE: We don't have a
19 meeting -- we only have one meeting in July;
20 correct?

21 MR. COLBY: That's correct. We do not have
22 a meeting scheduled on the 4th of July, so we only
23 have one regular meeting.

24 CHAIRMAN WALLACE: I don't think it would be

1 well attended. Although, I'll bet there's a view of
2 the fireworks.

3 VICE CHAIRMAN KESSLER: We should have a
4 meeting.

5 MEMBER SCHUETZ: We wouldn't get the same
6 feeling. It wouldn't be the same, no bugs.

7 CHAIRMAN WALLACE: Yeah. That's true. We
8 could just open the windows.

9 MEMBER MACKLIN-PURDY: I have a request. I
10 think since I've been here, three commissioners have
11 left without my knowledge at all. Is there any way
12 that we could be notified so we could at least say
13 so long, goodbye?

14 MR. COLBY: Yes. We could do that. I think
15 in the past we have relied on the members themselves
16 to announce that they were no longer continuing. We
17 ran into a situation where I think we cancelled the
18 meeting before they had an opportunity to say
19 anything, which was unfortunate. We can make a
20 point of recommending that to a member when they're
21 planning on leaving.

22 MEMBER MACKLIN-PURDY: Is Dan Frio still on?

23 MR. COLBY: Yes, he is.

24 MEMBER MACKLIN-PURDY: He is still on. I

1 thought maybe he left.

2 CHAIRMAN WALLACE: Is there any public
3 comment? No? All right.

4 Is there a motion to adjourn?

5 VICE CHAIRMAN KESSLER: So moved.

6 MEMBER SCHUETZ: Second.

7 CHAIRMAN WALLACE: Okay. All in favor.

8 (Ayes heard.)

9 CHAIRMAN WALLACE: Opposed.

10 (No response.)

11 CHAIRMAN WALLACE: This meeting of the City
12 of St. Charles Plan Commission is adjourned at 7,
13 I'm going to say, 53 p.m.

14 (Off the record at 7:53 p.m.)

15

16

17

18

19

20

21

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 11th day of June, 2017.

My commission expires: May 16, 2020



Notary Public in and for the
State of Illinois