

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MAY 22, 2012**

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

Members Absent: Brian Doyle

Also Present: Matthew O'Rourke, Planner
 Russell Colby, Planning Division Manager
 Sonntag Court Reporter

1. Call to order

The meeting was called to order at 7:00 p.m. by Chairman Wallace.

2. Roll Call

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

3. Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the May 8, 2012 meeting.

CONTINUED PUBLIC HEARING

4. General Amendments (City of St. Charles). Chapter 17.22 "General Provisions" and Chapter 17.30 "Definitions" related to provisions for Donation Boxes

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, Amatangelo, Wallace, Kessler, Pretz, Henningson

Nays: None

Absent: Doyle

Motion Carried.

MEETING

Minutes – St. Charles Plan Commission

Tuesday, May 22, 2012

Page 2

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

5. Comprehensive update to Title 16, “Subdivisions and Land Improvement”

Mr. Kessler made a motion to recommend approval of the Comprehensive Update to Title 16, “Subdivisions and Land Improvement”, subject to minor text revisions prior to City Council approval. Mr. Schuetz seconded the motion.

Voice Vote:

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

Nays: None

Absent: Doyle

Motion carried.

6. Revisions to Plan Commission Rules of Procedure

Mr. Kessler made a motion to adopt the revised Plan Commission Rules of Procedure. Mr. Pretz seconded the motion.

Voice Vote:

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

Nays: None

Absent: Doyle

Motion carried.

7. Update on the Comprehensive Plan Project

8. Meeting Announcements

Tuesday, June 5, 2012 at 7:00pm in the Council Chambers

Tuesday, June 19, 2012 at 7:00pm in the Council Chambers

Tuesday, July 3, 2012 at 7:00pm in the Council Chambers

Meeting on July 3, 2012 to be cancelled.

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

10. Adjournment at 7:48PM

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In the Matter of:)
)
)
General Amendments,)
General Provisions)
and Definitions)
Related to Provisions)
for Donation Boxes.)

CONTINUED REPORT OF PROCEEDINGS had at the
hearing of the above-entitled matter before the
Plan Commission of the City of St. Charles in the
Council Chambers, 2 East Main Street, St. Charles,
Illinois, on May 22nd, 2012, at the hour of
7:00 p.m.

1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MR. CURT HENNINGSON, Member;

5 MS. SUE AMATANGELO, Member;

6 MR. THOMAS PRETZ, Member; and

7 MR. TOM SCHUETZ, Member.

8

9 **ALSO PRESENT:**

10 MR. RUSSELL COLBY, Planning Division Manager;

11 MR. MATTHEW O'ROURKE, Planner; and

12 MR. CHRISTOPHER TIEDT, Development Engineering
Division Manager.

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1 CHAIRMAN WALLACE: Will the
2 St. Charles Plan Commission come to order.

3 Tim.

4 MEMBER KESSLER: Amatangelo.

5 MEMBER AMATANGELO: Here.

6 MEMBER KESSLER: Schuetz.

7 MEMBER SCHUETZ: Here.

8 MEMBER KESSLER: Pretz.

9 MEMBER PRETZ: Here.

10 MEMBER KESSLER: Henningson.

11 MEMBER HENNINGSON: Here.

12 MEMBER KESSLER: Wallace.

13 CHAIRMAN WALLACE: Here.

14 MEMBER KESSLER: Kessler, here.

15 CHAIRMAN WALLACE: All right. Item 3

16 on the agenda, presentation of minutes of the

17 May 8, 2012, meeting.

18 Is there a motion to approve?

19 MEMBER AMATANGELO: So moved.

20 MEMBER PRETZ: I'll second.

21 CHAIRMAN WALLACE: It's been moved

22 and seconded.

23 All in favor?

24 (The ayes were thereupon heard.)

1 CHAIRMAN WALLACE: Opposed.

2 (No response.)

3 CHAIRMAN WALLACE: Motion passes
4 unanimately.

5 Item 4 on your agenda is continued public
6 hearing. This is General Amendments, City of
7 St. Charles, Chapter 17.22, General Provisions,
8 and Chapter 17.30, Definitions, related to
9 provisions for donation boxes.

10 As you know, this is a continued public
11 hearing from our last meeting of May 8th, and I
12 believe that it's the intention, if we obtain
13 enough information, to close the public hearing
14 today and vote on this item at our next meeting.

15 MR. O'ROURKE: Yes. That is correct.

16 CHAIRMAN WALLACE: Okay. At this
17 time, I would ask anyone who will give testimony
18 or ask any questions to raise your hands.

19 (The witnesses were thereupon
20 duly sworn.)

21 CHAIRMAN WALLACE: All right. Thank
22 you. We will skip everything else since it's a
23 continued hearing.

24 If you want to go ahead, Matt.

1 MR. O'ROURKE: Sure. At the May 8th
2 Plan Commission meeting, staff presented a draft
3 amendment with relation to donation boxes in the
4 zoning ordinance.

5 At that meeting there were some comments
6 given to staff by the Plan Commission, and what
7 we've done tonight is kind of outline a couple of
8 options based on those comments that we feel is
9 an appropriate sort of addendum to that amendment
10 that we had presented at the last meeting.

11 Just to go through this briefly, what we've
12 outlined is what we call Option 1 and 1 A.
13 Option 1 is simply limiting the zoning districts
14 that these would be allowed in a little further.
15 Before it was going to be allowed in a total of
16 four zoning districts -- or excuse me -- five,
17 and now we've limited it to just the BC,
18 Community Business, and BR, Regional Business
19 District. This is the majority of the larger
20 properties in town where you would normally see
21 these types of boxes located.

22 So what we've done is taken out the OR, the
23 PL, and the BL zoning districts, so that should
24 sort of limit the location where these could be a

1 little more. Really when you think about it,
2 this is where the larger commercial properties
3 are. In the BL Zoning District in particular are
4 specifically the smaller ones than an acre
5 property. So it made some sense to make that
6 dividing line.

7 CHAIRMAN WALLACE: Let me interrupt
8 you for a second.

9 MR. O'ROURKE: Sure.

10 CHAIRMAN WALLACE: I noticed that you
11 took out the PL District. Aren't most of the
12 churches in town PL -- zoned PL?

13 MR. O'ROURKE: There is a combination
14 of OR, some BL, I've noticed I think even -- we
15 have some in the manufacturing zoning districts
16 as special uses.

17 CHAIRMAN WALLACE: Okay.

18 MR. O'ROURKE: So it's kind of a
19 hodgepodge of where those are located.

20 MR. COLBY: A lot of them are in the
21 financial district as well.

22 MR. O'ROURKE: That's correct.

23 MR. COLBY: They're really in a lot
24 of different zoning districts.

1 CHAIRMAN WALLACE: That actually
2 triggers another question.

3 In your drive around, your windshield
4 tour --

5 MR. O'ROURKE: Right.

6 CHAIRMAN WALLACE: -- how many did
7 you notice that were in, we'll say, nonprofit
8 properties?

9 MR. O'ROURKE: I did not personally
10 notice any on my drive through, my windshield
11 survey.

12 I think the original thinking was that this
13 could be something that nonprofits like a church
14 organization would want to do; but after some of
15 the feedback and kind of checking into it, it
16 seems like churches have different methods of
17 gathering donations for clothes and things like
18 that based on the feedback we heard from the Plan
19 Commission. So we thought it was logical to not
20 include that in.

21 CHAIRMAN WALLACE: Okay. Sorry. Go
22 ahead.

23 MR. O'ROURKE: That's all right.

24 So that's Option 1. We have also added

1 some size requirements. Based on the discussion
2 at the last meeting, we felt that it would be
3 appropriate to go ahead and include those when we
4 didn't have them in the original proposal.

5 Option 1 A is -- since the concern was
6 making sure that these were limited in scope of
7 where they could be located in town, we do have a
8 definition of shopping center in our zoning
9 ordinance. What that is is two or more retail
10 stores and/or service establishments located on a
11 parcel of 4 acres or more sharing parking and
12 other such facilities.

13 If the Plan Commission feels it's
14 appropriate, they can choose to recommend that it
15 be further limited to the BC and BR zoning
16 districts and only shopping centers within the
17 district. So it wouldn't be on all commercial
18 properties in those districts, just what we would
19 define as a shopping center.

20 Then there's one last item. There was a
21 pretty good deal of discussion concerning
22 permitting and whether these boxes should be
23 permitted or not. The original proposal did not
24 include a permit.

1 We sat back down as a staff, and we kind of
2 went over the pros and cons of this a little bit,
3 and it certainly seems that there are a lot of
4 benefits to doing so. So what we've done is
5 outlined what some of those are.

6 For your information, then, if you feel
7 that that is something that you strongly want to
8 recommend to Council, we can work that into the
9 ordinance amendment and attach that as one of the
10 recommendations from the Plan Commission. Based
11 on what we heard at the last meeting, we thought
12 that made some sense.

13 What we've also included is just some fees
14 for other communities that do this and their
15 locations for comparative reasons, but that's
16 really something the City Council would determine
17 as a policy at a later date. It wouldn't be
18 established in the zoning ordinance anyway.

19 CHAIRMAN WALLACE: Did Mr. Vann make
20 any comment on what the -- I know we had talked
21 last time regarding how many -- approximate
22 number of hours that it might take of staff time
23 to implement this.

24 MR. O'ROURKE: Yeah. We did talk to

1 Bob Vann, myself and Russ, about that. He said,
2 you know, without knowing how many boxes could
3 come in, it would be very hard to determine that.

4 He basically said if it's something the
5 City Council feels strongly about, they can make
6 it work, and they'll have to figure that out
7 based on the policy and how they can adapt it at
8 that time.

9 CHAIRMAN WALLACE: Did he express any
10 preference one way or another?

11 MR. O'ROURKE: He really just
12 outlined in his opinion what some of the pros
13 were to doing it: knowing where they are, being
14 able to directly contact the person responsible
15 for the boxes as opposed to having to do it
16 through the property owner.

17 He felt that if this did become a
18 requirement, there would be, you know, some good
19 benefits to that, and that was kind of his
20 opinion on the subject.

21 CHAIRMAN WALLACE: Okay.

22 MR. O'ROURKE: He didn't really
23 express any preference to that end.

24 CHAIRMAN WALLACE: All right.

1 Yes.

2 MEMBER SCHUETZ: I have two
3 questions. One is if the City Council approves a
4 permit here which shows these various permit
5 prices, is that per box?

6 MR. O'ROURKE: That's my
7 understanding. In these other communities,
8 that's per box.

9 MEMBER SCHUETZ: You might want to
10 clarify what that means.

11 MR. O'ROURKE: Sure.

12 MEMBER SCHUETZ: Then I noticed this
13 week -- I don't take 64 that much. When I leave
14 town every day, I usually go down 31; however, I
15 did notice when I went on Saturday down 64, it
16 wasn't there, and then I went today on 64 going
17 east, and I think it's the Cork and Cleaver, the
18 old building that closed down, the old restaurant
19 there, There's a new box out there.

20 Did anybody notice that?

21 MR. O'ROURKE: Rex's Cork and Fork?

22 MEMBER SCHUETZ: Yes. That one.

23 MR. O'ROURKE: Okay. No. I didn't
24 notice that.

1 MEMBER SCHUETZ: So it's only a
2 couple days old. I noticed in your
3 recommendations that -- I think the old
4 recommendation was 5 feet high?

5 MR. O'ROURKE: In terms of the box?

6 MEMBER SCHUETZ: Yes.

7 MR. O'ROURKE: There actually were
8 no -- we did not put a size recommendation in the
9 original proposal.

10 MEMBER SCHUETZ: It is 7 feet.

11 MR. O'ROURKE: 7 feet is what we're
12 recommending this evening. We've added that to
13 the proposed amendment based on the conversations
14 we've had.

15 MEMBER SCHUETZ: Well, if the signage
16 lettering on the box is 5 --

17 MR. O'ROURKE: 5 inches, yeah.

18 MEMBER SCHUETZ: I'm sorry. I just
19 saw the 5.

20 Okay. So I guess my question is: The box
21 that was put there, if all this passes the City
22 Council, what are they going to do with the boxes
23 that don't comply?

24 MR. O'ROURKE: It becomes an

1 enforcement issue at that point. It would be
2 something the code enforcement division would
3 look at.

4 MEMBER SCHUETZ: They would have to
5 go around and look at all --

6 MR. O'ROURKE: Right.

7 MEMBER SCHUETZ: They're not
8 grandfathered in.

9 MR. O'ROURKE: I believe they have a
10 procedure for when new ordinances come online
11 that affect property owners, and they send them
12 letters and so forth. I don't know 100 percent
13 what they do.

14 MEMBER SCHUETZ: Yeah.

15 MR. O'ROURKE: They have to be
16 notified that it's no longer permitted.

17 MEMBER SCHUETZ: They wouldn't be
18 grandfathered in. I hope not.

19 MR. O'ROURKE: I don't know. It
20 wouldn't be forever. It might be for a certain
21 period of time, but I'm not for sure on that.

22 CHAIRMAN WALLACE: Any other
23 questions? All right.

24 Oh, I'm sorry. Sue.

1 MEMBER AMATANGELO: Mr. Chairman, is
2 there an option still for not having this go
3 through? Is that correct?

4 CHAIRMAN WALLACE: Yes. I guess,
5 Matt, you can talk to that.

6 I mean, the application is a general
7 amendment to the zoning ordinance to allow --
8 basically to allow for this use. I mean, the
9 application is not to -- I guess it's up to the
10 Plan Commission whether they want to recommend
11 modification of the application to not allow it
12 altogether.

13 MR. O'ROURKE: Yeah. Staff's
14 thinking was that this is, you know, something
15 that we don't regulate at all now. We saw the
16 need to put some regulations in the zoning
17 ordinance, and, I guess, staff's approach would
18 be, you know, let's see if this works and, you
19 know, if these regulations are effective, then
20 maybe -- you know, kind of baby steps.

21 But if the Commission wants to recommend
22 that these just not be permitted to the City
23 Council as their recommendation, it's well within
24 your recommending ability to do that.

1 CHAIRMAN WALLACE: You know, when you
2 talked last time about what the various other
3 municipalities are doing on this, it seems
4 that -- I don't want to put words in your mouth,
5 but it seems that the cities that have looked at
6 this have primarily regulated it as opposed to
7 restricted it. Does that seem like a fair --

8 MR. O'ROURKE: Yeah. I think that --

9 CHAIRMAN WALLACE: -- generalization?

10 MR. O'ROURKE: -- there are a few
11 examples that jump to mind where they have
12 considered outright bans and/or approved those.

13 CHAIRMAN WALLACE: Yes.

14 MEMBER AMATANGELO: I find it
15 curious, though, that the community where this
16 business sits does not allow boxes in West
17 Chicago, so.

18 CHAIRMAN WALLACE: And I don't know
19 if that's because of this particular company
20 or --

21 MEMBER AMATANGELO: I'm not saying
22 anything either way. I'm just saying that I find
23 it curious. So, I mean, that --

24 CHAIRMAN WALLACE: Yeah.

1 MEMBER AMATANGELO: I wouldn't say
2 necessarily that we should base it on what some
3 of the other communities are doing. I'm just
4 trying to determine why or why not they have
5 chosen to go this route.

6 MR. O'ROURKE: Yeah. I think, to
7 answer your question, it would seem from my
8 research somewhat of a mixed bag. There are
9 communities that want to ban them, there are
10 communities that have put regulations in place,
11 and then a lot of what I call the normal
12 communities that I typically look at that
13 surround St. Charles, it didn't seem like they
14 had any regulations and were in pretty much the
15 same position we are now, where they just don't
16 speak to them in their zoning ordinance.

17 CHAIRMAN WALLACE: I guess the
18 only -- I mean, I guess you either have to be --
19 you have to identify it as an issue. I think
20 that's where we're at. That's what's before us,
21 and the communities that have done something
22 about it, I'm just interested in knowing what
23 those communities -- you know, looking back at
24 the communities that have done it three or four

1 years ago, what have they seen as, you know,
2 issues with whatever ordinance they have passed.

3 I don't think any of them are far enough
4 along to really know. I mean, we heard about
5 Naperville, and it seems to be -- you know, based
6 on the limited testimony, it seems to be working
7 in Naperville unless we got someone from the
8 Naperville, you know, planning office up here to
9 actually speak to it.

10 MEMBER AMATANGELO: What I find
11 interesting is that -- I became acutely aware of
12 these boxes since our last meeting and not just
13 in our community but in others, you know, as I go
14 to the airport or whatever. And one of the
15 things, one of the trends that I did see is that
16 it would always be on a lot -- more often than
17 not on a lot that a business is gone, is boxed up
18 and closed up or gone away.

19 It kind of brings an added, I'm not sure
20 how to describe it, but it almost calls out that
21 this place is out of business, and it just has
22 that aura. I don't know how to explain it, but
23 it really -- I became, as I said, very aware of
24 these boxes all of a sudden.

1 CHAIRMAN WALLACE: You know, it's
2 interesting you say that. The first time I
3 noticed one was in front of what used to be Buds
4 and then was Real Time Sports.

5 MEMBER SCHUETZ: Right.

6 CHAIRMAN WALLACE: But I wonder if
7 there's anything in any other community -- well,
8 regardless if there is or not, I don't think
9 there's a way in our community to -- I don't know
10 if we could make this part of the ordinance, but,
11 you know, put something in where there has to be
12 an active business operating on the property
13 where the box would be located.

14 I mean, I don't even know if that would
15 achieve any type of permanence other than to, you
16 know, combat the perception that the only use for
17 this property is a donation point as opposed to
18 an ongoing business.

19 MEMBER AMATANGELO: This could be a
20 deal breaker, but does it have to be visible from
21 the street?

22 CHAIRMAN WALLACE: Matt, part of what
23 you proposed was for it to be not visible from a
24 main thoroughfare; is that correct?

1 MR. O'ROURKE: Yeah. The wording was
2 a little, I think, more generous than that, when
3 it said it had to be inconspicuous from the
4 public right-of-way. You can't account for all
5 situations where you might see them from the
6 right-of-way if they're placed on a hard surface
7 and not on a parking space. You know, there
8 might be a little sliver of the box you'd see as
9 you're driving by. I don't know if we want to be
10 that restrictive on it. We just wanted there to
11 be some sort of conscious, you know, requirement
12 that they -- it can't be right there on the
13 right-of-way.

14 CHAIRMAN WALLACE: I wonder if other
15 communities have done something where there's
16 some type of a sign along with the business sign
17 or something donation box, you know, around back
18 or something like that. Whereas the box is in
19 the back, but it's not necessarily there for all
20 to see as you're driving down the street.

21 The wording was -- and this is proposed
22 17.22.020.I 9. "Boxes shall be located so that
23 they are inconspicuous from the public
24 right-of-way," and also 6 is, "Boxes shall not be

1 located within any off-street parking stall,
2 shall be located within the required sight
3 triangle." I know that's an issue in a few
4 places.

5 MEMBER SCHUETZ: Tom, you had
6 mentioned you didn't know if it would make sense
7 or do any good about having a box in a viable
8 business.

9 There is a line here, I remember reading
10 it, where you do say they have to get approval
11 from the property owner.

12 MR. O'ROURKE: Written permission
13 from the property owner.

14 MEMBER SCHUETZ: Correct. So that
15 might address somewhat of your concern, I think.

16 MEMBER KESSLER: Well, if I had an
17 empty store and somebody wanted to pay me to put
18 a box there.

19 MEMBER SCHUETZ: I know.

20 MEMBER KESSLER: I'd do it.

21 MEMBER SCHUETZ: Yeah. Well, you
22 know, driving down 64, you all go up and down,
23 but if you look on the right-hand, you know,
24 south side, there's one of these boxes, and then

1 on the left side is a new porta-potty that -- I
2 know they're working on the road, but put it
3 behind a tree or something. It's right out in
4 the middle of the road.

5 MEMBER KESSLER: That's state
6 property.

7 MEMBER SCHUETZ: I know. I know.

8 MEMBER KESSLER: You can't say put it
9 behind a tree. That's the state property line.

10 MEMBER SCHUETZ: I was thinking the
11 same thing.

12 CHAIRMAN WALLACE: All right. Yes.

13 MEMBER AMATANGELO: I think going
14 back to some of our comments that were made at
15 our last meeting, clearly, we now have charitable
16 groups that are right here in St. Charles,
17 including the Goodwill and your churches and the
18 Red Shield or --

19 MEMBER KESSLER: Salvation Army.

20 MEMBER AMATANGELO. -- Salvation
21 Army, thank you, and there are a number of others
22 that you can call for pickup right at your door.
23 I really don't see a need for additional boxes,
24 you know, where this could be an opportunity for

1 things to pile up or, you know, obstruct the view
2 of a driver as they're going down here on 64, or
3 for any number of reasons to draw, you know,
4 attention where maybe attention isn't wanted to
5 be drawn.

6 MEMBER KESSLER: You know, I'm
7 torn -- torn because of what your comments are.
8 I don't disagree with many of your comments, that
9 it does give in many cases an aura of neglect,
10 you know, nonsuccessful business things.

11 I have been swayed to a certain degree by
12 an issue that I think we have lost sight of in
13 the last 20 years, and that's recycling, and this
14 is a huge recycling issue, a huge recycling issue
15 when you think of the tons of material that just
16 gets disposed of at this point.

17 I mean, you've got barges going off the
18 coast. They're shipping garbage to other states,
19 and if there's an opportunity here for, you know,
20 some sort of recycling business, I mean, it's all
21 part of our renewable energy and reusing, you
22 know, products that we have. If this is an
23 opportunity to do that, I agree.

24 I think that those boxes out in front of

1 La Huerta is an awful location. They're sitting
2 out 200 feet from any building out in the middle
3 of nowhere. It's just a crummy location.

4 I don't know how restrictive we can get or
5 how difficult we want to make this, but I think
6 that this has come to us out of a place that
7 there is no regulation whatsoever. So if we
8 recommend against this thing, we have no -- we
9 have no control over it. So I think we're
10 somewhere in the middle here.

11 MEMBER SCHUETZ: Well, I think -- I'm
12 sorry, Matt.

13 MR. O'ROURKE: I was just going to
14 say I think the La Huerta location -- I think the
15 ordinance that we've drafted would address a lot
16 of that because they're in a parking space,
17 they're probably in the setbacks. So they have
18 to be moved away from there at some point.

19 It was those kind of situations we were
20 thinking of when we crafted some of these
21 regulations.

22 MEMBER AMATANGELO: If this is a
23 business, you know, we're talking about
24 recycling, then find a spot, get a location, put

1 your boxes there and -- or as I said the last
2 time we met, perhaps there's a location where
3 because it's considered recycling, that we have
4 cars take their recycling to the recycling
5 location.

6 CHAIRMAN WALLACE: But then you're
7 shifting the burden from private enterprise to
8 the government to handle this.

9 MEMBER AMATANGELO: Well, that's why
10 private enterprise should purchase some location
11 and --

12 CHAIRMAN WALLACE: But that's what
13 they're doing, and they're paying the property
14 owner.

15 MEMBER KESSLER: Sue, I agree with
16 you.

17 MEMBER AMATANGELO: Are they paying
18 taxes?

19 CHAIRMAN WALLACE: What was that?

20 MEMBER AMATANGELO: Are they paying
21 taxes?

22 CHAIRMAN WALLACE: Oh, yeah, they're
23 paying a portion of the property tax through
24 their rent.

1 MEMBER KESSLER: Through their rent.

2 Here's where I go off track with that, and
3 that is that -- and this is something that we
4 talked about when we talked about the windows.
5 We have to encourage people to recycle. We don't
6 encourage them by making them do something that
7 they aren't normally going to do. If people are
8 normally going to recycle through this sort of
9 box, and they do, we have proof that they do,
10 that's why they overflow, then we should allow
11 them to use this method, but we need to get a
12 handle on restricting it. We need to control it.

13 MEMBER AMATANGELO: Then the
14 recycling perhaps could take place by working
15 with companies like Goodwill where you give
16 them -- or they give to you what they're not
17 using, and you turn it into something they can
18 use.

19 MEMBER KESSLER: But are people in
20 their homes going to do this? What is this --

21 MEMBER AMATANGELO: They do it now.

22 MEMBER KESSLER: Whatever is the path
23 of least resistance.

24 Well, some people do, but other people

1 don't. Not everybody does.

2 MEMBER AMATANGELO: And the people
3 that don't probably will never do it.

4 MEMBER KESSLER: Right. So they use
5 the boxes.

6 MEMBER AMATANGELO: Do they?

7 MEMBER KESSLER: Well, they're full.
8 They're overflowing.

9 MEMBER AMATANGELO: But that's what
10 I'm saying. Instead of the boxes, have them take
11 it to a location like, you know, the Salvation
12 Army or the Goodwill. Let this company work hand
13 in hand with those companies and determine -- it
14 just seems like an additional step where it's
15 just --

16 CHAIRMAN WALLACE: With due respect,
17 I mean, I think that it's an overreach of
18 government to tell somebody how they have to run
19 their business.

20 MEMBER AMATANGELO: It's just a pure
21 suggestion. That's all. I mean, just an
22 opportunity.

23 CHAIRMAN WALLACE: I mean, really
24 we're just looking at it from a zoning

1 standpoint, you know.

2 MEMBER AMATANGELO: I'm looking at it
3 from my sight. I think that there isn't a place
4 right now because we have alternate opportunities
5 for this type of -- you know, it may not be to
6 the extent of the recycling that this company
7 does, but this is not the only company that's out
8 there with their boxes.

9 MEMBER KESSLER: Well, I'm not
10 referring to this company. I'm referring to all
11 of them. Because if they are -- if this is a
12 for-profit enterprise, the only way they're going
13 to make money is if they're going to recycle
14 this. You can't possibly use it all. So if
15 somebody has a box, it's a for-profit enterprise,
16 and that's recycling.

17 MEMBER AMATANGELO: Okay. So are you
18 saying that Purple Heart and the Cancer
19 Foundation and these other --

20 MEMBER KESSLER: I would say
21 absolutely, even more so than you think.

22 MEMBER AMATANGELO: Absolutely what?

23 MEMBER KESSLER: Absolutely, this is
24 not total -- this is for profit.

1 MEMBER AMATANGELO: No, no. What I'm
2 trying to say is are you saying that they would
3 not recycle, they would not reuse the donations
4 that they receive?

5 MEMBER KESSLER: Yes, but they're for
6 profit. Those are for profit. If you look at
7 Purple Heart and the amount of money that's spent
8 on administration compared to what they
9 actually donate, it's a for-profit organization.

10 MEMBER AMATANGELO: But the point is
11 the donations are recycled.

12 MEMBER KESSLER: They do recycle.
13 Oh, yes.

14 MEMBER AMATANGELO: I know, and
15 that's what I'm --

16 MEMBER KESSLER: But should we not
17 allow Purple Heart -- I mean, Purple Heart has
18 boxes some places.

19 MEMBER AMATANGELO: Well, I think
20 they would fall under the same category. If
21 we're not allowing boxes, we'll not allowing
22 boxes.

23 MEMBER KESSLER: Okay.

24 MEMBER AMATANGELO: And, you know,

1 they do provide a service, and they'll pick it up
2 at your door.

3 CHAIRMAN WALLACE: I just think that
4 we're treading a dangerous plan here --

5 MEMBER AMATANGELO: Okay.

6 CHAIRMAN WALLACE: -- because we're
7 talking about -- we're going beyond what our
8 zoning ordinance is about into what the used
9 boxes are -- you know, the ethics behind
10 for-profit versus nonprofit, that sort of thing.

11 I mean, anyone who puts out a box should be
12 treated the same under our zoning ordinance
13 regardless of what the use is, what the company
14 is, and Within the confines of the zoning
15 ordinance.

16 So I think we have to be careful that we're
17 giving -- in this case, the Applicant is the
18 City, but any of the interest holders, we have to
19 make sure we're giving them due process by
20 deciding this pursuant so the zoning ordinance
21 and information that's specifically relevant to
22 that.

23 MEMBER SCHUETZ: Well, I think we
24 have restricted it quite a bit here considering

1 the last time we looked at it, and maybe we
2 should just make our recommendation to City
3 Council to go with the restricted recommendation
4 and see how it goes.

5 CHAIRMAN WALLACE: Yeah. Well,
6 remember --

7 MEMBER SCHUETZ: We can always come
8 back and make changes some other --

9 CHAIRMAN WALLACE: We aren't on the
10 agenda for action tonight --

11 MEMBER SCHUETZ: Right. I know.

12 CHAIRMAN WALLACE: -- because Brian
13 isn't here. So I think that it would be a good
14 idea to -- unless we need additional information,
15 I think it would be a good idea to go ahead and
16 close the public hearing and then review -- I
17 know I'll review the transcripts.

18 MEMBER PRETZ: Staff, you had
19 mentioned something about getting feedback on
20 some of the other communities.

21 MR. O'ROURKE: Yeah. I was just
22 going to say what we were looking for this
23 evening was feedback. We kind of laid out almost
24 a set of options. We were looking for what your

1 feedback would be on which ones you want to
2 ultimately see next time for your recommendation.

3 It can always be, you know, amended a
4 little further past that, but we kind of wanted
5 to know if this was the right direction or if you
6 wanted us to take it a different route. So
7 that's what we were looking for tonight.

8 CHAIRMAN WALLACE: You know, the one
9 thing I noticed, you put Option 1 A to restrict
10 it just to the BC and BR zoning districts.

11 MR. O'ROURKE: Right.

12 CHAIRMAN WALLACE: My personal
13 feelings on it -- with the other restrictions
14 that we're talking about doing, permitting, and
15 basically all of the other restrictions that
16 you've laid out, my feeling is to allow it in the
17 other zoning areas that you had previously
18 excluded, but not in obviously any residential as
19 well as CBD-1 and 2.

20 MR. O'ROURKE: Okay. Just to
21 clarify, that was part of Option 1 as well --

22 CHAIRMAN WALLACE: Okay.

23 MR. O'ROURKE: -- was limiting the
24 zoning districts.

1 1 A was the addition of limiting it even
2 further to just shopping centers.

3 CHAIRMAN WALLACE: Okay. Yeah.

4 MEMBER KESSLER: But 1 A wasn't --

5 MR. O'ROURKE: 1 A was kind of a
6 subset of Option 1.

7 CHAIRMAN WALLACE: Option 1, but
8 limited just to BC and BR.

9 Option 1 A is further limiting it to only
10 shopping centers within BC and BR, so
11 basically --

12 MEMBER KESSLER: Say that again.

13 CHAIRMAN WALLACE: Option 1 would
14 limit this use to only BC and BR.

15 MEMBER KESSLER: Right.

16 CHAIRMAN WALLACE: Option 1 A would
17 limit it to BC and BR and further limit it to
18 only shopping centers within BC and BR.

19 MR. O'ROURKE: That's correct.

20 CHAIRMAN WALLACE: All right.
21 Shopping centers being defined as two or more
22 retail stores and/or service establishments
23 located on a parcel of 4 acres or more sharing
24 customer parking areas, regardless said stores

1 and/or establishments occupy separate structures
2 or are under separate ownership.

3 All right. So that wouldn't include like a
4 big box store or something like that if it was
5 on -- even if it was on a 10-acre site, if it was
6 one store, that wouldn't fall under shopping
7 center.

8 MR. O'ROURKE: Yeah. It would depend
9 on the parcel and if it's part of a shopping
10 center. The one that does come to mind is
11 Target, I think, would be considered a shopping
12 center because it's part of that whole --

13 CHAIRMAN WALLACE: What about
14 Walmart?

15 MR. O'ROURKE: Walmart would be
16 something we'd have to look at. Technically, the
17 MacDonald's on the corner is part of that -- was
18 part of the original development. I don't want
19 to just say it's not without having a look into
20 it.

21 CHAIRMAN WALLACE: Okay.

22 MR. O'ROURKE: It could, or it could
23 not be. That was part of the original PUD from
24 the '90s, so.

1 MEMBER KESSLER: That's an overlay
2 zone as well.

3 CHAIRMAN WALLACE: Does anyone feel
4 that we need to get additional information from
5 other municipalities regarding what's happened
6 since they've passed their respective ordinances?

7 I mean, I don't really feel like I need
8 that information. I think that staff's time is
9 better spent in other pursuits, but, you know --

10 MEMBER AMATANGELO: I agree.

11 MEMBER KESSLER: I agree with Sue
12 when she said, okay, we have seen what some other
13 people do, and it's not us. We have to do right
14 by ourselves --

15 MEMBER AMATANGELO: Yes.

16 MEMBER SCHUETZ: Right.

17 MEMBER KESSLER: -- what we want to
18 do at this point.

19 MEMBER SCHUETZ: I don't really care.

20 CHAIRMAN WALLACE: Well, I think,
21 obviously, the other thing is it's not written in
22 stone. If something needs to be changed down the
23 road --

24 MEMBER AMATANGELO: Right.

1 CHAIRMAN WALLACE: -- it's the City's
2 option to bring up a subsequent amendment.

3 All right. I'm sorry.

4 Yeah. Let's see if there's anything else
5 from the Plan Commission.

6 Any other questions?

7 (No response.)

8 CHAIRMAN WALLACE: All right. Any
9 questions from members of the public? Any other
10 testimony?

11 (No response.)

12 CHAIRMAN WALLACE: All right. Matt,
13 are you done?

14 MR. O'ROURKE: I'm finished.

15 CHAIRMAN WALLACE: Okay.

16 MEMBER KESSLER: I move to close the
17 public hearing.

18 MEMBER AMATANGELO: Second.

19 CHAIRMAN WALLACE: Seconded by Sue.

20 Any discussion?

21 MR. O'ROURKE: Did we ever determine
22 if we wanted Option 1 or if we wanted to go with
23 Option 1 A included in the final presentation of
24 the amendment? I don't know if I really heard a

1 general consensus on that.

2 MEMBER KESSLER: I don't know that we
3 wanted to --

4 CHAIRMAN WALLACE: I don't know that
5 we --

6 MEMBER KESSLER: That would be part
7 of our recommendation when we make our
8 recommendation.

9 CHAIRMAN WALLACE: Yeah.

10 MR. O'ROURKE: Okay. Because we were
11 going to try to incorporate that for the June 5th
12 meeting.

13 CHAIRMAN WALLACE: Okay. Well, prior
14 to dealing with the motion in hand then, I guess,
15 does anyone -- I mean, my feeling would be to go
16 with Option 1, and then I think if anyone wants
17 to further limit it, you know -- I don't even
18 know what the motion is going to be at the next
19 meeting.

20 MEMBER KESSLER: I don't either.

21 MR. O'ROURKE: I'd like to have one
22 cohesive kind of amendment to present that night.

23 MEMBER KESSLER. Okay. Well, then do
24 you want us to give you the recommendation we

1 want to go along with it too?

2 MR. O'ROURKE: If there was any of
3 these options that you wanted to incorporate into
4 that final presentation at the June 5th meeting.

5 MEMBER PRETZ: You're talking about
6 between 1 and 1 A?

7 MR. O'ROURKE: Correct.

8 CHAIRMAN WALLACE: 1 A being the most
9 restrictive.

10 MEMBER PRETZ: I would lean towards
11 1 A.

12 MEMBER SCHUETZ: Me to.

13 MEMBER KESSLER: Yes. I would go
14 with 1, but I would want other items in there.
15 That's why I don't know.

16 CHAIRMAN WALLACE: Well, but that
17 includes all of the above items.

18 MEMBER KESSLER: Okay. But we didn't
19 talk about including an item for an ongoing
20 business, or we didn't follow, I mean --

21 MR. O'ROURKE: Right.

22 MEMBER KESSLER: -- where is that
23 going to be?

24 MR. O'ROURKE: If that's the

1 feedback, we can certainly look at that issue.

2 MEMBER KESSLER: I want that. It's
3 got to be an ongoing business. If the business
4 closes, then the box has got to go.

5 MR. O'ROURKE: Yeah. I have to look
6 at that one in particular.

7 MEMBER KESSLER: Okay.

8 MR. O'ROURKE: I just wanted to make
9 sure staff had a clear direction on the options
10 that were presented in the memo.

11 CHAIRMAN WALLACE: I mean, my
12 opinion, and it seems like there's somewhat of a
13 consensus at least on this end, is 1 A, and then
14 I think if that doesn't -- if there's a motion
15 that doesn't pass, then we could amend it
16 accordingly.

17 MR. O'ROURKE: Okay.

18 CHAIRMAN WALLACE: 1 A is the most
19 restrictive, so it would be easiest to start
20 there and strike it.

21 MEMBER KESSLER: Well, the only thing
22 that's more restrictive about it is limiting it
23 to different locations. It's still allowing it
24 to be on the property with a closed business,

1 et cetera.

2 CHAIRMAN WALLACE: No. But
3 incorporating yours as well. 1 A, plus the
4 closed business. Sorry, I didn't make myself
5 clear enough. I meant 1 A, plus the language
6 about the closed business.

7 MEMBER KESSLER: I'd go 1 with
8 further restriction.

9 CHAIRMAN WALLACE: I think that you
10 have to deliver options for us.

11 MR. O'ROURKE: That's fine too. If
12 we can't decide on any one course of action,
13 we'll just lay it out that way.

14 CHAIRMAN WALLACE: All right.

15 Any other questions? Comments?
16 Suggestions? Motions? Why don't you make
17 that --

18 MEMBER KESSLER: I will remake the
19 motion to close the public hearing.

20 CHAIRMAN WALLACE: All right.

21 MEMBER KESSLER: Sue, will you
22 resecond it?

23 MEMBER AMATANGELO: Second.

24 CHAIRMAN WALLACE: It's been moved

1 and seconded.

2 Any discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: All in favor.

5 (The ayes were thereupon heard.)

6 CHAIRMAN WALLACE: Opposed.

7 (No response.)

8 CHAIRMAN WALLACE: That motion passes
9 unanimously. This public hearing is now closed.

10 (Which were all the proceedings
11 had in the above-entitled matter
12 ending at the hour of 7:34 p.m.)

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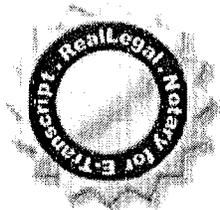
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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, JOANNE E. ELY, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my Notarial Seal this 29th day of May, 2012.



Joanne E. Ely

Certified Shorthand Reporter

My commission expires
May 16, 2016.

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In the Matter of:)
)
)
Plan Commission)
Meeting of Tuesday,)
May 22, 2012.)
)
)

REPORT OF PROCEEDINGS had at the hearing of
the above-entitled matter before the Plan
Commission of the City of St. Charles in the
Council Chambers, 2 East Main Street, St. Charles,
Illinois, on May 22nd, 2012, at the hour of
7:34 p.m.

1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MR. CURT HENNINGSON, Member;

5 MS. SUE AMATANGELO, Member;

6 MR. THOMAS PRETZ, Member; and

7 MR. TOM SCHUETZ, Member.

8

9 **ALSO PRESENT:**

10 MR. RUSSELL COLBY, Planning Division Manager;

11 MR. MATTHEW O'ROURKE, Planner; and

12 MR. CHRISTOPHER TIEDT, Development Engineering
Division Manager.

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1 CHAIRMAN WALLACE: Now, moving onto
2 Item 5 on the agenda, comprehensive update to
3 Title 16, Subdivisions and Land Improvement.

4 Is this just a discussion that this is
5 going to be happening?

6 MR. O'ROURKE: Tonight, staff is
7 actually looking for a recommendation.

8 CHAIRMAN WALLACE: Okay. This was
9 pursuant to the public hearing.

10 MR. O'ROURKE: Staff made a formal
11 presentation regarding all the changes. It's not
12 technically a public hearing because it's not
13 Title 17.

14 This is basically -- at that time, we had
15 laid out what the major revisions would be and
16 what that would entail, and we had mentioned that
17 maybe we would get into a full draft of the
18 ordinance to review before we ask for a
19 recommendation.

20 So what you have in tonight's materials is
21 that draft. It's more detailed as to what we're
22 amending, some more specifics, so to speak, and
23 also we are asking for a recommendation tonight
24 to go to the City Council.

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

3 (No response.)

4 CHAIRMAN WALLACE: If there is none,
5 the Chair would entertain a motion.

6 What you have here in your materials is we
7 have the staff report outlining the changes and
8 then the entire Chapter 16 with the changes
9 incorporated; correct?

10 MR. O'ROURKE: That's correct. It's
11 a complete draft of all the amendments.

12 CHAIRMAN WALLACE: All right.

13 MR. O'ROURKE: The final will look
14 very similar, you know, pending some other
15 changes, typos, corrections, that kind of thing.

16 MEMBER KESSLER: Well, then I would
17 recommend -- I would make the motion to recommend
18 approval of the comprehensive update to Title 16,
19 Subdivisions and Land Improvement.

20 CHAIRMAN WALLACE: Is there a second?

21 MEMBER SCHUETZ: Second.

22 CHAIRMAN WALLACE: It's been moved
23 and seconded.

24 Discussion?

1 (No response.)

2 CHAIRMAN WALLACE: Tim, roll call.

3 MEMBER KESSLER: Amatangelo.

4 MEMBER AMATANGELO: Yes.

5 MEMBER KESSLER: Schuetz.

6 MEMBER SCHUETZ: Yes.

7 MEMBER KESSLER: Pretz.

8 MEMBER PRETZ: Yes.

9 MEMBER KESSLER: Henningson.

10 MEMBER HENNINGSON: Yes.

11 MEMBER KESSLER: Wallace.

12 CHAIRMAN WALLACE: Yes.

13 MEMBER KESSLER: Kessler, yes.

14 CHAIRMAN WALLACE: All right. That

15 motion passes unanimously. That concludes Item 5

16 on your agenda.

17 Item 6 is Revisions to Plan Commission

18 Rules of Procedure.

19 Russ.

20 MR. COLBY: Yes. I made some changes

21 to this document based on the discussion at the

22 last meeting about the election of officers to

23 remove the secretary position, and I also went

24 through and updated some miscellaneous things,

1 some references to ordinance section numbers and
2 deleted some language that's in the rules and
3 procedures that's now redundant because some of
4 these provisions under our current zoning
5 ordinance were not in the zoning ordinance at the
6 time.

7 This is just some minor updates. Nothing
8 really changed in terms of the process, but
9 anything else that the Plan Commission would like
10 to consider revising, we can do that at this
11 time. We're just looking for a recommendation to
12 approve these revisions.

13 CHAIRMAN WALLACE: All right. One of
14 the questions that I had which -- even though I
15 had previously -- I must be missing the last page
16 of my rules. So I know that once we amend it,
17 you'll get new rules out to everyone.

18 I looked in the rules I have in my office,
19 and I couldn't find this Article XII regarding
20 amendments. They may be made by the Commission
21 at any regular or special meeting upon the
22 affirmative vote of a majority of the members of
23 the Commission, prior to which the proposed rules
24 or amendments have been distributed to all

1 members of the Commission four days in advance of
2 said meeting; in any case, distribution of
3 proposed rules or amendments with the Friday
4 meeting agenda packet shall be deemed adequate
5 notice.

6 That was the only question I had regarding
7 the regular procedure regarding amendments.

8 So it sounds like we're fine with that.
9 However, a majority of the members of the
10 Commission, in this case since we have -- seven?
11 We have seven seated members? So in order to
12 affirm this revision, we would have to have at
13 least four of the total members, which we would
14 require anyway because that would be the majority
15 of those present.

16 So any questions -- or actually, I'll
17 entertain a motion regarding this.

18 Is there a motion to approve the suggested
19 revisions to the Plan Commission rules of
20 procedure?

21 MEMBER KESSLER: So moved.

22 CHAIRMAN WALLACE: Is there a second?

23 MEMBER PRETZ: I'll second.

24 CHAIRMAN WALLACE: It's been moved

1 and seconded.

2 Any discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: Now this does not
5 go to City Council. This is internal. It
6 doesn't have to be -- that was the only question
7 that I had. This doesn't have to be reviewed by
8 City Council?

9 MR. COLBY: No, no, it doesn't.

10 CHAIRMAN WALLACE: This is our rules
11 of procedure.

12 MR. COLBY: Right.

13 CHAIRMAN WALLACE: All right. Any
14 discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: Tim.

17 Oh, I'm sorry. I should look when I say
18 that.

19 MEMBER AMATANGELO: That's okay.

20 Just a quick question because this happened
21 last week. When a member is not present or not
22 going to be present for a meeting that they would
23 like to vote on, how do we address that, or do we
24 need to address that?

1 CHAIRMAN WALLACE: I don't think that
2 we need to address it because, you know, as long
3 as the agenda is properly published and we follow
4 our rules of procedure, which we are here, you
5 know, really per -- in the case of this public
6 hearing that we didn't vote on today, it was more
7 as a courtesy to one of our members than anything
8 else. I don't think we were under any obligation
9 to do that, so -- unless we don't have a quorum.

10 MEMBER AMATANGELO: Now, could
11 someone write in and say that they -- you know,
12 what their vote is going to be and they feel
13 strongly --

14 CHAIRMAN WALLACE: A proxy?

15 MEMBER AMATANGELO: Right.

16 CHAIRMAN WALLACE: We don't have a
17 provision for proxy voting in our rules of
18 procedure. I think the issue with that,
19 especially if we hold a public hearing -- if we
20 hold a public hearing and then have a vote on the
21 same night, obviously, the person that's giving
22 their proxy isn't basing their vote on the
23 evidence that's been presented at that public
24 hearing.

1 So I think that there would be at least --
2 well, we'd have to ask our City attorney, but
3 somebody could have a constitutional challenge to
4 that.

5 MEMBER AMATANGELO: That's fine. I
6 just thought since it was brought up last week --

7 CHAIRMAN WALLACE: Yeah.

8 MEMBER AMATANGELO: -- and we were
9 entertaining this right now.

10 CHAIRMAN WALLACE: Yeah.

11 MR. COLBY: I think that could be
12 problematic not even with a hearing, but just the
13 regular discussion of the recommendation based on
14 the fact that the person is not there to hear
15 what the motion is, what the discussion is, and
16 what the conditions are based on. I think we
17 could run into problems with that.

18 MEMBER AMATANGELO: That's fine.

19 CHAIRMAN WALLACE: But if you don't
20 want to vote on it and wait until all of our
21 members are here, we can vote on that.

22 MEMBER AMATANGELO: You know, I'm
23 fine with it. I just happened to bring it up
24 because it was a question that came up two weeks

1 ago.

2 CHAIRMAN WALLACE: Right. All right.
3 Any other discussion on the motion?

4 (No response.)

5 CHAIRMAN WALLACE: Tim.

6 MEMBER KESSLER: Amatangelo.

7 MEMBER AMATANGELO: Yes.

8 MEMBER KESSLER: Schuetz.

9 MEMBER SCHUETZ: Yes.

10 MEMBER KESSLER: Pretz.

11 MEMBER PRETZ: Yes.

12 MEMBER KESSLER: Henningson.

13 MEMBER HENNINGSON: Yes.

14 MEMBER KESSLER: Wallace.

15 CHAIRMAN WALLACE: Yes.

16 MEMBER KESSLER: Kessler, yes.

17 CHAIRMAN WALLACE: All right. That
18 motion passes unanimously. That concludes Item 6
19 on your agenda.

20 7 is update on the comprehensive plan
21 project. We have a meeting coming up.

22 MR. COLBY: Yeah. There's a task
23 force meeting on Thursday, and I just wanted to
24 generally update the Commission on the

1 comprehensive plan project.

2 Last fall we had a number of workshops
3 where we were gathering input and sort of
4 compiling information from people's comments.
5 Now the project is in the phase where there's
6 going to be a draft of information being
7 produced, and those are being reviewed first by
8 the comprehensive plan task force and then
9 presented more publicly in a workshop format to
10 get feedback.

11 So the activity is going to be picking up
12 over the summer, and the goal is to have a
13 complete draft that is presented to the Plan
14 Commission probably in the early fall or late
15 summer because we're hoping to have it sent to
16 the committee towards October and November so
17 that the City Council can adopt it. So you're
18 aware, we're going to be moving fast with the
19 document.

20 We want to keep the Plan Commission members
21 involved with the meeting dates. We certainly
22 want you to -- you know, to the extent you can
23 involve yourselves with how this document is
24 developing and what those discussions are that

1 are taking place and sort of formulating a plan.

2 It's ultimately going to come before you in
3 sort of more of a polished draft format, and it
4 sort of has a little background of how we arrived
5 at that. So I just wanted to remind the Plan
6 Commission about that.

7 Also you may have seen there was some
8 coverage in the newspaper about Charlestowne Mall
9 and what the City is considering with
10 Charlestowne Mall. Right now it's just a
11 marketing study that is being undertaken to look
12 at what potential there is for reuse of the mall
13 building or any type of land use.

14 And the results of that market analysis are
15 going to be used for another workshop that was
16 scheduled, basically a visioning workshop
17 focusing on how the mall properties can be
18 developed. So based on the results of that
19 study, we'll look at those different options and
20 involve the community, sort of an interactive
21 workshop about what they'd like to see happen
22 there.

23 We're expecting that to come together in
24 late June or possibly early July. That's sort of

1 another component that we weren't planning that
2 was decided. The City Council had that added
3 into the project, sort of pulled that into the
4 comprehensive plan project.

5 CHAIRMAN WALLACE: Is this something
6 that's being undertaken independently by the
7 City, or is it in partnership with the mall
8 owner?

9 MR. COLBY: No. It is independently
10 by the City.

11 CHAIRMAN WALLACE: Okay.

12 MR. COLBY: The purpose really in
13 doing it now was to take an objective look at
14 that property in particular in relation to the
15 comprehensive plan recommendations for all of the
16 east gateway commercial area, sort of see how
17 that fits in.

18 The City decided to undertake that on their
19 own. Basically, You know, given the fact that
20 through the comprehensive plan process, we're
21 looking at all properties in town for future land
22 uses and we're not necessarily following all
23 those, and it sort of seemed like an appropriate
24 time to sort of put that in.

1 MEMBER SCHUETZ: Russ, how will you
2 notify the public about these various meetings
3 besides the Web site?

4 MR. COLBY: Yes. The workshops --
5 there's going to be a lot of information sent out
6 to the newspapers and press releases and, you
7 know, trying to get people's attention any way we
8 can for the workshops.

9 These task force meetings that are going
10 on, the one coming up on Thursday, the focus of
11 those meetings primarily is to get the task force
12 members to review the documents and respond to
13 what they're seeing and sort of give the
14 consultant an idea of whether or not they believe
15 what's being presented represents the feedback
16 that was presented and whether or not they, you
17 know, considered all the information and
18 presented reasonable recommendations. So it's
19 really more of a working session for the task
20 force versus a workshop.

21 When we have the workshops, there will be
22 more publicity, similar to what we did last year,
23 and we had a pretty good turnout for most of the
24 meetings given that we had so many of them. You

1 know, it's hard for people to show up multiple
2 times, and I think we were pretty satisfied with
3 the participation that was involved.

4 MEMBER SCHUETZ: Will you be sending
5 e-mail to all of us to let us know?

6 MR. COLBY: Yes.

7 MEMBER SCHUETZ: All right. In case
8 we miss the paper or something.

9 CHAIRMAN WALLACE: All right.

10 MR. COLBY: That's all.

11 CHAIRMAN WALLACE: Meeting
12 announcements, June 5th, June 19th, July 3rd.

13 MR. COLBY: Yes. July 3rd --

14 MEMBER KESSLER: That's a tough one.

15 MR. COLBY: Yeah. We're assuming
16 that we probably would have difficulty with a
17 quorum that night. We probably don't want to
18 meet that night anyway.

19 So the suggestion is if the Plan Commission
20 wants to just cancel that meeting, we can go
21 ahead and do that now. We're not intending to
22 schedule anything for it at this point.

23 CHAIRMAN WALLACE: When does our City
24 do fireworks? On the 4th?

1 MEMBER SCHUETZ: I think last year
2 was the 3rd.

3 CHAIRMAN WALLACE: It was the 3rd,
4 wasn't it? Yeah.

5 I would think it would be difficult to get
6 to a meeting anyway on July 3rd, physically.

7 All right. So do you need a vote for us to
8 do that?

9 MR. COLBY: I don't think so, no, if
10 everyone is in agreement to cancel the meeting.

11 CHAIRMAN WALLACE: Does anybody
12 really want to be here?

13 All right. Any additional business for
14 Plan Commission members?

15 (No response.)

16 CHAIRMAN WALLACE: All right. We
17 have a guest in our audience, Ms. O'Hara, who is
18 a transplant from the United Kingdom. She is
19 experiencing our form of government. I'm sure
20 it's quaint and colonial to her since we don't
21 have anyone sitting on the throne.

22 Everyone welcome her. She now calls
23 St. Charles her home.

24 MEMBER SCHUETZ: Good choice.

1 MS. O'HARA: Thanks so much.

2 CHAIRMAN WALLACE: Anything else from
3 staff?

4 All right. Other citizens?

5 All right. Anything else?

6 Is there a motion to adjourn?

7 MEMBER KESSLER: So moved.

8 MEMBER AMATANGELO: Second.

9 MEMBER PRETZ: Aye.

10 CHAIRMAN WALLACE: All in favor.

11 (The ayes were thereupon heard.)

12 CHAIRMAN WALLACE: Opposed.

13 (No response.)

14 CHAIRMAN WALLACE: The City of
15 St. Charles Plan Commission is adjourned at
16 7:48 p.m.

17 (Which were all the proceedings
18 had in the above-entitled matter
19 ending at the hour of 7:48 p.m.)

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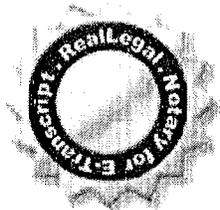
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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, JOANNE E. ELY, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my Notarial Seal this 29th day of May, 2012.



Joanne E. Ely

Certified Shorthand Reporter

My commission expires
May 16, 2016.