

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES PLAN COMMISSION
TUESDAY OCTOBER 18, 2011 – 7:00 P.M.**

Members Present: Todd Wallace, Chairman
 Tim Kessler
 Brian Doyle
 Curt Henningson
 Tom Schuetz
 Sue Amatangelo
 Thomas Pretz

Members Absent: None

Also Present: Rita Tungare, Community Development Director
 Russell Colby, Planning Division Manager
 Matthew O'Rourke, Planner
 Thomas Good, City Attorney
 Sonntag Court Reporter

1. Call to order

A meeting of the St. Charles Plan Commission was called to order at 7:04 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 October 4, 2011 meeting.

A request was made for items on the agenda to be re-ordered so that item no. 5 would be heard prior to item no. 4.

Mr. Henningson made a motion to re-order the agenda. Seconded by Mr. Kessler and unanimously passed by voice vote.

MEETING

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

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5. Lexington Club PUD (Lexington Homes LLC)(North of Dean and State Streets, east of 12th Street, west of 5th Street, and south of the railroad tracks)

Application for Map Amendment (M-1 Special Manufacturing to RT3-Traditional Single Family Residential and RM-2 Multi-Family); Application for Special Use as a Planned Unit Development; Application for PUD Preliminary Plans

Mr. Doyle made a motion to recommend approval of the application for a Map Amendment from M-1 Special Manufacturing to RT3 Traditional Single-Family Residential and RM-2 Multi-Family. Mr. Kessler seconded the motion.

Voice Vote:

Ayes: Schuetz, Kessler, Pretz, Doyle, Wallace, Amatangelo, Henningson

Nays: None

Absent:

Motion passed unanimously.

Mr. Kessler made a motion to recommend approval of the application for a Special Use for Planned Unit Development, finding that the proposed PUD is in the public interest, based on the attached criteria in the Staff Report and the three conditions outlined in the Staff Report.

Mr. Doyle made a motion to amend the main motion so that condition #2 regarding traffic analysis be modified to a comment, rather than a condition. Mr. Henningson seconded the motion

Voice Vote:

Ayes: Schuetz, Henningson, Doyle, Wallace

Nays: Amatangelo, Pretz, Kessler

Absent: None.

Motion to amend passes 4 to 3.

Mr. Doyle made a motion to amend the main motion to remove condition #3 regarding affordable housing. There was no second.

Mr. Kessler called the question to vote on the main motion, with conditions #1 regarding building materials and #3 regarding affordable housing, with condition number #2 regarding traffic analysis being included as a comment only.

Voice Vote:

Ayes: Schuetz, Kessler, Pretz, Doyle, Amatangelo, Henningson

Nays: Wallace

Absent:

Motion passes 6 to 1.

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Mr. Doyle made a motion for approval of the application for PUD Preliminary Plans without condition. Mr. Henningson seconded the motion.

Mr. Doyle made a motion to amend the main motion to include a condition that the development monument sign be removed. Mr. Kessler seconded the motion.

Voice Vote:

Ayes: Schuetz, Kessler, Pretz, Doyle, Wallace

Nays: Amatangelo, Henningson

Absent:

Motion to amend passes 5-2.

Mr. Doyle made a motion to amend the main motion to include the recommendation language in the Staff Report regarding addressing staff comments prior to City Council action. Mr. Kessler seconded the motion.

Voice Vote:

Ayes: Schuetz, Kessler, Pretz, Doyle, Wallace, Amatangelo, Henningson

Nays: None

Absent:

Motion to amend passed unanimously.

The Commission then voted on the main motion as amended to include a condition that the development monument sign be removed and inclusion of the recommendation language in the Staff Report regarding addressing staff comments prior to City Council action.

Voice Vote:

Ayes: Schuetz, Kessler, Pretz, Doyle, Amatangelo, Henningson

Nays: Wallace

Absent:

Motion passes 6 to 1.

PUBLIC HEARING

4. Children of America – Bob Rasmussen (Tyler and Rt. 64 PUD, South of St. Charles Chrysler Dealership)

Application for Special Use (Daycare Center); Application for PUD Preliminary Plans

Supporting Documents:

- PUD Preliminary Plans - Preliminary/Final Engineering Plans
- Landscape Plan
- Architectural Elevations
- Ordinance No. 2004-Z-14

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The attached transcript 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: Schuetz, Kessler, Pretz, Doyle, Wallace, Amatangelo, Henningson

Nays: None

Absent:

Motion passed unanimously.

6. Meeting Announcements

Plan Commission Tuesday, November 8, 2011 at 7:00pm at Council Chambers

Plan Commission Tuesday, November 22, 2011 at 7:00pm in the Council Chambers

Plan Commission Tuesday, December 6, 2011 at 7:00pm in the Council Chambers

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

8. Adjournment at 9:58pm.