

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, APRIL 2, 2013**

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

Members Absent: Tim Kessler

Also Present: Russell Colby, Planning Division Manager
 Matthew O'Rourke, Planner
 Christopher Tiedt, Development Engineering 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 of the March 19, 2013 meeting.

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the March 19, 2013 meeting.

Chairman Wallace suggested that the order of the agenda be changed to hear Item #6 next. The Commission members agreed.

MEETING

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

6. Lexington Club PUD (Lexington Homes LLC)

Application for Final Plat of Subdivision

Supporting Documents:

Final Plat of Subdivision, TFW Surveying, received 3/28/2013

Mr. Henningson made a motion to approve the Final Plat of Subdivision contingent upon resolution of all staff comments prior to City Council action. Ms. Amatangelo seconded the motion.

Roll Call Vote:

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Ayes: Henningson, Scheutz, Doyle, Pretz, Wallace, Amatangelo
Nays: None
Absent: Kessler
Motion carried.

PUBLIC HEARING

4. Tyler & Rt. 64 PUD (St. Charles Chrysler Jeep Dodge, 1611 E. Main St.)

Application for Amendment to Special Use for Planned Unit Development

Application for PUD Preliminary Plan

Supporting Documents:

Preliminary and Final Engineering Plans, County Engineers Inc., dated 10/19/2012

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

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

Roll Call Vote:

Ayes: Henningson, Scheutz, Doyle, Pretz, Wallace, Amatangelo
Nays: None
Absent: Kessler
Motion carried.

MEETING

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

5. Tyler & Rt. 64 PUD (St. Charles Chrysler Jeep Dodge, 1611 E. Main St.)

Application for Amendment to Special Use for Planned Unit Development

Application for PUD Preliminary Plan

Supporting Documents:

Preliminary and Final Engineering Plans, County Engineers Inc., dated 10/19/2012

Mr. Schuetz made a motion to recommend approval to City Council, contingent on resolution of staff comments in the staff report, the application for amendment to Special Use for Planned Unit Development and the application for PUD Preliminary Plan. Ms. Amatangelo seconded the motion.

Roll Call Vote:

Ayes: Henningson, Scheutz, Doyle, Pretz, Wallace, Amatangelo
Nays: None
Absent: Kessler
Motion carried.

7. Meeting Announcements

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Tuesday, April 16, 2013 at 7:00pm Council Chambers – *Cancelled*

Tuesday, May 7, 2013 at 7:00pm Council Chambers

Tuesday, May 21, 2013 at 7:00pm Council Chambers

- 8. Additional Business from Plan Commission Members, Staff, or Citizens.**
- 9. Adjournment at 7:26 pm**

1 S62531

2 STATE OF ILLINOIS)
) SS.
3 COUNTY OF K A N E)
4

BEFORE THE PLAN COMMISSION
5 OF THE CITY OF ST. CHARLES
6

7 In the Matter of:)
)
8 Tyler & Route 64 PUD)
 (St. Charles Chrysler Jeep)
9 Dodge, 1611 East Main Street))
 Application for Amendment to)
10 Special Use for Planned Unit)
 Development.)

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REPORT OF PROCEEDINGS had at the hearing
of the above-entitled matter before the Plan
Commission of the City of St. Charles in the
St. Charles City Hall, 2 East Main Street,
St. Charles, Illinois, on April 2, 2013, at the
hour of 7:04 p.m.

1 **PRESENT:**

2 **MR. TODD WALLACE, Chairman;**
3 **MS. SUE AMATANGELO, Member;**
4 **MR. CURT HENNINGSON, Member;**
5 **THOMAS PRETZ, Member; and**
6 **MR. TOM SCHUETZ, Member.**

7

ALSO PRESENT:

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MR. RUSSELL COLBY, Planning Division Manager;

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MR. MATTHEW O'ROURKE, Planner; and

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**MR. CHRISTOPHER TIEDT, Development Engineering
11 Division Manager.**

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1 CHAIRMAN WALLACE: This is the
2 St. Charles Plan Commission. Come to order.
3 Roll call.
4 Amatangelo.

5 MEMBER AMATANGELO: Here.

6 CHAIRMAN WALLACE: Schuetz.

7 MEMBER SCHUETZ: Here.

8 CHAIRMAN WALLACE: Pretz.

9 MEMBER PRETZ: Here.

10 CHAIRMAN WALLACE: Henningson.

11 MEMBER HENNINGSON: Here.

12 CHAIRMAN WALLACE: Wallace, here.

13 Hold on one second. Item 3 on the agenda,
14 presentation of the minutes of March 19th, 2013,
15 meeting, is there a motion to approve?

16 MEMBER AMATANGELO: So moved.

17 MEMBER PRETZ: Second.

18 CHAIRMAN WALLACE: Moved and
19 seconded. All in favor.

20 (The ayes were thereupon heard.)

21 CHAIRMAN WALLACE: Opposed.

22 (No. Response.)

23 CHAIRMAN WALLACE: Motion passes
24 unanimously.

1 approve the subdivision property.

2 The scope of the review of this final plat
3 of subdivision is limited to compliance with the
4 approved preliminary plan that was part of the
5 ordinance approval by City Council and also
6 compliance with the standards of Title 16, the
7 subdivision ordinance.

8 Staff has reviewed this final plat of
9 subdivision, and it complies with the preliminary
10 plan, and all the dimensions meet those that were
11 shown on the preliminary plat as approved, and it
12 also complies with all the applicable conditions
13 of the PUD ordinance that are outlined in the
14 staff report.

15 There's two relatively minor comments that
16 remain. One relates to the bike path easements
17 and those being dedicated to the St. Charles Park
18 District, and we're waiting for some information
19 from the Park District on that.

20 Second, there is a request to include a
21 table numbering the easement areas and showing
22 the area of each of the easements on the lots,
23 what those areas are, and a table needs to be
24 added onto the plat.

1 MEMBER HENNINGSON: I move to approve
2 the final plat of subdivision contingent upon
3 resolution of all staff comments prior to City
4 Council action.

5 CHAIRMAN WALLACE: Recommend
6 approval --

7 MEMBER HENNINGSON: Yes.

8 CHAIRMAN WALLACE: -- to the
9 City Counsel?

10 Okay. Is there a second?

11 MEMBER AMATANGELO: Second.

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

14 Any discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: All right.

17 Amatangelo.

18 MEMBER AMATANGELO: Yes.

19 CHAIRMAN WALLACE: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 CHAIRMAN WALLACE: Pretz.

22 MEMBER PRETZ: Yes.

23 CHAIRMAN WALLACE: Henningson.

24 MEMBER HENNINGSON: Yes.

1 CHAIRMAN WALLACE: Wallace, yes.

2 That passes by a vote of 5 to 0, and that
3 concludes that item, which is item No. 6 on your
4 agenda.

5 Moving on to Item 4 on the agenda, this
6 item is a public hearing. It is Tyler and
7 Route 64 PUD, St. Charles Chrysler Jeep Dodge,
8 1611 East Main Street, Application for Amendment
9 to Special Use for Planned Development, Application
10 for PUD Preliminary Plan with Supporting
11 Documents, Preliminary and Final Engineering
12 Plans, County Engineers, Inc., dated 10/19/2012.

13 Since this item is a public hearing, what
14 we will be doing today is taking testimony for
15 the application. After we take that testimony,
16 Plan Commission members will have an opportunity
17 to question and inquire about any of the evidence
18 that has been received. Following that, if
19 anyone wishes to offer any additional evidence,
20 they'll have the chance to do that whether in the
21 form of question or comment, and at the end we'll
22 give the Applicant a chance to rebut any of that
23 testimony.

24 Any questions regarding procedure?

1 (No response.)

2 CHAIRMAN WALLACE: All right. At
3 this time anyone who wishes to offer testimony or
4 ask any questions, please raise your hand.

5 (Whereupon, the three witnesses
6 were thereupon duly sworn.)

7 CHAIRMAN WALLACE: And there aren't
8 any additional exhibits?

9 MR. O'ROURKE: There are not.

10 CHAIRMAN WALLACE: All right. At
11 this time are you prepared to go ahead and make a
12 presentation on this item?

13 MR. CONTI: Yes.

14 CHAIRMAN WALLACE: If you could just
15 state your name, spell your last name for the
16 Court Reporter, and also state your address.

17 MR. CONTI: Sure. My name is
18 Joe Conti, C-o-n-t-i. I live at 847 Stuarts Drive,
19 St. Charles.

20 I'm here to -- if I could turn this on.
21 Basically, we're proposing to expand our auto
22 display into the green space that's in front of
23 our existing dealership at Tyler and Main Street.

24 We've been working with the City -- there's

1 been quite a few meetings prior to this point. I
2 have my engineer with me as far as -- we did
3 submit a complete set of drawings for water
4 retention and what have you.

5 Basically, the need for this for us is that
6 we went from being a Cadillac store which only
7 had a couple lines of cars to a Chrysler, Jeep,
8 Dodge with many more lines of cars, much more
9 need for being able to put inventory on our lot.

10 When you look at the entire site, we really
11 have nowhere else to go to the side, to either
12 side or to the rear.

13 When we originally developed this project,
14 the requirement was a 50-foot setback. Since
15 that time it changed. Plus, IDOT -- there was a
16 proposed right-of-way, a taking from IDOT that
17 has now been completed. So we know where the
18 final right-of-way is, and we're basically
19 seeking an amendment to bring us in parity to our
20 neighbors to the east and west, the various
21 dealers that are our competitors on either side.

22 MR. O'ROURKE: Mr. Chairman, if I
23 could fill in a little bit on the background
24 zoning.

1 Essentially when this property was first
2 approved as a PUD in 2004, the underlying zoning
3 was M1 in the previous zoning ordinance, and the
4 setback at that time for that district was 40 feet.
5 There was also a requirement that all properties
6 in this section of Main Street have a 50-foot
7 setback. So at the time it was seen as a little
8 bit of relief for that extra 10 feet.

9 Since then the zoning ordinance has
10 changed. The underlying zoning district was
11 changed to BC, community business, which now has
12 a 20-foot setback requirement. Also, the 50-foot
13 setback requirement on East Main Street no longer
14 exists. That was removed from the zoning
15 ordinance about three years ago at this point.

16 So really this request -- there's no sort
17 of relief being requested from the zoning
18 ordinance. It would actually just be bringing
19 the setback allowed on this property to basically
20 match what's already allowed in the zoning
21 district. Just through several iterations and
22 when the PUD was approved, it just wasn't that
23 way, and the PUD locked in the previous zoning
24 and the previous requirements.

1 So essentially the relief is not there;
2 it's just to amend the PUD to allow that right.

3 CHAIRMAN WALLACE: What's the current
4 setback on the adjoining property to the west, M1?

5 MR. O'ROURKE: That would be 20 feet,
6 as well.

7 CHAIRMAN WALLACE: Anything further?

8 (No response.)

9 CHAIRMAN WALLACE: Okay. Any
10 questions by members of the Plan Commission?

11 MEMBER SCHUETZ: Well, I just wanted
12 to ask clarification on that. East and west of
13 this property, they're both 20 feet?

14 MR. O'ROURKE: Directly west of this
15 property are the office buildings which are part
16 of this PUD, so they would be set at 40 feet, as
17 well, currently. This amendment would allow that
18 to go to 20 feet.

19 MEMBER SCHUETZ: So will the cars be
20 parked 20 feet -- how is it going to work? Are
21 they going to be parked 20 feet off the road?

22 MR. O'ROURKE: What this amendment
23 would allow is for them to expand the vehicle
24 display area to within 20 feet of the right-of-way

1 as opposed to 40. And it's my understanding that
2 they're going to use this as a vehicle display
3 area for new vehicles only. It's not really
4 off-street parking; it's strictly for display of
5 vehicles.

6 CHAIRMAN WALLACE: What impact does
7 this have on the landscaping?

8 MR. O'ROURKE: There's a lot of
9 landscaping out there. There's a landscape plan
10 included with this. We've been working on making
11 sure that the same types of plants and materials
12 are put out there.

13 There's one comment in the staff report
14 about making sure the shade trees get replanted.
15 We're working through those comments.

16 So it's going to be very similar to what's
17 planted out there in terms of quantity. Some of
18 the species probably are going to get changed
19 because this water will not hold -- this area
20 will not hold water the way it currently does
21 because of these changes. So it will change
22 somewhat but it's something we're reviewing.

23 CHAIRMAN WALLACE: Where is the
24 Applicant currently allowed to display vehicles

1 under the zoning as it is?

2 MR. O'ROURKE: Under the PUD? The
3 purpose of this area is a vehicle display area.

4 CHAIRMAN WALLACE: No, I mean, what
5 is the distance from the right-of-way where --
6 what is minimum distance from the right-of-way
7 they are allowed to display vehicles as it is
8 right now?

9 MR. O'ROURKE: 40 feet.

10 MEMBER SCHUETZ: But that's under
11 the M1?

12 MR. O'ROURKE: Right, under the
13 provisions of the previous M1. If this property
14 did not have the PUD, they'd be allowed to do it
15 at 20 feet.

16 MEMBER AMATANGELO: So is the purpose
17 to add yet another line of cars across the front,
18 adding to what you have currently, or it just to
19 bring the cars closer to the road?

20 MR. CONTI: No, it would be adding
21 additional vehicles. We need space.

22 MEMBER AMATANGELO: Okay. Thank you.

23 MEMBER SCHUETZ: So the landscape,
24 Matt, there's no buffer, then, to hide the

1 vehicles? The purpose is not to hide them is my
2 understanding.

3 MR. CONTI: We tend to go with things
4 that are low to the ground. Actually -- I don't
5 know if you want to see -- I have some photos.

6 MEMBER SCHUETZ: Sure.

7 MR. CONTI: But I can't put them up
8 on the screen. Am I allowed to do that?

9 CHAIRMAN WALLACE: If you want to
10 just hand them to me.

11 MR. O'ROURKE: To answer your
12 question, Tom, the look is going to be a lot
13 different. The retaining wall is disappearing;
14 it's not going to be used anymore. It's going to
15 be more of a slope now.

16 So it will be a different appearance in
17 that sense. So I don't -- it's pretty steep. I
18 don't know how much the vegetation will cover the
19 vehicles at this point.

20 MEMBER SCHUETZ: But it will soften
21 the area?

22 MR. O'ROURKE: There's a lot of
23 plantings along that hill that's going to be
24 created.

1 CHAIRMAN WALLACE: As an aside, I
2 have a question regarding the Cadillac dealer. I
3 seem to remember that there was some type of an
4 award the Cadillac dealer was presented by the
5 City for landscaping.

6 MR. O'ROURKE: Yes. It's called the
7 "Curbie" award. It stands for curb appeal.

8 CHAIRMAN WALLACE: One of the things
9 that I've noticed over the last, oh, I would say
10 two or three months is that none of this
11 landscaping exists anymore, and we have a bunch
12 of vehicles that have been parked in this area
13 anyway.

14 MR. CONTI: Correct.

15 CHAIRMAN WALLACE: Illegally parked?

16 MR. CONTI: No. The reason I bring
17 that up is we've had a lot of discussions with
18 the building department, Bob Vann -- as a matter
19 of fact, I just had a discussion with him the
20 other day. These guys put up a couple banners,
21 and they're illegal at this point. They have to
22 apply for a permit. There's banners -- they will
23 allow them because of the construction.

24 I can't answer that question. I thought we

1 had -- and this could be discussions that I was
2 not part of. I didn't think that we were out of
3 line parking up there.

4 CHAIRMAN WALLACE: Okay.

5 MR. CONTI: Ultimately -- if I could
6 just say something. We've been held to this
7 50-foot setback requirement that was from the
8 original M1 and the original PUD, and that really
9 doesn't exist for the zoning it currently has.
10 And we feel that we own the property, we pay
11 taxes on the property, we should be able to use
12 it in keeping with our existing use, which is we
13 are a car dealership, and it's no different than
14 up and down the street.

15 So our argument is we just want to be able
16 to simply comply with the rules and stay with --
17 be able to display -- gain as much property for
18 display as we can.

19 CHAIRMAN WALLACE: All right.

20 MEMBER SCHUETZ: These trees that are
21 in these pictures here have been through a lot of
22 stress over the years.

23 MR. CONTI: Six of them are there.
24 There's a clump of five or so that are not there.

1 I'm not sure if that was from -- as part of our
2 agreement with the State, they not only got the
3 right-of-way, but there's another 20 feet that
4 they're allowed to roll vehicles across. They
5 have an easement that's temporary for construction.

6 So some of what you're seeing there is them
7 digging up our property which will have to be
8 restored.

9 MEMBER SCHUETZ: Will those be
10 replaced?

11 MR. CONTI: Yeah.

12 MEMBER SCHUETZ: You're not reusing
13 those trees?

14 MR. CONTI: Six of them still exist.
15 One clump still exists. It's the other clump
16 that is no longer there, and Matt has already
17 made that clear that he's requiring us to put
18 them back.

19 One of the problems we have with the
20 landscaping is that that area is low, and it's
21 been holding a lot of water, and we got that
22 crazy grass that is now invasive all over the
23 place and just went through and in like one
24 season is killing the other stuff. Now, part of

1 our plan is to get rid the water issue.

2 MEMBER SCHUETZ: And the water issue
3 is bad I remember.

4 CHAIRMAN WALLACE: Go ahead, Sue.

5 MEMBER AMATANGELO: I almost wish you
6 had not shown me this picture because I was with
7 you, I really was, until I saw this.

8 I'm telling you it's unfortunate the ones
9 that are at 20 feet are extremely unattractive.

10 But that's all. I just want to make that
11 known. It doesn't mean for or against. I'm just
12 giving you my general impression.

13 CHAIRMAN WALLACE: All right. And the
14 two additional items that were received by the
15 Plan Commission are two pages, one with
16 two pictures on it that was marked as Plan
17 Commission A, the other with nine pictures on it
18 that was marked as Plan Commission Exhibit B.
19 And two of the pictures are of the subject
20 property; the one marked Exhibit B are pictures
21 of other properties in St. Charles.

22 Any objection?

23 (No response.)

24 CHAIRMAN WALLACE: All right. I can

1 keep these; right?

2 MR. CONTI: Yes.

3 CHAIRMAN WALLACE: All right. Any
4 other questions?

5 (No response.)

6 CHAIRMAN WALLACE: Okay. Any
7 questions from members of the audience? Comments?

8 (No response.)

9 CHAIRMAN WALLACE: Matt, do you have
10 anything else?

11 MR. O'ROURKE: I don't.

12 CHAIRMAN WALLACE: If there's nothing
13 else from the Plan Commission and you feel that
14 you have enough evidence to make a decision
15 regarding this application, it's also on the
16 agenda tonight for action.

17 So if you feel that you have received
18 enough evidence -- I guess is there anything else
19 you want to say?

20 MR. CONTI: No, I'm done.

21 CHAIRMAN WALLACE: Then a motion to
22 close the public hearing will be in order.

23 MEMBER PRETZ: I'll make a motion to
24 close the public hearing.

1 MEMBER SCHUETZ: Second.

2 CHAIRMAN WALLACE: It's been moved
3 and seconded. Any discussion on that motion?

4 (No response.)

5 CHAIRMAN WALLACE: Amatangelo.

6 MEMBER AMATANGELO: Yes.

7 CHAIRMAN WALLACE: Schuetz.

8 MEMBER SCHUETZ: Yes.

9 CHAIRMAN WALLACE: Pretz.

10 MEMBER PRETZ: Yes.

11 CHAIRMAN WALLACE: Henningson.

12 MEMBER HENNINGSON: Yes.

13 CHAIRMAN WALLACE: Wallace, yes.

14 All right. The public hearing is now
15 closed, and that concludes Item 4 on the agenda.

16 Item 5 is Tyler and Route 64 PUD, St. Charles
17 Chrysler Jeep Dodge, 1611 East Main Street,
18 Application for Amendment to Special Use Planned
19 Unit Development, Application for PUD Preliminary
20 Plan with Supporting Documents, Preliminary and
21 Final Engineering Plans, County Engineers, Inc.,
22 dated 10/19/2012, as well as Exhibits A and B
23 which were previously marked during the public
24 hearing.

1 Do we have -- I don't know if you remember
2 this application. This was previously before us.
3 If anyone has a motion for this application, I
4 will entertain that now.

5 MEMBER SCHUETZ: Motion that we
6 approve this application as per the minutes and
7 recommendation of the staff.

8 MEMBER AMATANGELO: Second.

9 CHAIRMAN WALLACE: Motion to recommend
10 approve to the City Council -- I'm sorry, and,
11 Matt, were there any outstanding items in the
12 staff report?

13 MR. O'ROURKE: The one that was
14 particularly called out was about the trees.
15 That's an outstanding staff comment. I want to
16 make sure that either the existing ones get shown
17 on the plans so know where they are and they're
18 going to stay or if they need to replace any of
19 the original 10 where they're going to go.

20 CHAIRMAN WALLACE: So was the motion
21 to recommend approval to City Counsel contingent
22 on resolution of staff comments and staff report?

23 MEMBER SCHUETZ: Yes, that is the case.

24 CHAIRMAN WALLACE: And that was what

1 you seconded?

2 MEMBER AMATANGELO: Yes, it was.

3 Thank you.

4 CHAIRMAN WALLACE: Got it.

5 Any discussion on the motion?

6 MEMBER AMATANGELO: I do have one
7 thing. I just want to say that my comment
8 earlier -- I know that you all will do a nice job
9 with the 20 feet that you have, unlike the other
10 20 feet that we see in this photograph. So
11 that's all.

12 CHAIRMAN WALLACE: All right. Thank
13 you, Sue.

14 Anything else?

15 (No response.)

16 CHAIRMAN WALLACE: All right. I'll
17 do the roll call.

18 Amatangelo.

19 MEMBER AMATANGELO: Yes.

20 CHAIRMAN WALLACE: Schuetz.

21 MEMBER SCHUETZ: Yes.

22 CHAIRMAN WALLACE: Pretz.

23 MEMBER PRETZ: Yes.

24 CHAIRMAN WALLACE: Henningson.

1 MEMBER HENNINGSON: Yes.

2 CHAIRMAN WALLACE: Wallace, yes.

3 All right. That passes unanimously and
4 that concludes Item 5 on the agenda.

5 Thank you, gentlemen.

6 Item 7 is meeting announcements. Our next
7 two meetings are -- our next three meetings,
8 April 16th, May 7th, May 21st.

9 MR. COLBY: April 16th, I believe
10 will be canceled. We have no items scheduled for
11 that meeting.

12 CHAIRMAN WALLACE: Nothing scheduled?
13 All right.

14 I don't recall -- was McDonald's done?

15 MR. COLBY: Yes.

16 CHAIRMAN WALLACE: Did we already
17 vote on that the last time?

18 MR. COLBY: Yes.

19 MR. O'ROURKE: Yes.

20 CHAIRMAN WALLACE: For some reason I
21 didn't remember it being finalized.

22 MEMBER AMATANGELO: What?

23 CHAIRMAN WALLACE: McDonald's.

24 MR. O'ROURKE: The public hearing and

1 the recommendation were all at the same hearing
2 because of the snow day.

3 CHAIRMAN WALLACE: I just remember it
4 being continued several times.

5 Anything from the Plan Commission members?

6 (No response.)

7 CHAIRMAN WALLACE: Staff?

8 MR. COLBY: We do have a couple of
9 new books that we are looking to loan out. One
10 of them is titled the "Plan Commissioner's
11 Guide." If anyone is interested, I have a copy
12 if you'd like to take it out temporarily and
13 return it to us.

14 MEMBER SCHUETZ: Is that to your
15 personal library?

16 MR. COLBY: To the City of
17 St. Charles.

18 CHAIRMAN WALLACE: And, Russ, is the
19 meeting on the 7th definitely canceled?

20 MR. COLBY: Yes.

21 CHAIRMAN WALLACE: All right.
22 Anything else? Citizens?

23 (No response.)

24 CHAIRMAN WALLACE: Is there a motion

1 to adjourn?

2 MEMBER SCHUETZ: Motion we adjourn
3 this meeting.

4 MEMBER PRETZ: Second.

5 CHAIRMAN WALLACE: All in favor.

6 (The ayes were thereupon heard.)

7 CHAIRMAN WALLACE: Opposed.

8 (No response.)

9 CHAIRMAN WALLACE: The St. Charles
10 Plan Commission meeting is adjourned at 7:26 p.m.

11 (Which were all the proceedings
12 had in the above-entitled matter
13 at the hour of 7:26 p.m.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF K A N E)
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4 I, Paula M. Quetsch, Certified
5 Shorthand Reporter No. 084-003733, CSR, RPR, and
6 a Notary Public in and for the County of Kane,
7 State of Illinois, do hereby certify that I
8 reported in shorthand the proceedings had in the
9 above-entitled matter and that the foregoing is a
10 true, correct, and complete transcript of my
11 shorthand notes so taken as aforesaid.

12 IN TESTIMONY WHEREOF I have hereunto set my
13 hand and affixed my Notarial Seal this 5th day of
14 April, 2013.



15 *Paula Quetsch*
16 _____

17 Certified Shorthand Reporter
Registered Professional Reporter

18
19 My commission expires
October 16, 2013

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