

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES PLAN COMMISSION
TUESDAY, JULY 5, 2011 – 7:00 P.M.**

Members Present: Todd Wallace, Chairman
 Tim Kessler, Vice Chairman/Secretary
 Sue Amatangelo
 Curt Henningson
 Tom Schuetz

Members Absent: Thomas Pretz, Brian Doyle

Also Present: Rita Tungare, Community Development Director
 Russell Colby, Planner
 Matthew O'Rourke, Planner
 Sonntag Court Reporter

1. Call to order

A meeting of the St. Charles Plan Commission was called to order at 7:00 p.m. by Chairman Wallace.

2. Roll Call

3. Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the June 21, 2011 meeting.

PUBLIC HEARING

4. St. Charles Public Library (South of Walnut Ave, north of Illinois Ave., between 6th & 7th Avenues)

Application for a Map Amendment from RT-3 Traditional Single-Family Residential District to CBD2-Mixed Use Business District to allow construction of an additional parking lot for the library.

The transcript received 7/12/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Mr. Kessler made a motion to close the public hearing. Ms. Amatangelo seconded the motion.

Voice Vote:

Ayes: Amatangelo, Schuetz, Henningson, Wallace, Kessler

Nays: None

Absent: Doyle, Pretz

Motion Carried.

5. Culvers Restaurant – East Main Retail Subdivision (Midwest Construction of Northern Illinois, Inc)

Application for Special Use to permit a drive-through restaurant facility

The transcript received 7/12/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Mr. Kessler made a motion to close the public hearing. Mr. Schuetz seconded the motion.

Voice Vote:

Ayes: Amatangelo, Schuetz, Henningson, Wallace, Kessler

Nays: None

Absent: Doyle, Pretz

Motion Carried.

6. General Amendment (City of St. Charles)

Application for General Amendment to Chapter 17.28 “Signs” and Chapter 17.30 “Definitions” pertaining to advertising on bus shelters.

The transcript received and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Mr. Kessler made a motion to continue the public hearing to Tuesday, July 19, 2011 at 7:00pm in the Council Chambers. Ms. Amatangelo seconded the motion.

Voice Vote:

Ayes: Amatangelo, Schuetz, Henningson, Wallace, Kessler

Nays: None

Absent: Pretz, Doyle

Motion Carried.

MEETING

7. General Amendment (City of St. Charles)

Application for General Amendment to Chapter 17.28 “Signs” and Chapter 17.30 “Definitions” pertaining to advertising on bus shelters.

The transcript received 7/12/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Mr. Kessler made a motion to table this time to Tuesday, July 19, 2011 at 7:00pm in the Council Chamber. Mr. Schuetz seconded the motion.

Voice Vote:

Ayes: Amatangelo, Schuetz, Henningson, Wallace, Kessler.

Nays: None

Absent: Pretz, Doyle

Motion Carried.

8. St. Charles Public Library (South of Walnut Ave, north of Illinois Ave., between 6th & 7th Avenues)

Application for a Map Amendment from RT-3 Traditional Single-Family Residential District to CBD2-Mixed Use Business District to allow construction of an additional parking lot for the library.

The transcript received 7/12/11 and prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

Ms. Amatangelo made a motion to recommend to City Council approval of the Map Amendment from RT-3 Traditional Single-Family Residential District to CBD2-Mixed Use Business District to allow construction of an additional parking lot for the library, based upon the Findings of Fact and all staff comments being addressed prior to final City Council action.
Mr. Kessler seconded the motion.

Voice Vote:

Ayes: Amatangelo, Schuetz, Henningson, Wallace, Kessler

Nays: None

Absent: Doyle, Pretz

Motion Carried.

9. Meeting Announcements

Plan Commission Tuesday, July 19, 2011 at 7:00pm in the Council Chambers

Plan Commission Tuesday, August 2, 2011 at 7:00pm in the Council Chambers

Plan Commission Tuesday, August 16, 2011 at 7:00pm in the Council Chambers

10. Additional Business from Plan Commission Members, Staff, or Citizens

The meeting adjourned at 8:11p.m.

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STATE OF ILLINOIS)

RECEIVED
St. Charles, IL

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) SS.

COUNTY OF KANE)

JUL 12 2011

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CDD
Planning Division

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BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

6

In Re the Matter of:)

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)

St. Charles Public Library)

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(South of Walnut Avenue,)

North of Illinois Avenue,)

9

between 6th and 7th Avenues))

Application for a Map Amendment)

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from RT-3 Traditional)

Single-Family Residential)

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District to CBD-2 Mixed-Use)

Business District to Allow)

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Construction of an Additional)

Parking Lot for the Library.)

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REPORT OF PROCEEDINGS had at the hearing of
the above-entitled matter, before the City of
St. Charles Plan Commission, taken in the offices
of City of St. Charles, 112 North 1st Avenue,
St. Charles, Illinois, on July 5, 2011, at the
hour of 7:00 p.m.

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1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MS. SUE AMATANGELO, Member;

5 MR. CURT HENNINGSON, Member; and

6 MR. TOM SCHUETZ, Member.

7 **ALSO PRESENT:**

8 MS. RITA TUNGARE, Community Development Director;

9 MR. RUSSELL COLBY, Planning Division Manager; and

10 MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 07/05/2011

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

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Amatangelo?

6 MEMBER AMATANGELO: Here.

7 VICE CHAIRMAN KESSLER: Schuetz?

8 MEMBER SCHUETZ: Here.

9 VICE CHAIRMAN KESSLER: Henningson?

10 MEMBER HENNINGSON: Here.

11 VICE CHAIRMAN KESSLER: Wallace?

12 CHAIRMAN WALLACE: Here.

13 VICE CHAIRMAN KESSLER: Kessler,
14 here.

15 CHAIRMAN WALLACE: All right.

16 Item No. 3 on your addenda is presentation of the
17 minutes.

18 VICE CHAIRMAN KESSLER: Move to
19 approve the minutes.

20 MEMBER AMATANGELO: Second.

21 CHAIRMAN WALLACE: From the
22 June 21st, 2011, meeting?

23 VICE CHAIRMAN KESSLER: That is
24 correct.

1 CHAIRMAN WALLACE: All right. All in
2 favor?

3 (The ayes were thereupon heard.)

4 CHAIRMAN WALLACE: Opposed?

5 (No response.)

6 CHAIRMAN WALLACE: The motion passes
7 unanimously.

8 The next three items on your agendas are
9 public hearing items, Items 4, 5, and 6, and for
10 any of us here that aren't familiar with the
11 process, the Plan Commission is commissioned by
12 the City Council to conduct public hearings for
13 certain applications that comes before it.

14 The Plan Commission will -- will request
15 and -- and get information from the Applicant
16 regarding the application, and will also ask
17 questions or provide additional information
18 regarding those applications.

19 There will be a time when any members of
20 the audience who wish to may ask questions or
21 offer comments regarding the application, as
22 well.

23 Any questions about procedure?

24 (No response.)

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 CHAIRMAN WALLACE: All right. For
2 anyone who wishes to offer any testimony or ask
3 any questions regarding any of the applications
4 before us tonight, I would ask that you now be
5 sworn in. If you would raise your right hand.

6 Are you going to give any testimony?

7 VICE CHAIRMAN KESSLER: Are you going
8 to talk tonight?

9 (Five witnesses were thereupon
10 duly sworn.)

11 CHAIRMAN WALLACE: All right.
12 Thank you.

13 Item No. 4 on the agenda is St. Charles
14 Public Library, south of Walnut Avenue, north of
15 Illinois Avenue between 6th and 7th Avenues.

16 We have an application for a map amendment
17 from RT-3 Traditional Single-Family Residential
18 District to CBD-2 Mixed-Use Business District, to
19 allow construction of an additional parking lot
20 for the library.

21 I'm sorry. I don't have my staff report
22 here in front of me.

23 Russ, do you -- shall we go ahead with the
24 presentation from the Applicant?

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 MR. COLBY: Yes.

2 We do have exhibits to read into the
3 record.

4 CHAIRMAN WALLACE: Oh, yes. Thank you.

5 For this item we have two exhibits,
6 Plan Commission Exhibit A, dated 6/6/11, which is
7 a zoning map application with findings of fact
8 attached; and we also have Plan Commission
9 Exhibit B, dated 6/2/11, which is Site Plan
10 Option D.

11 All right. Any additional exhibits?

12 (No response.)

13 CHAIRMAN WALLACE: Anything else
14 before we go to the Applicant?

15 VICE CHAIRMAN KESSLER: No.

16 CHAIRMAN WALLACE: Okay. All right.

17 And if -- how long do you expect the
18 presentation to take? 10 minutes or less?

19 MR. ANDERSON: Less.

20 CHAIRMAN WALLACE: All right. Go
21 ahead.

22 MR. ANDERSON: Okay.

23 CHAIRMAN WALLACE: Before you start
24 speaking, I know we don't have a -- well, we do

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 have a podium, kind of. You could just stay
2 where you're at, but as long as you just state
3 your name, spell your last name and also state
4 your address for the record.

5 MR. ANDERSON: Can I give you a
6 larger copy of the Exhibit D, just so --

7 CHAIRMAN WALLACE: Sure.

8 MR. ANDERSON: -- since I went ahead
9 and made them.

10 My name is Floyd Anderson. I'm an
11 architect and partner with Lohan Anderson. We're
12 the architectural firm, planning firm, which has
13 been working on the library or the eventual new
14 library, another item.

15 I don't know if anybody needs a card so you
16 can get the spelling on it.

17 As you explained in your overview, it's
18 pretty straightforward.

19 Basically, the library over the last few
20 years has acquired this property south of the
21 existing library in anticipation of someday
22 expanding the library. They would need the
23 property both for the new addition as well as for
24 parking, and they've always had an issue with not

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 having enough parking, even for the existing
2 library, and so what they'd like to do in the
3 interim, until such time as the voters approve a
4 referendum, is move ahead and have the property
5 rezoned so that that is in place for the eventual
6 addition.

7 That's the -- that's basically what the
8 application is about.

9 The Plan Option D that you see here is an
10 illustrative plan for an interim parking lot that
11 would meet all qualifications. It may or may not
12 look like this, but it's not at the moment what
13 we're asking for approval on; it's just to give
14 you an indicator of what they might be doing with
15 the property in the near future.

16 And that's really the summary.

17 CHAIRMAN WALLACE: All right. I'll
18 ask a question first.

19 At the current square footage of the
20 library, what's the number of required spots?

21 Russ, do you have those figures?

22 VICE CHAIRMAN KESSLER: There are
23 calculations in the staff report.

24 MR. COLBY: Page 3.

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ST. CHARLES LIBRARY DISTRICT

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1 Based on the square footage of the library
2 currently, the required number of parking spaces
3 is 136. The existing parking spaces in the lots
4 that -- that surround the library is
5 approximately 116. There's on-street parking
6 spaces. I estimate between 10 and 15 based on
7 how cars are spaced along the streets, and that
8 would be along Walnut and 6th, so there's --
9 there's an existing parking deficiency of
10 approximately 20 spaces if you don't count the
11 on-street spaces.

12 Those can be counted. However, there's
13 other uses that surround the library property
14 that also utilize those spaces, so they're not
15 always available.

16 VICE CHAIRMAN KESSLER: I have a
17 question.

18 CHAIRMAN WALLACE: Yes.

19 VICE CHAIRMAN KESSLER: Those
20 properties now, are they -- are they owned by the
21 library? Is that whole block owned by the
22 library?

23 MR. ANDERSON: Yes.

24 VICE CHAIRMAN KESSLER: Are there

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ST. CHARLES LIBRARY DISTRICT

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1 people living in those homes?

2 MR. WOOD: In two of them.

3 THE COURT REPORTER: Your name,
4 please.

5 CHAIRMAN WALLACE: If you could just
6 state your name.

7 MR. WOOD: Brian Wood. I'm
8 Assistant Director of the Library District.

9 VICE CHAIRMAN KESSLER: And I don't
10 see any residents.

11 I mean, has this been posted to all the
12 surrounding neighbors and --

13 MR. ANDERSON: Yes.

14 VICE CHAIRMAN KESSLER: -- everybody
15 kind of knew it was coming?

16 MR. ANDERSON: Yes.

17 MR. WOOD: Yes.

18 VICE CHAIRMAN KESSLER: So then you
19 haven't heard anything from any of the -- at the
20 staff, I mean, the office?

21 MR. COLBY: We received a few phone
22 calls just inquiring as to what the hearing was
23 about.

24 VICE CHAIRMAN KESSLER: Okay. And

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 when you explained, it was okay?

2 MR. COLBY: Yes.

3 VICE CHAIRMAN KESSLER: Okay.

4 MR. COLBY: Yes. There were not any
5 follow-up questions.

6 MS. TUNGARE: If I may add to that, I
7 believe that -- and I'll let both of you speak to
8 this -- but I believe the library has done a
9 pretty good job of, I think, soliciting public
10 input on their own and -- and, I think, having
11 press releases out there and information out
12 there for the residents over the past year or
13 couple of years, so it's been out there.

14 VICE CHAIRMAN KESSLER: Oh, gosh,
15 since 1980. I remember back in the '80s they
16 were working on this.

17 MR. WOOD: At least three of those
18 sites are also occupied by nonresidential
19 establishments, so, you know, they haven't had an
20 issue with it, either.

21 VICE CHAIRMAN KESSLER: And the
22 purpose of this application is simply to rezone
23 the property?

24 MR. ANDERSON: That's correct.

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ST. CHARLES LIBRARY DISTRICT

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1 MR. COLBY: Correct.

2 MR. WOOD: Right.

3 CHAIRMAN WALLACE: I know we
4 discussed this back with some prior applications
5 on the other side of the river, but in the CBD-2
6 district, we look -- what do we do? We look
7 300 feet away to see what other parking is
8 available in that area?

9 MR. COLBY: Yes, for on-street
10 spaces.

11 CHAIRMAN WALLACE: And what was the
12 thought on going across Route 64 to look at
13 available parking?

14 VICE CHAIRMAN KESSLER: Those --
15 those were not accounted for in those
16 calculations.

17 CHAIRMAN WALLACE: Okay.

18 VICE CHAIRMAN KESSLER: But in the
19 bank they were.

20 That's the one you were referring to?

21 CHAIRMAN WALLACE: Yes.

22 VICE CHAIRMAN KESSLER: In the bank.

23 CHAIRMAN WALLACE: Yes.

24 For the St. Charles Bank, we -- we -- which

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 is another development on Route 64, when we did
2 an examination of required parking and available
3 parking, we looked across Route 64 for other
4 parking spaces.

5 I'm just wondering if there's -- if the
6 library can comment on whether -- does anybody
7 park on the other side of Route 64 to walk across
8 to the library? I know it's difficult because
9 the entrance is on the other side not even facing
10 Route 64.

11 MR. WOOD: I don't think any library
12 staff or patrons do.

13 On rare occasions we've had people park in
14 our lots to go to the businesses across the
15 street, but with the traffic and that, it's --
16 it's not convenient nor at times is it even safe.

17 CHAIRMAN WALLACE: Yes. Okay.

18 MEMBER SCHUETZ: And you said those
19 homes have been purchased and everything is fine
20 and dandy, as -- as Tim was asking?

21 MR. WOOD: Well, of the nine homes --
22 of the nine properties, five of the homes have
23 been demolished.

24 MEMBER SCHUETZ: Right. I thought

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 they were removed.

2 MR. WOOD: And two of the remaining
3 four are vacant.

4 VICE CHAIRMAN KESSLER: All right.
5 Well --

6 CHAIRMAN WALLACE: All right. Any --
7 any other questions from Plan Commissioners?

8 MEMBER HENNINGSON: No.

9 CHAIRMAN WALLACE: Comments?

10 (No response.)

11 CHAIRMAN WALLACE: All right.

12 Anything from any members of the public?

13 (No response.)

14 CHAIRMAN WALLACE: All right. Russ,
15 did you -- is there any consideration that you
16 feel that we need to make to the configuration of
17 the parking lot that's -- I mean, is that
18 relevant to our consideration?

19 MR. COLBY: No, it's not. The -- the
20 site plan is really just an illustration to
21 demonstrate zoning compliance.

22 If you have any comments on it, you can
23 make them, but the plan is not being approved in
24 connection with this rezoning.

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ST. CHARLES LIBRARY DISTRICT

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1 CHAIRMAN WALLACE: Okay.

2 MEMBER AMATANGELO: I do have a
3 question.

4 CHAIRMAN WALLACE: Yes.

5 MEMBER AMATANGELO: I noticed on the
6 plan here that the -- the curb break on
7 South 7th Avenue, that -- that's a fairly busier
8 road than it would be on Walnut Avenue.

9 Is there a reason why you chose to put it
10 on South 7th Avenue, or is there a way to put it
11 on Walnut?

12 MR. ANDERSON: Well, that's actually
13 one of the first things we'll be doing with staff
14 is discussing -- whether it's this plan or a
15 different one -- whether there's one curb cut
16 or two.

17 The reason it's shown here this way is, we
18 went through a -- a kind of a master plan for the
19 eventual parking area when Walnut might become
20 part of the property, and in that configuration,
21 that would probably be the entrance to that
22 parking lot. So we thought, if we're going to do
23 something temporarily, we might locate it in the
24 same location.

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 That was reviewed amongst the City, not
2 approved, but more or less reviewed for logic.

3 MEMBER AMATANGELO: That's great
4 because that was my next question.

5 Did you have plans to do something with
6 Walnut? So you have pretty much answered that?

7 MR. COLBY: Right.

8 MEMBER AMATANGELO: Thanks.

9 CHAIRMAN WALLACE: All right. Any
10 other questions?

11 (No response.)

12 CHAIRMAN WALLACE: All right. Tim,
13 did you have a motion?

14 VICE CHAIRMAN KESSLER: Yes.

15 I'd move that we close the public hearing
16 on the application for the map amendment from
17 RT-3 Traditional Single-Family Residential
18 District to CBD-2 Mixed-Use Business District
19 to allow the construction of an additional
20 parking lot.

21 MEMBER AMATANGELO: Second.

22 CHAIRMAN WALLACE: All right. It's
23 moved by Tim and seconded by Sue.

24 Any discussion on the motion?

REPORT OF PROCEEDINGS -- 07/05/2011
ST. CHARLES LIBRARY DISTRICT

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1 (No response.)

2 CHAIRMAN WALLACE: Tim, roll call.

3 VICE CHAIRMAN KESSLER: Amatangelo?

4 MEMBER AMATANGELO: Yes.

5 VICE CHAIRMAN KESSLER: Schuetz?

6 MEMBER SCHUETZ: Yes.

7 VICE CHAIRMAN KESSLER: Henningson?

8 MEMBER HENNINGSON: Yes.

9 VICE CHAIRMAN KESSLER: Wallace?

10 CHAIRMAN WALLACE: Yes.

11 VICE CHAIRMAN KESSLER: Kessler, yes.

12 CHAIRMAN WALLACE: All right. The
13 vote is unanimous.

14 The public hearing is now closed, and that
15 concludes Item No. 4 on your agenda.

16 Thank you, gentlemen.

17 MR. ANDERSON: Thank you.

18 (Which were all of the
19 proceedings had in the
20 above-entitled matter at
21 7:13 p.m.)

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1 STATE OF ILLINOIS)
) SS.

2 COUNTY OF K A N E)

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I, Glenn L. Sonntag, Certified Shorthand
Reporter No. 084-002034, Registered Diplomat
Reporter, do hereby certify that I reported in
shorthand the proceedings had in the
above-entitled matter, and that the foregoing is
a true, correct, and complete transcript of my
shorthand notes so taken as aforesaid.

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In testimony whereof I have hereunto set my
hand on this 12th day of July, 2011.

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Glenn L. Sonntag

Certified Shorthand Reporter

Registered Diplomat Reporter

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Certified Legal Video Specialist

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STATE OF ILLINOIS)

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JUL 12 2011

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COUNTY OF KANE)

CDD
Planning Division

5

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

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In Re the Matter of:)

Culver's Restaurant -)

8

East Main Retail Subdivision)

(Midwest Construction of)

9

Northern Illinois, Inc.))

Application for Special Use)

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to Permit a Drive-Through)

Restaurant Facility.)

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REPORT OF PROCEEDINGS had at the hearing of
the above-entitled matter, before the City of
St. Charles Plan Commission, taken in the offices
of City of St. Charles, 112 North 1st Avenue,
St. Charles, Illinois, on July 5, 2011, at the
hour of 7:13 p.m.

1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MS. SUE AMATANGELO, Member;

5 MR. CURT HENNINGSON, Member; and

6 MR. TOM SCHUETZ, Member.

7 **ALSO PRESENT:**

8 MS. RITA TUNGARE, Community Development Director;

9 MR. RUSSELL COLBY, Planning Division Manager; and

10 MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 07/05/2011
CULVER'S RESTAURANT

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1 CHAIRMAN WALLACE: And moving on to
2 Item No. 5, Culver's Restaurant, East Main Retail
3 Subdivision, Midwest Construction Northern
4 Illinois, Inc., Application for Special Use to
5 Permit a Drive-Through Restaurant Facility.

6 And, Matt, I think that you're the --
7 you're the -- you are the responsible staff
8 member?

9 MR. O'ROURKE: I am the case manager
10 on this one, yes.

11 CHAIRMAN WALLACE: All right. And is
12 there anything that we need -- we have --

13 MR. O'ROURKE: There are some
14 exhibits you could read in.

15 CHAIRMAN WALLACE: On this one we
16 have Plan Commission Exhibit A, dated 5/24/11, a
17 Special Use Application; Plan Commission
18 Exhibit B, dated 7/1/11, which is a staff memo;
19 and Plan Commission Exhibit C, dated 5/17/11,
20 project memo from Arc Design.

21 All right. Anything else before we start
22 with the application?

23 MR. O'ROURKE: No. That should do it.

24 CHAIRMAN WALLACE: Okay. Is the

REPORT OF PROCEEDINGS -- 07/05/2011
CULVER'S RESTAURANT

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1 Applicant ready?

2 MR. MARTENSON: All right.

3 CHAIRMAN WALLACE: If you guys want
4 to come up and sit at the front table --

5 MR. MARTENSON: Oh, okay.

6 CHAIRMAN WALLACE: -- just so we can
7 hear you.

8 And you were sworn previously?

9 MR. MARTENSON: Yes.

10 I'm Scott Martenson. I'm the owner of
11 Culver's in Lombard.

12 CHAIRMAN WALLACE: Okay. How do you
13 spell your last name?

14 MR. MARTENSON: M-a-r-t-e-n-s-o-n.

15 CHAIRMAN WALLACE: What is your
16 address?

17 MR. MARTENSON: Home address is
18 454 May Street, M-a-y, in Elmhurst, Illinois.

19 CHAIRMAN WALLACE: Okay. All right.
20 You can go ahead.

21 MR. MARTENSON: Well, I was told I
22 was just supposed to show up --

23 CHAIRMAN WALLACE: Oh. Okay.

24 MR. MARTENSON: -- and staff was

REPORT OF PROCEEDINGS -- 07/05/2011
CULVER'S RESTAURANT

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1 going to speak.

2 MR. O'ROURKE: Not by me.

3 MR. MARTENSON: We're requesting --
4 we want to put in a Culver's Restaurant, Culver's
5 St. Charles.

6 It needs a drive-through. 40 percent of
7 our business is typically drive-through business
8 for us. We sell a variety of food, frozen
9 custard, you know, desserts, beverages, and the
10 drive-through is very vital for us to get those
11 customers through.

12 I know the requirement is 15 spaces. We
13 are requesting a reduction down to 9. That's
14 prior to the window, and one of the things that
15 we do is, when people order at the window, we've
16 got our screens for our desserts and in the
17 kitchen are showing the order to the kitchen
18 staff, and they're able to start preparing the
19 orders, getting it ready so we can either give it
20 to the guest at the window, or what we do is, we
21 pull them past the window once we've cashed out
22 their order, and we provide -- we run the food
23 out to them.

24 The speed that we try to get orders out to

REPORT OF PROCEEDINGS -- 07/05/2011
CULVER'S RESTAURANT

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1 a car is four minutes. That's what we strive
2 for. It's usually a little more than that, but
3 that's our goal. We're usually able to get
4 through many more cars a lot quicker with the
5 fewer spots, so the -- the 15 that are shown in
6 the Ordinance are not necessarily required by us
7 because we give them their food or their drinks
8 or their desserts right at the window and get
9 them going right away, so the stacking is really
10 not required for us.

11 CHAIRMAN WALLACE: Maybe I'm wrong.
12 It's been a while since we've had something where
13 we've dealt with stacking, but don't we measure
14 stacking from the order window or the order
15 board?

16 MR. O'ROURKE: No. We measure it
17 from the point of service per the Ordinance.

18 CHAIRMAN WALLACE: Okay.

19 MS. TUNGARE: So in this case the
20 point of service would be, Matt?

21 MR. O'ROURKE: Technically, the point
22 of service is the window where either somebody
23 would pay and/or pick up the food.

24 In this case, as part of the reduction

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1 request, as part of that justification, we've
2 included the two spaces that are kind of, in this
3 instance, south of that point of service since
4 they are used exclusively for the drive-through
5 stacking.

6 CHAIRMAN WALLACE: So really --

7 VICE CHAIRMAN KESSLER: It's really
8 from 15 to 7, in reality.

9 MR. MARTENSON: Well, a lot of quick
10 service fast food restaurants will serve you at
11 the window.

12 We don't necessarily service at the window.
13 We will take their money, give them their
14 beverages, and pull them beyond so they're
15 waiting after the window for their food to be run
16 out to them.

17 MEMBER SCHUETZ: Portillo's does
18 that, don't they?

19 MS. TUNGARE: Sometimes, depending on
20 when. During rush hour.

21 VICE CHAIRMAN KESSLER: Right.
22 There's people walking behind.

23 MEMBER SCHUETZ: Is that what you're
24 saying? You would have people out walking the

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1 line?

2 MR. MARTENSON: Well, we have
3 runners, we call them, who run the order.

4 When the order is prepared, we run that out
5 to them and they sit after the window. That
6 would be considered part of the service.

7 CHAIRMAN WALLACE: Not taking the
8 order?

9 MEMBER SCHUETZ: No. No. No.

10 CHAIRMAN WALLACE: Bringing the
11 order out?

12 MR. MARTENSON: Right. Yes.
13 Delivering the order to the car.

14 MS. TUNGARE: And that is different
15 from the way other typical fast food
16 establishments are operated.

17 MR. MARTENSON: Most fast food
18 restaurants will give you your entire order at
19 the window and then you'll be on your way.

20 With us, we like to make sure that -- you
21 know, we've taken your money and then given you
22 your beverages and let them know that their food
23 is being prepared and we're going to run it right
24 out to them, and we pull them beyond and run it

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1 out to them, so we can consider these two spaces
2 as part of the service space.

3 MEMBER SCHUETZ: Because you move
4 them up?

5 MR. MARTENSON: We move them, yes.

6 MEMBER SCHUETZ: What happens if they
7 would spill onto the surrounding roads? What's
8 the plan?

9 MR. O'ROURKE: Can you clarify that a
10 little, Tom?

11 MEMBER SCHUETZ: Well, that Pheasant
12 Run road --

13 MR. MARTENSON: It wouldn't --

14 MEMBER SCHUETZ: Would it spill out
15 into the parking lot on DuPage -- where would
16 they exactly spill out there?

17 MR. MARTENSON: It would spill out --
18 if we needed more than those two spaces, it would
19 spill out to the south of the restaurant right
20 from in front of our patio area.

21 MEMBER SCHUETZ: So it would just be
22 parking lot; right?

23 MR. MARTENSON: Right.

24 VICE CHAIRMAN KESSLER: But the

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1 backup would be out onto Pheasant Run Drive?

2 MR. MARTENSON: Oh, the backup?

3 MEMBER SCHUETZ: Right.

4 VICE CHAIRMAN KESSLER: The backup is
5 going to go all the way out here.

6 MR. MARTENSON: It probably would not
7 get that far back because of the speed that we're
8 able to get their order taken and pulled up to
9 the window and moved beyond the window.

10 MR. O'ROURKE: If there was a backup,
11 the only access points are on the north side of
12 this property, so it would be on that private
13 access drive that services the DuPage Expo and
14 the Hilton Garden.

15 MEMBER SCHUETZ: That's what I
16 thought.

17 VICE CHAIRMAN KESSLER: Can you
18 explain -- I'm sorry.

19 MEMBER SCHUETZ: So there's not a
20 danger onto a major road; it would be to the
21 DuPage --

22 MR. O'ROURKE: It would have to be
23 pretty stacked up to make it all the way to the
24 public road.

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1 MEMBER SCHUETZ: Right. Okay.

2 MS. TUNGARE: And that is one of the
3 factors -- I'm sorry -- the Plan Commission
4 should take into account in terms of granting
5 exceptions for stacking for drive-throughs --

6 MEMBER SCHUETZ: Right.

7 MS. TUNGARE: -- is there any
8 spillover on public streets or is it all
9 contained on the property itself.

10 VICE CHAIRMAN KESSLER: And then the
11 consideration is, will those always be, you know,
12 private streets that end like that? Because
13 that's -- there's a possibility that could
14 connect to Smith Road someday.

15 What is the reasoning behind -- why is
16 it 15?

17 MR. O'ROURKE: That was --

18 VICE CHAIRMAN KESSLER: Why is it 15?

19 MR. O'ROURKE: Maybe Rita and Russ
20 would know this better than me, but it was
21 something that was analyzed when the Zoning
22 Ordinance was reconsidered in 2006, and that was
23 based on ITE standards.

24 VICE CHAIRMAN KESSLER: It was

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1 five years ago.

2 MR. O'ROURKE: Yes. That's a pretty
3 common number in most zoning ordinances from
4 what I've observed, you know, and that's not
5 100 percent study, but it seems to be a fairly
6 common standard that I've seen in other
7 communities.

8 MS. TUNGARE: Matt is absolutely
9 right. That's a pretty standard industry
10 standard that's applied across the board;
11 however, municipalities have recognized that
12 there are unusual cases, changing trends, and how
13 restaurants or, you know, how businesses operate.

14 For example, Culver's is a different mode
15 of operation, and to accommodate that, what we
16 have in our Zoning Ordinance is a provision
17 whereby businesses with unusual business --
18 business operating needs can come in requesting
19 exceptions based on quantifiable evidence.

20 For example, if they can demonstrate how
21 they operate in another comparable location -- I
22 believe Culver's here has provided information
23 for Lombard --

24 MR. MARTENSON: Uh-huh. Yes.

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1 CHAIRMAN WALLACE: -- if I'm not
2 mistaken, that Matt has summarized in his staff
3 memo and has been -- or Matt can walk you through
4 that, if need be, but I think that -- that's the
5 basis on which the Plan Commission can evaluate
6 unusual situations on a case-by-case basis.

7 VICE CHAIRMAN KESSLER: How many
8 other restaurants in town with drive-throughs
9 have less than 15 and how many would they be?

10 MS. TUNGARE: Oh, boy. I can't throw
11 a number out there, but definitely -- I have seen
12 a few come through requesting exceptions -- a few
13 businesses come through, let me put it that
14 way -- not just restaurants, but even car washes
15 and other comparable businesses -- that -- that
16 require drive-throughs. It's not unusual. It's
17 not unusual.

18 VICE CHAIRMAN KESSLER: Because I
19 know, in my short five-year tenure, that hasn't
20 come up.

21 MR. O'ROURKE: It did. The Burger
22 King filed a similar request, the one in front of
23 the Meijer's. That reduction request was
24 granted.

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1 VICE CHAIRMAN KESSLER: How much?

2 MR. O'ROURKE: I believe it went from
3 15 down to 10 spaces, but you're testing my
4 memory a little bit on that.

5 VICE CHAIRMAN KESSLER: Okay.

6 MS. TUNGARE: Along Randall Road,
7 which used to be the former Krispy Kreme --
8 because I know I worked on Krispy Kreme -- now
9 I'm dating myself -- but it's no longer
10 Krispy Kreme -- they went through a stacking
11 reduction several years ago and even predated our
12 Zoning Ordinance, so and some of the other
13 businesses along that stretch when these
14 properties were developed had gone through
15 stacking reductions.

16 VICE CHAIRMAN KESSLER: Okay.

17 MS. TUNGARE: I don't have a number
18 with me exactly what they were.

19 VICE CHAIRMAN KESSLER: I understand
20 that.

21 MR. MARTENSON: In Lombard, I have
22 never seen 15 cars stacked from the window back.

23 MEMBER SCHUETZ: I was going to ask
24 the question.

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1 MEMBER HENNINGSON: The Burger King
2 operation seems to work quite well, if that was a
3 reduction.

4 MR. MARTENSON: And they serve at the
5 window.

6 MEMBER HENNINGSON: I was recently at
7 the Culver's in South Elgin on Randall Road.

8 MR. COLBY: Uh-huh.

9 MEMBER HENNINGSON: And I don't know
10 if that's the same kind of operation that you
11 have, but I was watching how they were doing it,
12 and it was a very busy night, and it seems to
13 work very well.

14 MR. MARTENSON: We move them along.

15 MEMBER HENNINGSON: It worked real
16 well. I don't have a problem with it.

17 MEMBER AMATANGELO: How many cars
18 were stacked? You said it was a very busy night.

19 MEMBER HENNINGSON: I could see how
20 they were waiting, you know, how the people were
21 waiting for their food, and it was operating very
22 well.

23 MR. MARTENSON: We really like to
24 move people through quickly because, when people

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1 drive up to our restaurant and they see a
2 drive-through with cars stacked way back, they
3 will go elsewhere.

4 We don't want them to go elsewhere. We
5 want them to come to us, so we move them through
6 as quickly as we can, especially if they're just
7 getting beverages, a shake, a Concrete Mixer, a
8 dessert. We can make those very quickly and get
9 them out a window to people, and very often they
10 don't even need to pull up to this two spots
11 after the window; they just get on their way and
12 they're gone.

13 MEMBER SCHUETZ: So, Matt, if it
14 backs up onto the DuPage parking lot, can you
15 walk through that? How many stackable spaces are
16 there there? So it just may be a moot issue.

17 MR. O'ROURKE: That would be kind of
18 speculative to -- kind of going in that direction
19 a little bit.

20 The way our Ordinance would read is, you
21 can't -- once you get past these parking spaces
22 here -- that I'm kind of indicating towards --
23 and start getting in the way of public access
24 drives, the Ordinance basically says you can't

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1 count stacking spaces once you do that, so you're
2 really dealing with these here.

3 If it was to get backed up, it would
4 probably go to the north through the access
5 points and then this internal access drive that
6 you see here.

7 Maybe it would help at this point if I kind
8 of walked through the stacking request, the
9 reduction request, and then it might help
10 elaborate a little bit on what the Applicant has
11 submitted.

12 VICE CHAIRMAN KESSLER: One more
13 question.

14 MR. O'ROURKE: Sure.

15 VICE CHAIRMAN KESSLER: How many
16 stacking spaces do you have in Lombard?

17 MR. MARTENSON: Six after the window.
18 Let's see. Boy.

19 VICE CHAIRMAN KESSLER: From the
20 window back.

21 MR. MARTENSON: From the window back,
22 six or seven.

23 VICE CHAIRMAN KESSLER: Okay. Go
24 ahead.

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1 MR. O'ROURKE: It's detailed in my
2 staff memo on page 5. I highlighted the
3 Ordinance and what that says about the reduction
4 request and the justification that the Applicant
5 is supposed to provide, and I've outline what
6 their request is and what's required.

7 I think, most importantly, based on the
8 information that the Applicant's provided -- and
9 they have supplied a breakdown in half-hour
10 intervals of how many served cars go through the
11 line and how much time it takes.

12 Based on that information, the Applicant
13 and their engineers figured out that every
14 5.6 minutes, eight cars can get through the whole
15 cycle, so they get in line, they order, they have
16 their food, they're on their way, and if this
17 cycle -- it can repeat itself around 10.7 times,
18 roughly, in an hour.

19 Based on that, they have the capacity,
20 based on the Lombard facility, to serve
21 85 vehicles per hour.

22 That being said, based on the count that
23 they supplied, their numbers are never anywhere
24 near 85. It's closer to 40 to 43, and that was

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1 the information that the Applicant submitted.

2 43 per hour. I'm sorry. I should clarify
3 that.

4 MEMBER SCHUETZ: So if we could
5 clarify, when the Ordinance was originally
6 written to have a certain number of stackable --
7 we don't know -- what was that based on?

8 MR. O'ROURKE: It was based on
9 industry standards.

10 VICE CHAIRMAN KESSLER: There must
11 have been more than that.

12 MR. O'ROURKE: Mostly the
13 International Transportation --

14 MS. TUNGARE: The Institute of
15 Transportation Engineers, and that is still a
16 widely accepted industry standard, except for
17 changing business practices and unusual
18 situations, but that is still a widely -- because
19 we checked into that, I believe, about a year
20 ago, to see if that has changed significantly.

21 The numbers are still out there. I guess,
22 until someone does some extensive analysis and
23 changes that industrywide --

24 VICE CHAIRMAN KESSLER: In that

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1 standard, they take into account any kind of
2 drive-through. I mean, it could be a bank; it
3 could be a -- or is it only fast food
4 restaurants?

5 MS. TUNGARE: I believe that -- Russ,
6 please chime in here -- Russ and Matt. These
7 individuals know this better than I do.

8 I believe we have different stacking
9 requirements for different uses.

10 For example, car washes, if I'm not
11 mistaken, it's 10 stacking spaces. Restaurants
12 is 15, again, based on industry standards, but
13 there is a similar process for presenting
14 quantifiable evidence to request a reduction in
15 stacking for all of those uses.

16 MR. O'ROURKE: And just based on what
17 I know, to tell you what the ITE does is, they go
18 out and observe these in real-life examples, and
19 they base their calculations on the averages of
20 these studies that they go out and conduct.

21 VICE CHAIRMAN KESSLER: They do this.

22 MR. O'ROURKE: They do a lot of
23 that, yes.

24 CHAIRMAN WALLACE: So --

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1 VICE CHAIRMAN KESSLER: Is the -- is
2 it common -- I mean, you're describing the way
3 you serve and people place orders and you make
4 the service, and is that common throughout the
5 entire chain or is that just the way do you it?

6 MR. MARTENSON: Throughout the chain.
7 It's the way Culver's does it.

8 VICE CHAIRMAN KESSLER: That's
9 Culver's way?

10 MR. MARTENSON: Yes.

11 VICE CHAIRMAN KESSLER: Okay.

12 MR. MARTENSON: Yes, sir.

13 MEMBER SCHUETZ: It's probably more
14 of a hospitality-type service versus tossing food
15 at you. That's how I see it because they
16 consider they're more upscale.

17 MR. MARTENSON: Ours are made to
18 order, whereas a lot of the other fast food,
19 they've got it waiting in the bin in a Styrofoam
20 container waiting for you to pull up.

21 We make it to order and we've got processes
22 in place in the kitchen so that as soon as people
23 are -- are ordering on that -- on the speaker,
24 our kitchen staff can hear what they're being

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1 ordered -- what's being ordered and start
2 preparing the order so we can -- we can get it out.

3 MEMBER SCHUETZ: So what would happen
4 if there became a safety issue if they stacked up
5 more than what this is? How would that be
6 handled from an ordinance standpoint or whatever?
7 I don't know. I'm just throwing it out there.

8 CHAIRMAN WALLACE: Have you ever been
9 to Dunkin Donuts?

10 MEMBER SCHUETZ: No. I don't
11 frequent Dunkin' Donuts. I don't know where
12 it is.

13 MR. MARTENSON: Well, the Lombard
14 restaurant that our numbers are based on -- I
15 don't know if you're familiar with Lombard --
16 Roosevelt Road and Main Street is a very busy
17 intersection.

18 We don't anticipate -- despite the fact
19 that Route 64 has a lot of traffic -- there's
20 also a number of competitors around us, and we're
21 worried -- you know, we think we're going to do
22 well here, but we don't think -- we don't
23 anticipate that we'll have the same amount of
24 traffic as Lombard. We don't anticipate the

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1 throughput in the drive-through that we have in
2 Lombard.

3 It would be great if we can equal that. We
4 just figure that, being a little bit outside of
5 the city proper, that we're going to have people
6 driving by us and unfortunately hitting some of
7 our competitors, but we feel that this is
8 adequate for -- even if we are able to get to the
9 sales that we have in Lombard.

10 VICE CHAIRMAN KESSLER: You know, I
11 can't see on these drawings, but you're only
12 going to have access from the westbound. You're
13 only going to have westbound access.

14 MR. MARTENSON: No. The Pheasant Run
15 road --

16 CHAIRMAN WALLACE: It's a light.

17 MR. MARTENSON: It's a light.

18 VICE CHAIRMAN KESSLER: That's the
19 light. That's right. That's right. It goes
20 right across into Pheasant Run.

21 MR. MARTENSON: Yes.

22 VICE CHAIRMAN KESSLER: Okay.

23 CHAIRMAN WALLACE: Why -- you know,
24 there's a restaurant right next door to this that

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1 has had issues with getting traffic in and out
2 for a long time. They just put in a right-in/
3 right-out.

4 I'm just wondering, is there a way -- I
5 mean, is there an issue with having a
6 right-in/right-out on this property from a
7 circulation standpoint or from a safety
8 standpoint? Would the -- would the State of
9 Illinois frown on that? IDOT?

10 MR. O'ROURKE: It would have to be
11 IDOT's approval at that point. It's not being
12 proposed, and they're --

13 CHAIRMAN WALLACE: Yeah.

14 MR. O'ROURKE: -- they're planning
15 all that widening right there right now, and
16 that's not part of the plan.

17 So I brought up the Lombard location just
18 so everybody can kind of get a feel for their
19 layout, too.

20 MEMBER SCHUETZ: Can you kind of show
21 us how this -- how the drive-in or drive-through
22 or whatever --

23 MR. MARTENSON: Sure.

24 MEMBER SCHUETZ: -- since we're not

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1 familiar with it?

2 MR. MARTENSON: Well, this is a Jewel
3 shopping center right here. The main access is
4 from this road here off of Main Street.
5 Roosevelt Road is right down here, or they come
6 into the shopping center this way and work their
7 way through and come in here.

8 And our -- our speaker is here so we can
9 fit one, two, three, four, five, six, seven --
10 possibly eight -- you could probably fit an
11 eighth there, but then they usually come right
12 in -- this is kind of a tough turn. It's kind of
13 funny watching people trying to turn in here and
14 get in there, but we've never really had a
15 problem with access; but the main way is getting
16 in off of Main Street or coming in off of
17 Roosevelt Road on the other side of the shopping
18 center.

19 VICE CHAIRMAN KESSLER: Do you have
20 spaces ahead of the window, too, in this
21 location, or no?

22 MR. MARTENSON: Well, this is ahead
23 of the window, and then after the window we are
24 able to -- we've got one or two here and we've

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1 got four there, which are not -- typically, we've
2 got people -- a very busy lunch we can have a few
3 people here, but typically we've only got --

4 MEMBER SCHUETZ: So where do they
5 exit?

6 MR. MARTENSON: They come back out
7 this way and out that way or they come out and go
8 back this way.

9 There's also -- up above on the other side
10 of MB Bank there is a way that they can turn both
11 south or north.

12 When you want your ButterBurger, you're
13 going to find a way to get it.

14 MEMBER SCHUETZ: Just review that,
15 Matt.

16 Is there any -- can you toss up --

17 MR. O'ROURKE: Current.

18 MEMBER SCHUETZ: -- the current
19 site just so we're kind of familiar with how this
20 one works? Would you please mind showing that
21 one, Matt or somebody, how you anticipate it to
22 work.

23 MR. MARTENSON: I think -- in this
24 case, they'll come from either direction in this

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1 way, and this is where the site is, and they'll
2 come in through the drive-through and then out
3 that way, or I believe they can also come out
4 this way.

5 MEMBER SCHUETZ: So if they come out
6 the west end, where do they exit through the
7 parking lot?

8 MR. MARTENSON: There's going to be a
9 road -- I believe our lot will be open to the
10 rest of the parking lot, and they will come out
11 and either go this way or come back around and
12 then that way.

13 MR. O'ROURKE: Yeah. The way it's --
14 the way it's proposed, the Culver's side only
15 comes out to about this second row of parking
16 here, and then -- so this will all remain and
17 this -- this access drive to get out to the
18 right-in/right-out will still exist.

19 MEMBER SCHUETZ: Because it appears
20 like this flows better than Lombard.

21 MR. MARTENSON: It does. We
22 certainly hope it will.

23 MR. O'ROURKE: They're only taking
24 about a third to half of the parking lot that is

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1 existing and the other half is going to remain,
2 so it's not really an island unto itself there.

3 CHAIRMAN WALLACE: I was unclear on
4 the rest of that parking situation; but now that
5 I see it here, I think that it works a lot
6 better.

7 MEMBER SCHUETZ: It seems to work
8 better than Lombard.

9 MR. MARTENSON: You're right.

10 MEMBER SCHUETZ: How long have you
11 been in Lombard?

12 MR. MARTENSON: We'll be able to come
13 in right here. We can't call this "stack" up
14 here, but, you know, if need be, they can stack
15 up there and then they can also, I believe, come
16 around to the front.

17 VICE CHAIRMAN KESSLER: If it's
18 backed up, they keep going. They do.

19 MR. MARTENSON: Right. I know I do.

20 MEMBER SCHUETZ: That was your point.
21 That's why you want to move them along.

22 MR. MARTENSON: Right. That's why
23 our system is designed to move them along, get
24 them out within four minutes.

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1 VICE CHAIRMAN KESSLER: You haven't
2 had any other applications for any of that other
3 property up there, have you? You haven't heard
4 anything? Because obviously it's going to be
5 available but --

6 MS. TUNGARE: No, we've not heard
7 anything as of today.

8 VICE CHAIRMAN KESSLER: Is that owned
9 by Pheasant Run?

10 MS. TUNGARE: I believe so. I
11 believe so.

12 CHAIRMAN WALLACE: What does this do
13 to the parking requirements for the Expo Center,
14 DuPage Expo Center?

15 MR. O'ROURKE: We looked at that in
16 the very beginning when this first came in and it
17 was fine.

18 The -- there's an arrangement there to
19 use the parking because part of that parking lot
20 was never a hundred percent dedicated to the
21 DuPage Expo in the way it was worked out.

22 CHAIRMAN WALLACE: So this entire lot
23 is not required for DuPage Expo Center's parking
24 requirements?

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1 MR. O'ROURKE: No. That's correct.

2 MS. TUNGARE: I think one positive
3 feature with this lot is it is well connected
4 with internal access drives all the way around.

5 Typically a stacking reduction of this
6 magnitude, if it was just fronting -- that the
7 stacking particularly was fronting a public
8 street, it could be an issue because then they
9 would spill over onto a public street.

10 MEMBER SCHUETZ: Right. That was
11 my --

12 MS. TUNGARE: But in this particular
13 situation -- and that's why you need to evaluate
14 these situations on a case-by-case basis because
15 what works here for a stacking reduction may not
16 work on another piece of property.

17 MEMBER SCHUETZ: I can only speak for
18 myself, but I wasn't clear on the surrounding
19 existing parking lot, but now that I see it that
20 way, I don't -- I don't really have as much of an
21 issue.

22 VICE CHAIRMAN KESSLER: I don't -- I
23 don't at the present time, and I know that we
24 can't really consider "what if," but if that was

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1 built out like it's going to be someday --
2 because that's all for sale -- we wouldn't
3 approve it, but under these circumstances,
4 somebody else is going to be -- you know, the
5 next guy isn't going to get it because you're
6 going to start -- once that's all built out.

7 MEMBER SCHUETZ: Now, what's your
8 experience been in Lombard as far as length? How
9 long have you had that restaurant?

10 MR. MARTENSON: 6 1/4 years.

11 MEMBER SCHUETZ: All right. My point
12 is, he's got experience at the stacking for more
13 than a year or two.

14 CHAIRMAN WALLACE: All right. Any
15 other questions, Plan Commissioners?

16 VICE CHAIRMAN KESSLER: No.

17 MEMBER HENNINGSON: No.

18 MEMBER AMATANGELO: No.

19 MEMBER SCHUETZ: No.

20 CHAIRMAN WALLACE: Anything from the
21 audience?

22 (No response.)

23 CHAIRMAN WALLACE: All right. Matt,
24 anything else?

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CULVER'S RESTAURANT

32

1 MR. O'ROURKE: No. I don't have
2 anything.

3 CHAIRMAN WALLACE: All right.

4 VICE CHAIRMAN KESSLER: I make a
5 motion to close the public hearing.

6 CHAIRMAN WALLACE: All right. Is
7 there a second?

8 MEMBER SCHUETZ: Second.

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

11 Any discussion on the motion?

12 (No response.)

13 CHAIRMAN WALLACE: Tim.

14 VICE CHAIRMAN KESSLER: Amatangelo?

15 MEMBER AMATANGELO: Yes.

16 VICE CHAIRMAN KESSLER: Schuetz?

17 MEMBER SCHUETZ: Yes.

18 VICE CHAIRMAN KESSLER: Henningson?

19 MEMBER HENNINGSON: Yes.

20 VICE CHAIRMAN KESSLER: Wallace?

21 CHAIRMAN WALLACE: Yes.

22 VICE CHAIRMAN KESSLER: Kessler, yes.

23 CHAIRMAN WALLACE: All right. That
24 concludes Item No. 5 on your agenda.

REPORT OF PROCEEDINGS -- 07/05/2011
CULVER'S RESTAURANT

33

1 Thank you very much.

2 MR. MARTENSON: Thank you.

3 (Which were all of the

4 proceedings had in the

5 above-entitled matter at

6 7:38 p.m.)

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Planning Division

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BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

6

In Re the Matter of:)

7

)

General Amendment (City of)

8

St. Charles) Application for)

General Amendment to)

9

Chapter 17.28 "Signs" and)

Chapter 17.30 "Definitions")

10

Pertaining to Advertising on)

Bus Shelters.)

11

12

REPORT OF PROCEEDINGS had at the hearing of

13

the above-entitled matter, before the City of

14

St. Charles Plan Commission, taken in the offices

15

of City of St. Charles, 112 North 1st Avenue,

16

St. Charles, Illinois, on July 5, 2011, at the

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hour of 7:38 p.m.

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1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MS. SUE AMATANGELO, Member;

5 MR. CURT HENNINGSON, Member; and

6 MR. TOM SCHUETZ, Member.

7 **ALSO PRESENT:**

8 MS. RITA TUNGARE, Community Development Director;

9 MR. RUSSELL COLBY, Planning Division Manager; and

10 MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

3

1 CHAIRMAN WALLACE: Item 6, General
2 Amendment, City of St. Charles, Application for
3 General Amendment to Chapter 17.28 "Signs" and
4 Chapter 17.30 "Definitions," Pertaining to
5 Advertising on Bus Shelters.

6 Off the record for a second.

7 (There followed a discussion
8 outside the record.)

9 CHAIRMAN WALLACE: Back on the
10 record.

11 All right. On to Item No. 6, General
12 Amendment, City of St. Charles.

13 And who --

14 VICE CHAIRMAN KESSLER: Who is
15 running this one?

16 CHAIRMAN WALLACE: Who do we have on
17 this one?

18 MR. COLBY: That would be me.

19 VICE CHAIRMAN KESSLER: Oh, Russell.

20 MR. COLBY: I believe there are some
21 exhibits to read into the record.

22 CHAIRMAN WALLACE: Okay. Hold on
23 one second.

24 Okay. For Item No. 6 we have exhibits.

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

4

1 Plan Commission Exhibit A is dated
2 June 15, 2011. It's a General Amendment
3 Application.

4 Plan Commission Exhibit B is a staff report
5 dated June 30, 2011.

6 Plan Commission Exhibit C is Advertising
7 Transit Shelter Agreement.

8 Plan Commission Exhibit D is Pace Ad
9 Shelter Program.

10 All right. Ready?

11 VICE CHAIRMAN KESSLER: Yes.

12 CHAIRMAN WALLACE: All right. Go
13 ahead.

14 MR. COLBY: This is an application
15 for a general amendment to the signs chapter of
16 the Zoning Ordinance.

17 The purpose for this amendment is to allow
18 a certain type of off-premise signage to be
19 installed on bus shelters in the community.

20 Right now, the City Zoning Ordinance
21 prohibits off-site signage or off-premise
22 signage; basically, any type of sign or
23 advertisement that's advertising a business or
24 service that's not located on the same lot that

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

5

1 the sign is located on, so in the case of a bus
2 shelter, having any kind of advertisement on it
3 is off-premise of whatever business it's
4 advertising.

5 So to be able to allow signage on bus
6 shelters, the Zoning Ordinance needs to be
7 amended to make an exception for this certain
8 type of off-premise sign.

9 The reason this is being brought forward is
10 that Pace, who provides bus service within the
11 suburbs, has a program to install upgraded bus
12 shelters at locations along their routes.

13 The bus shelters that include this
14 advertising are of a more upgraded design, and
15 they are also maintained regularly, versus a
16 typical bus shelter which is installed and it's
17 not -- not normally maintained or cleaned.

18 The revenue that's generated from the
19 advertising that's placed in these shelters helps
20 pay for their installation and their continued
21 maintenance, and also gives Pace the ability to
22 add additional bus shelters on routes because
23 there's some financial incentive.

24 The City, through the program, is able to

REPORT OF PROCEEDINGS -- 07/05/2011
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6

1 lease space in the City right-of-way to Pace to
2 be able to install these bus shelters, so as a
3 part of -- of that lease, the City enters into an
4 agreement with Pace as to where these -- these
5 shelters are installed.

6 The agreement also specifies the type of
7 advertising that can be placed in these shelters
8 and places limits on things such as obscene
9 advertising or advertising for alcohol products
10 or things like that.

11 The City Council had discussed at a
12 Government Services Committee meeting that they
13 were interested in participating in this program,
14 but to be able to do so, the City could need to
15 amend the Zoning Ordinance to allow for these
16 type of signs to be placed.

17 The general amendment that's before the
18 Plan Commission includes some very specific
19 standards as to what type of advertising could be
20 placed in these shelters in terms of the size and
21 their placement.

22 Essentially the general amendment would
23 only allow this type of signage to be placed in
24 the right-of-way when the City has entered into

REPORT OF PROCEEDINGS -- 07/05/2011
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7

1 an agreement with a transit provider that's
2 authorized under the Regional Transportation
3 Authority, which is in relation to a State
4 statute, basically authorizing someone to operate
5 a State-authorized transit agency, so it has to
6 be provided through a service provider like Pace
7 or Metra or the CTA, for example, agencies that
8 are authorized under the RTA legislation, so it
9 would have to be one of those organizations, and
10 the City would have to sign a lease for the
11 specific location to be able to take advantage of
12 the -- of the signage being placed on the bus
13 shelters.

14 There's specific designs for the bus
15 shelters. There's copies of the brochure that
16 was included with the Plan Commission materials.
17 I have a color version of it that I'll pass
18 around.

19 I think you can see the quality of the
20 shelters a little bit better, and you can also
21 see the advertising that's shown on the sides.

22 The general amendment that's -- that's
23 before you would basically allow the type of
24 advertising that's shown in the shelter designs,

REPORT OF PROCEEDINGS -- 07/05/2011
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8

1 which is one side of the shelter with an
2 advertising panel.

3 MEMBER SCHUETZ: These are those
4 clear shelters?

5 MR. COLBY: Yes.

6 MEMBER SCHUETZ: And would the signs --
7 what would they be made out of?

8 MR. COLBY: The signs are behind the
9 glass panel. They're actually -- there's --
10 there's a sign panel built into the side of the
11 shelter that the sign -- the sign face can be put
12 inside of and could be changed.

13 MEMBER SCHUETZ: So it kind of slides
14 in or something?

15 MR. COLBY: Yes. It's part of the
16 shelter.

17 MEMBER SCHUETZ: We've seen these
18 before. I just wanted to make sure this is the
19 same one.

20 VICE CHAIRMAN KESSLER: You know,
21 this -- it would do some good for some of the
22 shelters around town, especially out on Randall
23 Road. Some of those are pretty -- pretty rough.

24 But I want to make sure I understand that

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

9

1 if -- the Sign Ordinance is just one step that
2 has to be taken so that these can be applied to
3 the shelters, and at that point, then the City
4 could enter into an agreement with one of those
5 public transit companies that you mentioned to
6 place these in public right-of-ways around the
7 City?

8 MR. COLBY: Correct.

9 VICE CHAIRMAN KESSLER: And this --
10 this is, I'm sure, outside of this purview a
11 little bit, but is there some sort of restriction
12 on where these can be placed?

13 CHAIRMAN WALLACE: Right.

14 VICE CHAIRMAN KESSLER: You know,
15 because I'm thinking of places that are bus
16 routes where I wouldn't want to see a shelter.

17 MR. COLBY: I know that Pace has
18 standards for where they allow their buses to
19 stop and how they would require the shelter to be
20 located in relation to the stop, and it -- it
21 differs depending on what kind of environment
22 it's in; but ultimately it will be the decision
23 of the City Council as to whether or not they
24 would want to enter into a lease agreement for a

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

10

1 specific location.

2 VICE CHAIRMAN KESSLER: Do we have an
3 ordinance that covers the placement of these
4 shelters?

5 MR. COLBY: They would be placed in
6 City right-of-way, so the City has the authority
7 to allow placement of a structure in City
8 right-of-way.

9 VICE CHAIRMAN KESSLER: I understand
10 that.

11 But, I mean, what if the City right-of-way,
12 because of the configuration of the City
13 right-of-way, puts it right up against somebody's
14 property, you know, their residence? I mean,
15 there's no restriction. They can put them
16 anywhere they want as long as it's a City
17 right-of-way.

18 MEMBER SCHUETZ: Like in front on the
19 sidewalk on 64, you're saying?

20 VICE CHAIRMAN KESSLER: Yes. I'm
21 thinking mainly 64. But there are other bus
22 routes in town that are residential that have
23 not -- the right-of-ways aren't that big, and I
24 suppose, if they enter into this agreement, they

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

11

1 can put them wherever Pace wants to stop.

2 MR. COLBY: Well, I think, at a staff
3 level, we would look at each of the locations to
4 determine if -- you know, if -- if it would
5 function at a certain spot, if there's
6 appropriate clearances, if it's outside of sight
7 distance triangles at corners. There would be
8 some analysis done as to whether or not a site
9 was appropriate for placement of a shelter.

10 I think, as you point out, there's a lot of
11 locations on bus routes where a shelter either
12 wouldn't fit or would be hazardous because of
13 the -- because of the character of the area
14 that's surrounding it.

15 MEMBER SCHUETZ: We could stop that?
16 I mean, stop Pace from doing that? The City has
17 to approve every one of these?

18 MR. COLBY: The City Council would
19 need to make the decision.

20 MEMBER SCHUETZ: On every one of
21 these?

22 MR. COLBY: On each location.

23 MEMBER AMATANGELO: Can we limit the
24 signage to just St. Charles businesses?

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12

1 MR. COLBY: I'm not sure if you can
2 do that. I would -- I would guess that you
3 cannot.

4 CHAIRMAN WALLACE: I think most of
5 the time they want to advertise movies and things
6 like that, at least from what I've seen. I don't
7 know.

8 MEMBER AMATANGELO: It just helps to
9 promote what we have, you know, in our town.

10 MEMBER SCHUETZ: It's a good idea.

11 So my concern would be if Pace has the
12 ability to decide where these are going to go and
13 then City Council would -- you guys and City
14 Council and everybody would approve it -- I've
15 seen these elsewhere where some are really busy
16 and they're taken care of okay, but my concern
17 would be that they be put up and they would --
18 some might not be used at all, and then you have
19 this shelter that's not really used.

20 So was there some kind of policy -- or
21 could there be -- where -- you know, determine
22 how -- you know, how many people stay there or
23 stand there daily? I don't know.

24 MR. COLBY: I don't think there's a

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13

1 standard on the usage of the shelters, but the
2 City has the ability, through the lease
3 agreement, to ask for the shelter to be removed.

4 MEMBER SCHUETZ: Oh, really?

5 MR. COLBY: And that's a
6 responsibility of Pace.

7 MEMBER AMATANGELO: Do we know what
8 our ridership is?

9 MR. COLBY: There is some ridership
10 data that's been put together.

11 You know, I don't -- I don't -- I can't
12 speak to specific locations, but Pace has
13 advertised this program to a number of
14 communities because they're trying to increase
15 the amount of infrastructure that's available to
16 encourage people to -- to ride the bus so that
17 they recognize that it is a bus stop versus just
18 having the signs in a location.

19 MEMBER SCHUETZ: Yes. You can't
20 tell.

21 What kind of financial benefit -- not, you
22 know, exact dollar -- but, I mean, is there a --
23 there's obviously hopefully an upside to the
24 City, but then if they do -- if we do ask Pace to

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

14

1 remove those, who's going to pay for that?

2 MR. COLBY: Pace, as a part of the
3 agreement, pays for the removal. They cover the
4 removal.

5 There is a -- there is a small amount of --
6 of income that comes to the City as a part of the
7 lease agreement. I would guess, you know, for
8 four shelters, you know, it might be a few
9 thousand dollars in the course of a year.

10 CHAIRMAN WALLACE: And --

11 MS. TUNGARE: And all of those
12 provisions are outlined in the agreement included
13 in your packet.

14 I think the specific questions that
15 Commission Member Schuetz just raised are on the
16 second page of the agreement, Item No. 6 and 7,
17 it's called an "Advertising Transit Shelter
18 Agreement."

19 VICE CHAIRMAN KESSLER: But we don't
20 have any ordinance in place that -- that outlines
21 or describes the placement of a shelter.

22 MR. COLBY: Within the right-of-way,
23 no.

24 CHAIRMAN WALLACE: Sue?

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

15

1 MEMBER AMATANGELO: Would we have an
2 approval -- would they come to us for approval
3 for every new shelter they want to put in or it's
4 just --

5 MR. COLBY: No. It would be at the
6 City Council level because they'd be entering
7 into a lease agreement with the City.

8 MEMBER AMATANGELO: All right. And
9 the current -- the current five that there are
10 out there, are there upgrades that will be
11 necessary to add the signage on or --

12 MR. COLBY: They would essentially
13 replace those shelters entirely.

14 MEMBER AMATANGELO: Okay.

15 MR. COLBY: The type of shelter that
16 would be installed is a higher quality than those
17 typical ones you see with sort of the bubble top.

18 MEMBER AMATANGELO: Right.

19 VICE CHAIRMAN KESSLER: Right.

20 MR. COLBY: And they have plastic and
21 they're on the roofs and they're not cleaned
22 regularly. Those would be removed entirely.

23 CHAIRMAN WALLACE: Well, how -- how
24 is it that the shelters are able to exist in the

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

16

1 public right-of-way right now without the City
2 having any authority to require that they be
3 repaired?

4 MR. COLBY: I believe the City has
5 authorized them to be placed.

6 You know, there's -- there's no financial
7 benefit to the City because they're not the
8 advertising shelters, but I believe at some point
9 the City would have authorized them to be placed
10 in the right-of-way.

11 CHAIRMAN WALLACE: Because it kind of
12 seems to me that Pace is coming and saying, "Hey,
13 we're going to make these shelters look the way
14 they should, but in exchange you need to give us
15 advertising space right next to a street,
16 48 square feet worth of advertising space that we
17 can sell, and in exchange we're going to be doing
18 what we should be doing anyway."

19 MR. COLBY: Well, the shelters that
20 are out there, although they are not in the best
21 of condition and they may not be as clean as we
22 like, they're not, you know, hazardous or
23 unusable. They're just not as pleasant as they
24 could be.

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17

1 CHAIRMAN WALLACE: I just -- I mean,
2 my thought is, I think these shelters are going
3 to look the way as the current ones do 10 years
4 from now, except in addition to a shelter, we're
5 going to have a bunch of advertising, and,
6 personally, I think it's a huge safety issue.

7 VICE CHAIRMAN KESSLER: I'm concerned
8 aesthetically. I'm very concerned about where
9 they're going to go.

10 MR. COLBY: Well, the question about
11 maintenance, as part of the lease agreement, they
12 are cleaned regularly --

13 CHAIRMAN WALLACE: Yeah.

14 MR. COLBY: -- as part of the
15 agreement.

16 MS. TUNGARE: In fact, you know,
17 moving forward with something like this can only
18 give us more leverage, as a municipality and as a
19 community, to require a higher level of
20 maintenance and control in how these shelters are
21 maintained and used versus where we are today.
22 That's all I can say.

23 I don't know what kind of agreements are in
24 place, but -- but this will allow the City

REPORT OF PROCEEDINGS -- 07/05/2011
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18

1 Council to enter into a lease agreement and
2 maintenance agreement and, also, as to locations,
3 as Russ pointed out, I believe there would be
4 some leverage for City Council, through part --
5 through this agreement to -- to establish
6 standards where the City would like to see these
7 shelters being placed and what locations.
8 They -- they would have a say in that.

9 CHAIRMAN WALLACE: As far as the City
10 Council, the City Council obviously -- I mean, we
11 have nothing to do with the agreement or what
12 type of an arrangement they need.

13 The only thing that I'm looking at is our
14 findings of fact for a general amendment and, you
15 know, specifically No. 4, the extent to which the
16 proposed amendment would be in the public
17 interest and would not serve solely the interest
18 of the Applicant, which, I mean -- I don't know.

19 VICE CHAIRMAN KESSLER: You know, my
20 big concern is, I'm all for encouraging public
21 transit. I think it's -- I think it's a sin in
22 this country that out here where we live we don't
23 have, you know, better access to public transit.
24 I really do.

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19

1 I -- I at the same time have to say, I
2 think that the RTA has been shooting blanks for
3 25 years because they've never figured out how to
4 encourage public transit in -- in the suburban
5 areas. It's just -- they haven't done it.

6 And I think this is -- while on the surface
7 I don't have any problem with them, you know,
8 trying to figure out ways to generate revenue to
9 maintain a shelter, but I'm mostly concerned
10 about the fact that we don't have any kind of
11 standards in place as to how and where these
12 shelters could be placed, and it's up to the whim
13 of the City Council, and that's the only place --
14 I mean, if you want to build a doghouse in your
15 backyard, there's an ordinance that tells you
16 how you can do it and where you can put it, but
17 there's nothing that says where you can put
18 one of these shelters.

19 I think aesthetically you can have a
20 problem with the -- you know, these shelters
21 aren't small. You put them in a residential area
22 with signage on them, I mean, it doesn't make any
23 sense to me.

24 So there are no setback requirements. It's

REPORT OF PROCEEDINGS -- 07/05/2011
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20

1 on their right-of-way so -- and that's my big
2 problem, and I think by -- and, you know, I don't
3 want to hold this up. I am not even against this
4 signage thing, but if -- you know, Rita, you're
5 right. Maybe this is the way that they can now
6 come up with some kind of standards to do it, but
7 are they going to? Are you going to? Is your
8 office going to start putting together, you know,
9 an ordinance to control the placement of bus
10 shelters on public right-of-ways in the City of
11 St. Charles? I don't think that's kind of on
12 your agenda right now.

13 MEMBER AMATANGELO: Are we going to
14 cap the number?

15 VICE CHAIRMAN KESSLER: And what
16 this -- by doing this will do -- and, you know,
17 they're going to do -- the City Council is going
18 to do what they want to do, but I think they need
19 to know that that is a big concern.

20 We say whether we recommend approval or
21 don't recommend approval. If they recommend
22 approval of the change to this Ordinance, then
23 that just opens the door -- "Sign the lease,
24 start doing, you know, whatever you want to do,"

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21

1 but we haven't -- I think there's an underlying
2 issue here that we really should address.

3 I'm all for encouraging public transit, but
4 let's do the whole job and not just little pieces
5 of it here.

6 MEMBER HENNINGSON: Are there other
7 municipalities that do it differently than this?

8 MR. COLBY: The program that Pace
9 runs is standardized. Other municipalities who
10 participate in it sign the same agreements.

11 I can't say for certain whether or not they
12 have standards in place as to how they are placed
13 in the right-of-way.

14 MEMBER SCHUETZ: Could they be here
15 and explain some of this to us?

16 VICE CHAIRMAN KESSLER: Who?

17 CHAIRMAN WALLACE: Pace?

18 VICE CHAIRMAN KESSLER: Pace?

19 MEMBER SCHUETZ: I know it's a silly
20 question, but if they want it, come on.

21 MR. COLBY: We can ask them for some
22 additional information, particularly as it
23 pertains to how they are sited in the
24 right-of-way.

REPORT OF PROCEEDINGS -- 07/05/2011
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22

1 VICE CHAIRMAN KESSLER: I'd like to
2 see that.

3 MR. COLBY: Standards.

4 If the Commission would like more
5 information on that, then I would suggest that
6 you continue the hearing so we can do that
7 research.

8 CHAIRMAN WALLACE: Well, I mean, my
9 biggest concern is where the advertisement is
10 placed.

11 MEMBER SCHUETZ: And how much.

12 CHAIRMAN WALLACE: Because you're
13 placing an advertisement where you would never
14 allow --

15 MEMBER SCHUETZ: An advertisement.

16 CHAIRMAN WALLACE: -- a sign.

17 MEMBER SCHUETZ: Right.

18 CHAIRMAN WALLACE: You're placing it,
19 what, within 3 feet of a street corner and you're
20 putting pedestrians, by necessity, behind a sign
21 who are about to walk out into the street.

22 VICE CHAIRMAN KESSLER: Uh-huh.

23 CHAIRMAN WALLACE: So you're hiding
24 pedestrians from view and placing a big sign

REPORT OF PROCEEDINGS -- 07/05/2011
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23

1 right there.

2 I don't know. That's -- I mean, that's
3 what my concern is.

4 So anyway --

5 MEMBER SCHUETZ: Well, my biggest
6 concern is a lot of what Tim and Sue brought up,
7 too, is how many -- I mean, you know, there's a
8 lot of bus stops, and we don't recognize them
9 because it's a pole with a sign on it, but, you
10 know, are they used and how many are they going
11 to put up? Is this just a way of them finding
12 ways to put signs and advertisements to make
13 money?

14 MEMBER HENNINGSON: Absolutely.

15 MEMBER SCHUETZ: I mean, I know. But
16 that's my point. I mean, you know, so limit it.
17 Give some kind of rules.

18 MEMBER AMATANGELO: Are there any
19 local communities -- Geneva, Batavia, whatever --
20 that -- that is more involved in this?

21 MR. COLBY: I don't believe either of
22 those two are. There's a list of a lot of
23 communities that are, but I don't believe those
24 two are.

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

24

1 MEMBER AMATANGELO: Okay.

2 MS. TUNGARE: Well, we can gather
3 some more information, a list of communities, try
4 to get some more information from Pace, and --
5 and also, you know, we will --

6 MEMBER SCHUETZ: Maybe a
7 representative that we could talk to -- I don't
8 know -- that you can talk to.

9 MS. TUNGARE: That's a possibility.

10 And/or what we can also do is have a
11 representative from our public works department
12 present here as we deal with the zoning piece of
13 it, but representatives from the public works
14 department have for years been in communication
15 with Pace, so they are more aware and informed of
16 how they run their current program and what the
17 parameters for the current program are.

18 MEMBER SCHUETZ: Right.

19 MS. TUNGARE: But, you know, given
20 that, what we would suggest is the
21 Plan Commission continue the hearing to another
22 date and -- and we can bring back more
23 information and then you can make your decision.

24 MEMBER SCHUETZ: If you could, maybe

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

25

1 like, say, Naperville or wherever -- you know,
2 whatever cities, and have a representative from
3 there, like you're saying -- I think that's what
4 you're saying -- we could ask questions and if
5 they had two years or five years of experience
6 with it.

7 MS. TUNGARE: Other communities, no.
8 I think I was saying a representative from Pace.

9 CHAIRMAN WALLACE: We don't have the
10 authority to require --

11 MS. TUNGARE: Well, we can gather
12 information --

13 MEMBER SCHUETZ: Well, you can at
14 least ask.

15 MR. COLBY: We can look to the other
16 communities.

17 VICE CHAIRMAN KESSLER: We can gather
18 you know, I'd rather get -- I'd rather see
19 information that you gather from other
20 communities --

21 MEMBER SCHUETZ: Right.

22 VICE CHAIRMAN KESSLER: -- than to
23 get that same information from Pace.

24 I mean, I don't want to hear what Pace has

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

26

1 to say about what communities do to place it. I
2 don't want to know that. I want to know what
3 other communities do.

4 MEMBER SCHUETZ: And then who -- who
5 in St. Charles -- once this would be approved,
6 who would monitor this?

7 MR. COLBY: Who would monitor?

8 VICE CHAIRMAN KESSLER: Nobody.

9 MEMBER SCHUETZ: I know, Tim. That's
10 my question.

11 MR. COLBY: But who would monitor the
12 maintenance or the placement?

13 MEMBER SCHUETZ: The whole program.

14 MR. COLBY: The City -- the City
15 authorizes the placement of the shelters, any
16 time there is work done in the right-of-way, so
17 we know where they're going to go.

18 VICE CHAIRMAN KESSLER: Who
19 authorizes that? What department authorizes
20 that? The building department?

21 MR. COLBY: Public works.

22 VICE CHAIRMAN KESSLER: Public works.

23 MS. TUNGARE: The City's public works
24 department will be responsible. We are bringing

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

27

1 forward a general amendment for the signage piece
2 of it, but working in tandem with public works,
3 who will then be responsible for overseeing it.

4 MEMBER AMATANGELO: It will be
5 interesting to know how many individuals actually
6 ride the bus. How many -- I mean, seriously.
7 This is a lot to go through for just a way of
8 putting up a sign and a shelter and nobody
9 utilizes it or one person a month utilizes it.

10 I just think that it's -- it can be
11 avoided, or at least we have -- we know what
12 we're working with as far as, you know, going on.

13 Do we need more than five? You know, do we
14 even need the five we have?

15 CHAIRMAN WALLACE: All right.

16 VICE CHAIRMAN KESSLER: I was ready
17 to make a motion.

18 CHAIRMAN WALLACE: Oh, I'm sorry.

19 Okay. Go ahead.

20 VICE CHAIRMAN KESSLER: I move that
21 we continue the public hearing on the general
22 amendment for the signs pertaining to advertising
23 on bus shelters subject to staff gathering some
24 more information based on the comments of the

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

28

1 Plan Commission.

2 MEMBER AMATANGELO: Second.

3 CHAIRMAN WALLACE: To July 19th --

4 VICE CHAIRMAN KESSLER: To July 19th.

5 CHAIRMAN WALLACE: -- 2011?

6 VICE CHAIRMAN KESSLER: That's enough
7 time?

8 MR. COLBY: Yes.

9 In the City Council chambers.

10 CHAIRMAN WALLACE: Okay.

11 MEMBER AMATANGELO: Second.

12 CHAIRMAN WALLACE: All right. It's
13 been moved and seconded.

14 Discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: All right.

17 Tim, roll call.

18 VICE CHAIRMAN KESSLER: Amatangelo?

19 MEMBER AMATANGELO: Yes.

20 VICE CHAIRMAN KESSLER: Schuetz?

21 MEMBER SCHUETZ: Yes.

22 VICE CHAIRMAN KESSLER: Henningson?

23 MEMBER HENNINGSON: Yes.

24 VICE CHAIRMAN KESSLER: Wallace?

REPORT OF PROCEEDINGS -- 07/05/2011
GENERAL AMENDMENT (CITY OF ST. CHARLES)

29

1 CHAIRMAN WALLACE: Yes.

2 VICE CHAIRMAN KESSLER: Kessler, yes.

3 CHAIRMAN WALLACE: All right. That
4 concludes Item No. 7 -- or 6 on your agendas, and
5 that, also, is the last public hearing.

6 (Whereupon, at 8:07 p.m., the
7 above-entitled matter was
8 continued to Tuesday,
9 July 19, 2011, at 7:00 p.m.)

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STATE OF ILLINOIS)
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COUNTY OF KANE)

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JUL 12 2011

CDD
Planning Division

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

In Re the Matter of:)
)
Regular Meeting.)

REPORT OF PROCEEDINGS had in the above-
entitled matter, before the City of St. Charles
Plan Commission, taken in the offices of City of
St. Charles, 112 North 1st Avenue, St. Charles,
Illinois, on July 5, 2011, at the hour of
8:07 p.m.

1 PRESENT:

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MS. SUE AMATANGELO, Member;

5 MR. CURT HENNINGSON, Member; and

6 MR. TOM SCHUETZ, Member.

7 ALSO PRESENT:

8 MS. RITA TUNGARE, Community Development Director;

9 MR. RUSSELL COLBY, Planning Division Manager; and

10 MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

3

1 CHAIRMAN WALLACE: Item No. 7, a
2 motion would be in order to continue this to the
3 July 19th, 2011, meeting.

4 MR. COLBY: Or just table.

5 CHAIRMAN WALLACE: Table?

6 MR. COLBY: Table, yeah, because it's
7 a vote item.

8 CHAIRMAN WALLACE: All right.
9 Table it?

10 VICE CHAIRMAN KESSLER: Table it.

11 CHAIRMAN WALLACE: Indefinitely?

12 MR. COLBY: No.

13 CHAIRMAN WALLACE: If we're tabling
14 it, we can't --

15 VICE CHAIRMAN KESSLER: Well, if --
16 if -- I would like to see it back on the agenda
17 on the July 19th meeting so that if we have the
18 information, we could take action on this item at
19 that time.

20 MS. TUNGARE: So you can table it to
21 a date specific.

22 VICE CHAIRMAN KESSLER: Table it to
23 the 19th of July. Yes.

24 CHAIRMAN WALLACE: All right. Is

REPORT OF PROCEEDINGS -- 07/05/2011
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4

1 there a second?

2 MEMBER SCHUETZ: Second.

3 MEMBER AMATANGELO: Second.

4 CHAIRMAN WALLACE: I'll give it to Tom.

5 MEMBER SCHUETZ: Whatever.

6 CHAIRMAN WALLACE: All right. Any

7 discussion on the motion?

8 (No response.)

9 CHAIRMAN WALLACE: Tim.

10 VICE CHAIRMAN KESSLER: Amatangelo?

11 MEMBER AMATANGELO: Yes.

12 VICE CHAIRMAN KESSLER: Schuetz?

13 MEMBER SCHUETZ: Yes.

14 VICE CHAIRMAN KESSLER: Henningson?

15 MEMBER HENNINGSON: Yes.

16 VICE CHAIRMAN KESSLER: Wallace?

17 CHAIRMAN WALLACE: Yes.

18 VICE CHAIRMAN KESSLER: Kessler, yes.

19 CHAIRMAN WALLACE: All right. That

20 concludes Item 7 on your agenda.

21 Item 8, St. Charles Public Library, south

22 of Walnut Avenue, north of Illinois Avenue,

23 between 6th and 7th Avenues, Application for a

24 Map Amendment from RT-3 Traditional Single-Family

REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

5

1 Residential District to the CBD-2 Mixed-Use
2 Business District to allow construction of an
3 additional parking lot for the library.

4 Is there a motion on this?

5 MEMBER AMATANGELO: So moved --

6 VICE CHAIRMAN KESSLER: The motion.

7 MEMBER AMATANGELO: Do I have to say
8 the whole thing?

9 CHAIRMAN WALLACE: Well --

10 MEMBER AMATANGELO: -- to approve the
11 application for a map amendment from RT-3
12 Traditional Single-Family Residential District to
13 CBD-2 Mixed-Use Business District to allow
14 construction of an additional parking lot for the
15 library.

16 CHAIRMAN WALLACE: Is there -- are
17 there any staff issues that need to be dealt
18 with?

19 VICE CHAIRMAN KESSLER: Subject to?

20 MR. COLBY: There is a staff report
21 with findings. Because there's no plan being
22 approved, there's no -- no conditions placed.

23 VICE CHAIRMAN KESSLER: Okay. Then I
24 second the recommendation for approval.

REPORT OF PROCEEDINGS -- 07/05/2011
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6

1 CHAIRMAN WALLACE: All right. Any
2 discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: Tim.

5 VICE CHAIRMAN KESSLER: Amatangelo?

6 MEMBER AMATANGELO: Yes.

7 VICE CHAIRMAN KESSLER: Schuetz?

8 MEMBER SCHUETZ: Yes.

9 VICE CHAIRMAN KESSLER: Henningson?

10 MEMBER HENNINGSON: Yes.

11 VICE CHAIRMAN KESSLER: Wallace?

12 CHAIRMAN WALLACE: Yes.

13 VICE CHAIRMAN KESSLER: Kessler, yes.

14 CHAIRMAN WALLACE: All right. That
15 motion passes unanimously, and that concludes
16 Item 8 on your agendas.

17 Item 9, meeting announcements.

18 The next three meetings are all in Council
19 chambers. They are all on Tuesday, one in July,
20 two in August.

21 MEMBER AMATANGELO: Mr. Chairman,
22 I will not be attending the August 2nd meeting.

23 CHAIRMAN WALLACE: August 2nd?

24 MEMBER AMATANGELO: Yes.

REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

7

1 CHAIRMAN WALLACE: We will miss you.

2 MEMBER AMATANGELO: I will be in
3 St. Croix.

4 VICE CHAIRMAN KESSLER: You mean like
5 the St. Croix River up in Wisconsin? How nice.

6 CHAIRMAN WALLACE: Any additional
7 business from Plan Commission members?

8 MEMBER HENNINGSON: The one thing I
9 did want to mention was that Jack Wessel died
10 just over the weekend, and he was -- it said in
11 the paper he was on the Plan Commission for
12 26 years.

13 CHAIRMAN WALLACE: Uh-huh.

14 VICE CHAIRMAN KESSLER: He was the
15 chairman.

16 MEMBER HENNINGSON: He was chairman
17 for a number of years. I just wanted to let you
18 guys know that.

19 MEMBER AMATANGELO: Thank you.

20 MEMBER HENNINGSON: I believe the
21 service is Friday and I believe the visitation at
22 Yurs is on Thursday.

23 CHAIRMAN WALLACE: All right.

24 MEMBER HENNINGSON: He was a good man.

REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

8

1 CHAIRMAN WALLACE: Anything else from
2 Plan Commission members?

3 (No response.)

4 CHAIRMAN WALLACE: Staff?

5 MS. TUNGARE: I have one item under
6 additional business.

7 I wanted to inform the Plan Commission of
8 one administrative change that will go into
9 effect next Monday.

10 Russell Colby here has been promoted to
11 Planning Division Manager.

12 Did I get that title right?

13 MR. COLBY: Yes.

14 MS. TUNGARE: And it's a well-deserved
15 promotion.

16 (Applause.)

17 MR. COLBY: Thank you.

18 MS. TUNGARE: Which means the good
19 news is you will see a little less of me.

20 VICE CHAIRMAN KESSLER: Oh, come on.

21 MEMBER SCHUETZ: Rita, we love you.

22 MS. TUNGARE: Yeah, right. Get that
23 on the record.

24 CHAIRMAN WALLACE: All right.

REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

9

1 Congratulations.

2 VICE CHAIRMAN KESSLER: Congratulations,
3 Russell.

4 MR. COLBY: Thanks.

5 CHAIRMAN WALLACE: All right.
6 Anything else?

7 (No response.)

8 CHAIRMAN WALLACE: All right.

9 VICE CHAIRMAN KESSLER: I make --

10 CHAIRMAN WALLACE: Citizens? We're
11 not done yet.

12 Citizens? Citizen?

13 VICE CHAIRMAN KESSLER: Sue said yes
14 before I even called her name.

15 CHAIRMAN WALLACE: All right. Is
16 there a motion to adjourn?

17 MEMBER AMATANGELO: So moved.

18 VICE CHAIRMAN KESSLER: Second.

19 CHAIRMAN WALLACE: All right. All in
20 favor?

21 (The ayes were thereupon heard.)

22 CHAIRMAN WALLACE: Opposed?

23 (No response.)

24 CHAIRMAN WALLACE: This meeting of

REPORT OF PROCEEDINGS -- 07/05/2011
REGULAR MEETING

10

1 the St. Charles Plan Commission is adjourned at
2 8:11 p.m.

3 (Which were all of the
4 proceedings had in the
5 above-entitled matter at
6 8:11 p.m.)

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