

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, FEBRUARY 11, 2013 7:00 P.M.**

Members Present: Stellato, Monken, Payleitner, Turner, Carrignan, Rogina, Martin, Krieger, Bessner, Lewis

Members Absent: None

Others Present: Mayor Donald P. DeWitte; Matthew O'Rourke, Planner; Russell Colby, Planning Division Manager; Chris Tiedt, Development Engineering Manager; Bob Vann, Building & Code Enforcement Manager; Rita Tungare, Director of Community Development; Joe Schelstreet, Acting Fire Chief

1. CALL TO ORDER

The meeting was convened by Chairman Carrignan at 7:00 P.M.

2. ROLL CALLED

Roll was called:

Present: Stellato, Monken, Payleitner, Turner, Carrignan, Rogina, Martin, Krieger, Bessner, Lewis

Absent: None

3. COMMUNITY DEVELOPMENT

- a. Recommendation to approve a Map Amendment, Preliminary Subdivision Plan and Final Plat of Subdivision (Delnor Woods Subdivision).

Mr. Colby said this is a 9 lot single-family subdivision of a portion of the Collins property on Rt. 25 north of Delnor Woods Park and previously there was a larger PUD project that was approved for the site which encompassed the entire 34 acres of the property. He said since that time the eastern and northern portion of the site, totaling 19 acres, has been purchased by the Park Dist. and the subdivision is of the remaining 15 acres and is essentially the same layout that was proposed and approved in the 2008 PUD. He said both staff and Plan Commission recommend approval contingent up on resolution of all outstanding staff comments, staff is still working with the applicant on some technical issues and the project will not be brought before Council until those are resolved. He said the applicant was present for any questions.

Chairman Carrignan clarified that part of the property was sold to the Park Dist. and this would be the remaining part where some tidying up would be done on the border. Mr. Colby said correct, and the plan is similar to the single-family portion of the previous plan.

Aldr. Martin made a motion to approve a Map Amendment, Preliminary Subdivision Plan and Final Plat of Subdivision (Delnor Woods Subdivision. Seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

- b. Recommendation to approve a Minor Change to PUD Preliminary Plans for Stuarts Crossing PUD (shopping center signs).

Mr. Colby said the minor change is to modify the shopping center signs with the purpose being to increase visibility for the tenants. He said the sign at the northeast corner of Kirk Rd. and Main St. which will be replaced by a larger sign, there will also be a smaller sign added at the Kirk Rd. entrance. The signs comply with the standards for the PUD and staff recommends approval.

Aldr. Turner made a motion to approve a Minor Change to PUD Preliminary Plans for Stuarts Crossing PUD (shopping center signs). Seconded by Aldr. Rogina. No additional discussion. Approved unanimously by voice vote. Motion carried.

- c. Discussion regarding the transfer of City owned property for the Operation Finally Home Program.

Mr. O'Rourke said in July of 2010, Mr. John Hall Jr. presented a concept for building a home for a veteran who was injured during active service. Prior to that meeting, staff and the P&D Committee discussed looking at city-owned properties to determine if any were suitable for the use. He said a few properties just to the west of Rt. 25 and south of Park Ave. are all city-owned, zoned residential and are large enough for the use. He said that back in 2010 the properties were presented and P&D Committee recommended that staff move forward in transferring the properties to Mr. Hall. He said since that time Mr. Hall has been working with various building associations to get a coalition together for this project, but that since much time had passed staff thought it should be brought back to the P&D Committee to be sure all were still in favor.

Aldr. Turner said he feels it's a very good thing to do.

Aldr. Krieger asked if 4th Ave. would be extended to provide access, rather than off of Rt. 25. Mr. O'Rourke said specific plans have not been drawn up yet, but the thought is that it would become more of a private access drive in the existing 4th Ave. right of way.

Chairman Carrigan said he was concerned about the support Mr. Hall was receiving, if he was getting any, and if there is a timeline. Mr. John Hall Jr. said they have fantastic support and that it was the economy that caused the delay. He said the Fox Valley Home Builders Assoc. is no longer in existence and has merged with Northern Illinois Homebuilders, which was a process that took about 2 years, but that Operation Finally Home and Northern Illinois Homebuilders have all the support needed to pull the project together. He said they have been getting all the suppliers and manufacturers in line and they also have a veteran who has been selected already. He said the road infrastructure would hopefully start this spring, and then start construction this summer on the first house. If anyone would like to reach him to help, the best way would be to contact him at his office #630-377-1515, or email. Chairman Carrigan said it's an outstanding thing Mr. Hall is doing and is appreciated.

Aldr. Lewis asked how many houses would be built. Mr. Hall said 2 ranch homes at about 2,500 sq. ft. and the first home would be for an extended family. The veteran stepped on an IED and lost his foot; he has a 6 year old autistic son, and the mother-in-law and father-in-law live with

the family as well, so ample space is needed. As soon as the first house is done they would then start on the second.

Aldr. Stellato made a motion to proceed with the transfer of city owned property for the Operation Finally Home Program. Seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

- d. Recommendation to approve an Ordinance amending Title 13, "Public Utilities" Section 13.16.130 "Service pipes-shutoff valves" and Section 13.20.100 "Violation-Service discontinuance," Title 15, "Buildings and Construction" Section 107.2.5.2 "Engineering Plan" and Title 16, Subdivisions and Land Improvements" Appendix E of the St. Charles Municipal Code.

Mr. Tiedt said the proposed ordinance amendments will address some inconsistencies and errors discovered recently relating to the comprehensive update to Title 16, which was approved in September of 2012. He said the proposed amendments will correct a few references which are no longer valid due to the updates to Title 16, 13, 15, as well as add and clarify additional information that was originally in the preliminary and final engineering plan checklists.

Aldr. Stellato made a motion to approve an Ordinance amending Title 13, "Public Utilities" Section 13.16.130 "Service pipes-shutoff valves" and Section 13.20.100 "Violation-Service discontinuance," Title 15, "Buildings and Construction" Section 107.2.5.2 "Engineering Plan" and Title 16, Subdivisions and Land Improvements" Appendix E of the St. Charles Municipal Code. Seconded by Aldr. Monken. No additional discussion. Approved unanimously by voice vote. Motion carried.

- e. Recommendation to approve a General Amendment to Title 17 of the City Code regarding Personal Services.

Mr. O'Rourke said Elgin Bancshares, Inc. owns the property at 551-559 Dunham Rd. and they are working with a potential business who would like to buy one of the condominium units and turn it into individual rented spaces for stylists, where instead of one chair they rent a whole room to facilitate their operation. He said technically this type of business is classified as Personal Services which is not allowed in the OR zoning district, which this property is currently zoned. He said the applicant has filed a petition to amend the Zoning Ordinance to allow Personal Services in the OR zoning district, and staff has worked with the applicant to come up with a solution where a new use category is called "Personal Service, Limited" which is a subset of the Personal Services use category. He said the characteristics of what is currently allowed in the OR zoning districts would be very similar, with an appointment base. The uses proposed in this limited category compliment the character normally seen in an office development. He said both staff and the Plan Commission are recommending approval of the application for General Amendment.

Aldr. Rogina said there are not any minutes but he was at the Plan Commission meeting regarding this item, and there was a lively conversation regarding some concerns. Mr. O'Rourke said based on comments heard during the public hearing, there was some curiosity as to why staff picked the uses they did in the limited category. He said there a couple reasons, one being that staff was reacting to a petition filed by an applicant for something very specific, two being that professional judgment was needed and staff felt that the uses in the limited category were

very similar to what is currently allowed in the OR zoning district. Looking outside of that, there are other uses allowed in Personal Services that might have other impacts, and in the interest of working with the applicant, staff kept it limited to what is being proposed. Aldr. Rogina said it's still a shaky economy and he thinks it's good to take individual circumstances, look at them, and then make a recommendation; it is healthy to be more open and flexible at this particular time.

Aldr. Lewis said for the future, if something is being voted on, it would be nice to have the minutes of what transpired at the meeting. Mr. O'Rourke said that can certainly be done, but those minutes are taken by a court reporter and sometimes they do not get them back to us on time to make it in the packet, but that staff would make note of that for the future.

Chairman Carrigan said the definition states that this use may include incidental retail sales of goods and he asked if that means hair care products because it's not a primary retail location, it's a service location that augments it with sales related to the service. Mr. O'Rourke said correct.

Aldr. Lewis asked if there would be signage out in front of the building. Mr. O'Rourke said they would have to meet the current sign ordinance.

Aldr. Stellato made a motion to approve a General Amendment to Title 17 of the City Code regarding Personal Services. Seconded by Aldr. Monken. No additional discussion. Approved unanimously by voice vote. Motion carried.

4. ADDITIONAL BUSINESS

- a. Update on the Comprehensive Plan Project-Information only.

Mr. Colby said the Plan Commission has been discussing the draft for the past 3 meetings, next meeting being February 26. Once their discussion is concluded, staff will prepare a recommendation based on their discussion for them to consider a subsequent meeting, so it is anticipated to be a minimum of 2 more Plan Commission meetings.

5. ADJOURNMENT

Aldr. Stellato made a motion to adjourn. Seconded by Aldr. Monken at 7:15 PM.