

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, DECEMBER 18, 2012**

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

Members Absent: Sue Amatangelo

Also Present: Matthew O'Rourke, City Planner

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 of the December 4, 2012 meeting.

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the December 4, 2012 meeting.

4. Discount Tire (Zylstra PUD-Lots 3 & 4)

Application for PUD Preliminary Plan
Application for Final Plat of Subdivision

The applicant, Todd Mosher with Atwell-1245 E. Diehl Rd, Naperville, IL, Gave a brief history of the Discount Tire Company stating that its based in Scottsdale, Az.; they have about 850 stores; it's a privately owned company; the largest tire dealer in the world; they do not deal in any specific brand of tires; are very involved in the communities where stores are located; it's a great company to work for; store hours are 8am-6pm, closed on Sundays; they purely sell tires; there is no outside storage; separate trash and recycle enclosure outside the building.

Mr. Mosher then showed a PowerPoint presentation explaining the plans submitted including the site plan and the building elevations. He said the site is one of the out lots directly in front of the Harley Davidson dealership which is at the northwest corner of the right in/right out access point to the Costco at Randall Rd. He said the building would be oriented on the northern end of the lot with the customer parking to the south and Randall Rd to the east, with the all glass showroom facing east. He said the customer entrance would be on the south side of the building and about 6 or 7 employee parking spots toward the rear of the store. He said the entrance point would be off the ring road that connects Costco because they are unable to have an entrance

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point closer to Randall Rd. due to County requirements. He said store deliveries are 1 to 2 times a week, utilities are served off the ring road in the back, and a detention pond is already installed within the development.

Mr. Mosher said there would be extensive landscaping and that per staff comments some perennials and shrubs will need to be added and some trees need to be shuffled around a bit, but that they are working closely with staff to get the landscaping plan accurate. He said there will be a small monument sign in the front that will comply with the PUD requirements.

Mr. Doyle asked if the Costco gas is to the south across the access drive. Mr. Mosher said correct.

Mr. Mosher said on the lowest elevation which is to the south is where the customer entrance door is to the showroom. He said the building is 1-story and about 7,000 sq. ft. with a mezzanine area and is fully sprinkled for fire protection. He said that they have actually upgraded the building as far as architectural designs which were elements of the PUD with some additional design features which include stepping up the parapet in the front of the building by adding a brick pop out feature and on the sides of the lowest elevation to the north, pilasters have been added which break up the length of the building, which help to articulate the building facades to create some shadow. He said it is a 4-sided building with full masonry using the same architectural treatments on all sides with the parapet, roof top unit screening and the brick and split face rock is all naturally finished, except for some steel and finishes on the synthetic stucco.

Chairman Wallace said in the application for the zoning compliance table, it states the building foundation landscaping would be 100% of the front wall and asked if that would be the east elevation. Mr. O'Rourke said yes, in this case its considered the east wall, which is the one that faces Randall Rd. and the other 3 remaining walls would be at 50%.

Chairman Wallace asked if the Discount Tire already located in St. Charles would have the same owner. Mr. O'Rourke said he is not sure of the ownership, but just to clarify, that the downtown Discount Tire does all sorts of service and is a different type of business. Mr. Mosher said it's a different entity and is called Discount Tire and Service.

Mr. Mosher said there is an application in for the Plat of Subdivision which is currently for the 2 lots in front that are each 1 acre and a ½, equaling 3 acres of land and that they only want to purchase 1 acre. He said they are subdividing off their one acre and the owner wants the remaining 2 acres to be divided into 2 separate lots so he can sell them separately.

Chairman Wallace said in going back to the original Zylstra PUD he recalls there being significant discussion about the out lots needing to be 1 and a ½ acres in order to be marketable and he is not sure if that should come into the Commission's consideration. Mr. Mosher said for a 7,000 sq. ft. building, 1 acre works fine for them. Chairman Wallace said he thought a lot of the discussion was for restaurants that they would need 1 acre and a ½. Mr. O'Rourke said it depends on the parking count and size of the building for a restaurant but that he has seen restaurants go on an acre and make it work but that he cannot really speak to what was discussed

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when the PUD was approved because it was before his time, but he does know that the minimum 1 acre lot requirement did not exist at that time since the current zoning ordinance was not adopted yet, but that he thinks they have a better benchmark mark to use as the minimum lot size than before.

Mr. O'Rourke said there are two items for the Commission's recommendation, one being the PUD Preliminary Plan which means there is a PUD approved on the whole development site but the Ordinance requires that the smaller parcels come back just for a PUD plan, which is why there is not a Public Hearing required, and that's because they are conforming to the requirements that are in the underlying PUD Ordinance and is strictly a site plan approval at this point. He said the second is the application for Final Plat of Subdivision and he added that just because it would be made into two one acre lots this one now does not mean it cannot be consolidated later should another development want to come in and need more property, it can all be worked out as the lots get built out and he thinks it's the owners intention to leave it somewhat flexible to see what types of uses are interested in the site.

Mr. Schuetz asked if two 1-acre lots could be one 2-acre lot. Mr. O'Rourke said yes, there is nothing that would prohibit that and they would go through a similar process to re-plat it as such to move some easements around.

Mr. O'Rourke said the staff review in the staff report has been detailed with comments including some regarding the landscaping requirements and also for the applicant to look into a cross access easement with the potential property to the north. He said staff thinks it would benefit the applicant to have a second access point when the other lot develops and would also benefit fire safety personnel. Chairman Wallace asked for clarification as to where the second access point would be. Mr. O'Rourke said there is a parking lot to the northwest corner of the site plan with a natural stub.

Mr. Doyle said in looking at the staff report, he asked for some help visualizing in terms of the final plat of subdivision. Mr. O'Rourke said that is the original Zylstra plan that was approved in 2005 and the whole 3-acre, 2-lot property will be divided into thirds instead of in half and we are asking that a cross access easement is provided so when the new lot gets developed at some point there would be connection and would have more than one access in and out of the site. Mr. Pretz asked why the cross access is necessary. Mr. O'Rourke said it's a recommendation of staff because Fire Departments do not like to only have one way in and out of a site from a life safety aspect and it will also help with trucks and deliveries. Mr. Henningson asked if people would be able to go between the 2 lots then. Mr. O'Rourke said correct and that it is really more of a backup than anything else if the main entrance is blocked for some reason so it's mostly for safety but also convenience and also since there is an intergovernmental agreement with the County that does not allow a secondary access point. Mr. Schuetz asked if Discount Tire is only interested in lot 4 for 1-acre and if the other 2 lots will still be available. Mr. O'Rourke said correct and the owner will still be marketing those to develop the other 2 lots.

Chairman Wallace said he had concerns he would like to address in regard to the original Zylstra PUD and the articulation of building facades and architectural guidelines in terms of

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transparency and the west and north elevation, and that his question is more; what is the intent of the portion that states it should be visually appealing from both the front and the back. Mr. O'Rourke said in reviewing this he considered the banding to meet the requirements and then also the elevation has a planned projection change that is hard to see on the architectural elevations. By adding up those features the 25% requirement is satisfied. He said in terms of the transparency the PUD requirement states it "should" have transparent windows to help define and enhance the character and in looking at the plan in isolation it looks pretty bland, but a majority of the foundation landscaping will go in the area in back of the building and for security reasons they wouldn't want products on display through a big window and in looking at all the plans as a whole the visual interest will be there. Mr. Scheutz suggested maybe breaking the wall up with some larger plantings. Mr. O'Rourke said yes some 6 ft. evergreens will be used. Mr. Doyle said right now the signage is entirely on the eastern facing and on the east ends of the north and south facing facades and he suggested adding a sign on the west bound face. Mr. O'Rourke said he cannot answer if that's desirable for the applicant but that the PUD would permit that. Mr. Mosher said that's a good point and something to consider.

Chairman Wallace asked if there was anything in the PUD that suggests that the same use would not occur on 2 different outlots. Mr. O'Rourke said there is not anything in the PUD that would prohibit that and from a zoning perspective that the city would not want to get involved with that.

Mr. Scheutz asked if there is any detail of the size of the shade trees. Mr. O'Rourke said they are 2.5 inches, 16 inches up.

Mr. Doyle said the current landscape plan does not meet the zoning ordinance and will it meet the ordinance requirements by the time it gets to City Council. Mr. Mosher said yes.

Mr. Henningson said he is confused about the cross access. Mr. O'Rourke said staff is suggesting that on the plat it show provision for a cross access but for right now there will be some smaller shrubs located there that would be relocated at that time. Mr. Henningson said he is concerned about the next user and the cross easement impacting their parking requirement. Mr. O'Rourke said it could and if it makes sense for it to not be there in the future as the next site plan is reviewed, then it would not make sense to put it there, but staff just wants to be sure to take advantage of a potential for the future, but is not a necessity, but would be a nice thing to have. Some members of the Commission agreed it would be a great thing to have. Mr. Henningson said in putting another access easement on the other side there would be quite a bit of parking lost. Mr. O'Rourke said other development would follow the same pattern and use the same drive aisle for parking, which is also the cross access easement, and would have to fit the same module based on the zoning ordinance requirements, and from a design perspective could be worked around very easily. Mr. Henningson said in putting an easement on both lots, the other 2 lots are losing parking. Mr. O'Rourke said only if they take advantage of the easement and if it came to an either/or, the parking requirement would need to be met before the cross access easement. Mr. Mosher said they do see the potential benefit for this in the future and in talking to the city's electric dept. and for just a couple thousand dollars more, the transformer could be upgraded to serve 2 buildings and would be advantageous to whoever develops to the

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north to put their building close to the Discount Tire building where they could split the cost of the transformer. Mr. Henningson said he didn't consider that and that makes sense.

Mr. O'Rourke said staff is recommending approval of both applications for the PUD preliminary plan and the Final Plat of Subdivision contingent upon resolution of staff comments shown in the staff materials.

Mr. Scheutz asked what aspect Discount Tire likes to be involved in communities. Mr. Mosher said he would prefer one of their executives to come talk about it but that from a local perspective they get involved with Park Districts and sponsoring little leagues, and managers and their wives have a budget every year to look at ways to give that out locally, but they are also involved with things like Make a Wish foundation and that it is just a very family friendly business environment.

Mr. Doyle asked how many employees. Mr. Mosher said he thinks 6-8 full time and about 6-8 part time initially and as the store matures that will be brought up.

Mr. Doyle made a motion to recommend approval of the PUD Preliminary Plan and the Final Plat of Subdivision for Discount Tire-Zylstra PUD Lots 3 & 4, contingent upon resolution of all staff comments. Motion was seconded.

Roll Call Vote:

Ayes: Scheutz, Doyle, Pretz, Henningson, Wallace, Kessler,

Nays: None

Absent: Amatangelo

Motion carried.

5. Meeting Announcements

Tuesday, January 8, 2013 at 7:00pm Council Chambers

Tuesday, January 22, 2013 at 7:00pm Century Station Training Room

Tuesday, February 5, 2013 at 7:00pm Council Chambers

Chairman Wallace suggested getting a contingency plan in place to figure out another location for Jan. 22 to discuss the Comprehensive Plan and even possibly on Jan. 8, depending on the turnout. He suggested even possibly one of the rooms over at the Pottawatomie Center. Mr. O'Rourke said it is not a formal public hearing but he appreciates that and staff would start exploring options. Mr. Schuetz said he would not be able to attend the Jan. 22 meeting.

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

Mr. Doyle asked staff's opinion regarding the Draft Comprehensive Plan and the Lexington Club TIF and whether the two issues are related, or if they can be taken up separately. He said it was withdrawn from the Council agenda last evening and it's not clear when it would go back to Council at this point. Mr. O'Rourke said he does not have any information regarding that. Mr. Doyle said there are some open issues there in terms of what the implications are for the ongoing

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proceedings of the Comprehensive Plan and people in the community want to see it reflect the resolution of that issue. He said in his opinion, the CPA is what it is, and there was some commentary from the last Task Force meeting that the Plan Commission should take up the question of the future use for the Applied Composites site. Mr. O'Rourke said that was because they did not feel comfortable at that time because there was not a decision on the site and there was no definitive direction that the Plan Commission would do that. Mr. Doyle said he thinks that decision will remain up in the air for the next month and he thinks the issue on the site needs to be decoupled, but he does not think the public will like that. Mr. O'Rourke said P&D has only recommended approval on the zoning entitlements but that has not gone to Council yet. He said the TIF was voted down but that has not gone to Council yet either, but that he feels any Comprehensive Plan discussion should be tabled until the public is present and plan is in front of the Commission. Mr. Henningson said he feels issues should be talked about tonight to give the Plan Commission some time to think about it. Mr. O'Rourke said his hesitation is that the item was not advertised on the Agenda and there has been a lot of public scrutiny of the plan, and he felt uncomfortable as staff pursuing further conversation. Chairman Wallace agreed.

Chairman Wallace asked what the goal is for the meeting on Jan.8. Mr. O'Rourke said he doesn't think a goal has been defined yet, but it will depend on how the discussion goes, but the first time the Commission will see it is that night. Mr. Henningson asked when they would get the copy of the plan because they were promised to him and he does not want to see it the Friday before the Tuesday meeting and they need to be distributed as soon as possible.

8. Adjournment at 7:47 p.m.