

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, APRIL 8, 2014**

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Members Present:            Todd Wallace, Chairman  
                                     Brian Doyle  
                                     Steve Gaugel  
                                     Curt Henningson  
                                     Tom Pretz  
                                     Sue Amatangelo  
                                     James Holderfield

Members Absent:            Tim Kessler  
                                     Tom Schuetz

Also Present:                Russell Colby, Planning Division Mgr.  
                                     Christopher Tiedt, Development Engineering Division Mgr.  
                                     Court Reporter

**1. Call to order**

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

**2. Roll Call**

Chairman Wallace called the roll. A quorum was present.

**3. Presentation of minutes of the March 18, 2014 meeting.**

**A motion was made by Ms. Amatangelo, seconded by Mr. Doyle and unanimously passed by voice vote to accept the minutes of the March 18, 2014 meeting.**

**4. 600-660 S. Randall Rd. – Randall Shoppes (Dyn Rote, LLC)**

Application for Concept Plan  
-Concept Plans dated 2/10/14

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**5. Dunham Creek Subdivision – 2455 Dunham Rd. (Advanced Commodities Inc.)**

Application for Final Plat of Subdivision  
-Final Engineering Plans dated 3/5/14  
-Final Plat of Subdivision dated 2/6/14

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

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

**Minutes – St. Charles Plan Commission**

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Roll Call Vote:

Ayes: Henningson, Gaugel, Pretz, Doyle, Amatangelo, Wallace, Holderfield

Nays:

Absent: Kessler, Schuetz

Motion carried: 7-0

**6. Meeting Announcements**

Tuesday, April 22, 2014 at 7:00pm Council Chambers

Tuesday, May 6, 2014 at 7:00pm Council Chambers

Tuesday, May 20, 2014 at 7:00pm Council Chambers

**7. Additional Business from Plan Commission Members, Staff, or Citizens. None**

**8. Adjournment at 7:55PM.**



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PRESENT:

- MR. TODD WALLACE, Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member; and
- MR. THOMAS PRETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager; and
- MR. CHRISTOPHER TIEDT, Development Engineering Division Manager.

**REPORT OF PROCEEDINGS -- 04/08/2014**

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CHAIRMAN WALLACE: All right. The meeting of the St. Charles Plan Commission will come to order.

Tim is not here. So I'll do the roll call.  
Wallace here.  
Kessler absent.  
Amatangelo.

MEMBER AMATANGELO: Here.

CHAIRMAN WALLACE: Doyle.

MEMBER DOYLE: Here.

CHAIRMAN WALLACE: Gaugel.

MEMBER GAUGEL: Here.

CHAIRMAN WALLACE: Henningson.

MEMBER HENNINGSON: Here.

CHAIRMAN WALLACE: Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN WALLACE: Pretz.

MEMBER PRETZ: Here.

CHAIRMAN WALLACE: Schuetz is absent.

Item 3 on your agenda, presentation of the minutes of the March 18th, 2014, meeting.

Is there a motion to approve?

MEMBER AMATANGELO: So moved.

MEMBER DOYLE: Second.

**REPORT OF PROCEEDINGS -- 04/08/2014**

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1 CHAIRMAN WALLACE: It's been moved and  
2 seconded. All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed.

5 (No response.)

6 CHAIRMAN WALLACE: That motion passes  
7 unani mousl y.

8 Item 4 on your agenda is 600-660 South  
9 Randall Road, Randall Shoppes, Dyn Rote, LLC,  
10 application for a concept plan. The concept plan is  
11 dated 2/10/14.

12 Staff, is there anything that we need to know  
13 before we begin the concept plan review?

14 MR. COLBY: There is not.

15 CHAIRMAN WALLACE: Okay. I know it's  
16 been awhile since we've done one. I don't know if we  
17 did at the last meeting because I wasn't here. But for  
18 everyone who is not familiar with a concept plan  
19 review, there is not an application that's been filed  
20 for this particular matter. Is that correct?

21 MR. COLBY: There is an application  
22 filed for a concept plan review. It's nonformal  
23 request.

24 CHAIRMAN WALLACE: Sorry. Yes. There

1 is an application for a concept plan review, which is  
2 what we're doing today, and this is a way for  
3 applicants to come before the city and to propose an  
4 idea and get feedback from the Plan Commission prior to  
5 putting in the expense and time of an application and  
6 going through the whole process.

7 So what we're going to do today is we're  
8 going to listen to the application and ask questions,  
9 and then most importantly for the applicant, to provide  
10 feedback both positive and negative regarding the plan.

11 Any questions?

12 (No response.)

13 CHAIRMAN WALLACE: Okay. Is the  
14 applicant ready?

15 MR. KEYS: Sure thing.

16 Good evening. My name is Marvin Keys. I am  
17 general counsel for First Rockford Group, which is a  
18 real estate development company. We're based out of  
19 Rockford.

20 The applicant before you is Dyn Rote, LLC,  
21 which is just one of our entities. First Rockford  
22 Group has been around -- actually this October is our  
23 30th anniversary as a real estate development company.  
24 We have a couple million square feet of commercial

1 space, retail space. We have another million or so  
2 square feet of office space, and a couple million  
3 square feet of industrial space that we own and operate  
4 and manage as a company.

5 We purchase properties, and we hold them  
6 long-term. We're not a company that flips properties.  
7 We do these as long-term investments, and we put  
8 quality tenants in our buildings, and we retain them  
9 for the long-term with the income stream from them.

10 The petition that you have in front of you  
11 and what we're here for today is a property that's  
12 located at the southeast corner of Prairie and Randall  
13 Road. It's an existing strip center that's -- I guess  
14 you've probably seen the pictures in your packet, but  
15 this is kind of the current state of the building.  
16 It's kind of a '70s -- '60s, '70s kind of a style.  
17 It's a very dated, very tired center. The parking lot  
18 needs a lot of work. The facade itself is in mediocre  
19 shape. All the signage is kind of falling apart.

20 Most of the tenants are leaving. They have  
21 already -- before we purchased the property, which we  
22 did just a month or so ago, we knew the tenants that  
23 were existing there other than the comic store were  
24 already going to be leaving. So we kind of have a



1 clean slate that we can work with, resubdivide the  
2 building itself, and put in some tenants.

3 We already have some tentative deals in place  
4 at least for a big chunk of the building with a  
5 national tenant, a mattress store. They've got a  
6 thousand stores across the country. So we do have some  
7 activity. It's contingent upon us doing this rehab.  
8 They want kind of a fresh, new looking building.

9 So what we're proposing to do is basically we  
10 would take the whole facade and rework all the facia.  
11 It looks in theory -- you can see on these two  
12 designs -- these are kind of two of just renderings of  
13 the same design, just from different angles. It looks  
14 like it's a little paint, some brick and stone, but  
15 it's actually quite a bit of work.

16 The way that the current overhang is for the  
17 building cantilevers out over the sidewalk; and the way  
18 the structural beams are, they actually run all the way  
19 out through the awning or through the overhang that's  
20 there; and so we actually have to go into each space,  
21 go back about 10 to 15 feet in the space, put in  
22 supports, remove all the facade because we're going to  
23 get rid of -- it's got lots and lots of ugly stone -- I  
24 mean not stone, brick that's just kind of painted, it's

1 not very nice looking, and change it into a glass  
2 storefront. So in order to do that, we've got to put  
3 the supports in, rip all that out and put new glass in,  
4 then lower it back down. So it's quite a bit of work  
5 that we would be going through to get this done.

6 In addition to that, we'd be redoing the  
7 parking lot. We'd be basically adding a number of  
8 parking spaces. One of the issues that we've had with  
9 people as we've talked to the tenants to go into the  
10 building is the -- while the parking technically meets  
11 your zoning requirements for the shopping center, it  
12 meets the code for the spaces, the bare minimum for any  
13 just generic retail use, it's not enough for today's  
14 modern retail tenant.

15 They want a better parking field, more  
16 parking for -- even though it technically meets the  
17 ordinance, they don't care. They want to see five cars  
18 per thousand, five-and-a-half cars per thousand,  
19 instead of the four cars per thousand, which is what  
20 most of the codes just minimally require. So one of  
21 the things is to go in there, resurface the entire  
22 parking lot, and then add parking all along Randall  
23 Road.

24 Additionally, the building has almost zero

1       landscaping currently. It's got some grassy areas, and  
2       by the sign there is a little bit of landscaping, and  
3       over on the other end of the building where -- that  
4       would be the south end of the building, there's some  
5       bushes there as well, but there is nothing along  
6       Randall. There is nothing along Prairie. There is  
7       nothing anywhere else within the entire footprint of  
8       the property.

9                So we'd be coming in with landscaping and  
10       doing it in accordance with at least the requirements  
11       of the code for the types of landscaping along Randall  
12       Road, putting in bushes and trees and shade trees and  
13       things like that that are currently just simply missing  
14       from the property.

15               We're doing this request as a PUD because  
16       already the building doesn't meet the code. The  
17       parking lot is already closer to the street than would  
18       be permitted. The building itself is closer to the  
19       rear lot line, the side yard lot line than would be  
20       permitted. All these things are the existing  
21       conditions.

22               In addition, in order to do the things that  
23       we need to do in order to make this viable in order to  
24       spend the money that we need to spend in order to get

1 this into a condition that is something that looks  
2 nice, something that we can be proud of in a community  
3 that we're just coming into, we need to do basically a  
4 plan that allows us to kind of meet the tenants' needs.

5 We've done it as a PUD because we think it  
6 allows us the flexibility to vary from some of the code  
7 requirements that would otherwise be individual  
8 variances and provide something that's much better for  
9 the village than what is currently in place. It will  
10 be significantly improved beyond what you have today.

11 So we think that the analysis of the cost  
12 benefit analysis for the village -- or for the city in  
13 comparison to what you have now, it's a good tradeoff  
14 knowing that we're going to be taking this basically  
15 tired old building and turn it into something that fits  
16 in with what's happening all along the Randall Road  
17 corridor with new development and all of that that's  
18 happening.

19 We also, as part of this, there is an  
20 option -- Option No. 2 is kind of what we are -- what  
21 you see on the plans right now in front of you is what  
22 we would be planning to do at least initially. We'll  
23 do this, get everything going.

24 As we find tenants and as we kind of get a

1 better feel for who ends up occupying the building, we  
2 have a second facade which would -- you can see  
3 basically the building as it currently is. It ends  
4 about here. We could add this additional space and  
5 kind of do a whole kind of a signature area on the end  
6 cap there which isn't possible with the existing  
7 building without basically tearing down more completely  
8 what's there, and you can do this addition.

9 That parking change as well allows us -- or  
10 the additional parking spaces would allow us to do that  
11 at some time in the future and still meet the code  
12 requirements, and we would only do this option if, as  
13 we go through, the tenants who end up coming in are  
14 tenants who are low parking users, who are comfortable  
15 with the parking requirements of the city and aren't  
16 needing excess parking.

17 So this is kind of -- it's not our initial  
18 plan, but it's something that is an option in the  
19 future depending on how the tenant mix plays out with  
20 the building. So we're kind of presenting it as part  
21 of this so that in the event it comes about, we would  
22 have already shown you what we might be looking to do  
23 so that you've already kind of preapproved, hey, this  
24 is also one of the possible options.

1 CHAIRMAN WALLACE: Have you considered  
2 pursuing cross access with Jewel?

3 MR. KEYS: Yes. The issue is this  
4 parking -- or this particular building is not part of  
5 that subdivision, or it wasn't part of what was --  
6 there's recorded covenants against the rest of that  
7 area that prohibit -- no liquor sales, no food sales of  
8 any kind. I mean, there's a laundry list. It's a  
9 100-page set of codes and restrictions.

10 If we were to connect to them, they would  
11 want us to abide by those restrictions, which severely  
12 hampers what can be done with this building. I mean,  
13 literally, a restaurant that sells alcohol even though  
14 it doesn't really conflict with what the grocery store  
15 behind does, it's restricted in the document.

16 Also the mall that was back there, that used  
17 to be back there, those restrictions from the mall also  
18 are part of that document, and they impose much more  
19 restrictive requirements, only permitting food sales in  
20 a kiosk in a mall, essentially. So those are the only  
21 exceptions.

22 So it doesn't -- there's no -- we'll still  
23 continue to talk to them, but it's not an expectation  
24 of ours that we're going to be able to reach a mutually

1 agreed-upon access over and across their parcel, but we  
2 will continue to pursue that. I think it would be  
3 helpful for us, and I don't think it harms them, but  
4 they see it as doing us a favor.

5 CHAIRMAN WALLACE: Brian.

6 MEMBER DOYLE: I was thinking along the  
7 same lines. I have a question for staff.

8 Those covenants, are they dictated and/or  
9 does Jewel have the right to refuse changes to those  
10 covenants? Is it part of -- I mean, Shodeen is the  
11 owner of the property; correct?

12 MR. COLBY: Yes. I can't speak to how  
13 that agreement is structured though. I don't know what  
14 rights Jewel has in terms of their agreement with  
15 Shodeen.

16 MEMBER DOYLE: But potentially it could  
17 be a covenant that is bound by a lease.

18 MR. COLBY: It very well could be.

19 MEMBER DOYLE: Okay. All right.

20 CHAIRMAN WALLACE: All right. Any other  
21 questions? We'll go ahead and just do questions and  
22 get to, you know, our opinions regarding the project.

23 Sue.

24 MEMBER HOLDERFIELD: I have a

1 question --

2 CHAIRMAN WALLACE: Oh, I'm sorry. Yes.

3 MEMBER HOLDERFIELD: -- about the  
4 parking, and I don't know who to address this to.  
5 Maybe, Russ, you can help on this.

6 I live in this community, so I've known that  
7 building from the date it was built. Originally along  
8 Randall Road there between the parking lot and Randall  
9 Road, there was a pretty deep ditch that ran parallel  
10 to Randall, and I think a lot of the patrons that went  
11 to that building backed out and ran off into the ditch.

12 So I'm wondering now as we're looking at  
13 this -- I went over to the property today -- since that  
14 occurred, and that was, I guess, tile that was put in  
15 there, and it was backfilled, and it's just grassy  
16 area. There is no asphalt on it at all, but I'm just  
17 wondering from the standpoint of a technical sense if  
18 that can even be accomplished, if that can be a parking  
19 lot put upon that side. So I don't know if that's  
20 going to be an issue there or not.

21 MR. TIEDT: Currently, there are some  
22 utilities, as you indicated, along the Randall Road  
23 right-of-way. However, their proposal for placing a  
24 curb in that area would not hamper those utilities.



1 CHAIRMAN WALLACE: Sue, did you have  
2 something?

3 MEMBER AMATANGELO: Thank you.

4 I'm just curious if you can give us an idea  
5 of what the eastern elevation will look like because  
6 that will back up to the Jewel parking lot, but it's  
7 still very visible by all of the people that are going  
8 in and out of Jewel. So did you, by any chance, do a  
9 rendering of --

10 MR. KEYS: We didn't do a rendering of  
11 the back side of the building. We would carry the same  
12 kind of theme, obviously not the glass, along the back  
13 side. It would be basically a fresh facia applied onto  
14 what's existing there to match what is on the front and  
15 then the side, just kind of the same colors and the  
16 textures that we would have in the -- kind of along  
17 the -- the bands up here would carry along the back  
18 side so that the building as a whole remains cohesive,  
19 but we wouldn't be doing glass storefronts or those  
20 kinds of things in the back side of the building.

21 CHAIRMAN WALLACE: Can you do me a favor  
22 and flip one of those around, Option 2.

23 MR. KEYS: Sure.

24 CHAIRMAN WALLACE: Thank you.

1 I'm just curious. So really Building Option  
2 2 would be, we'll say, phase 1.

3 MR. KEYS: Correct.

4 CHAIRMAN WALLACE: Then Building Option  
5 1 would be after an anchor is -- you would add on that  
6 space.

7 MR. KEYS: Yeah. If the tenant mix  
8 worked out right, it would have to be the right set of  
9 circumstances, but yes.

10 CHAIRMAN WALLACE: Okay. I mean, one  
11 thing that I'm seeing is in looking at the plans, I  
12 think that Option 1 from a -- from the standpoint of  
13 interest, I like what I see on Option 2 with the  
14 supports that you have; and if you look at the long  
15 view of Building Option 1, it seems like quite a long  
16 space with no articulation in the building. I mean,  
17 it's very straight all the way across the front.

18 So one of the things that I would suggest  
19 would be to add, you know, a pillar or something like  
20 that. I mean, is there any reason to not do that?

21 MR. KEYS: You're saying --

22 CHAIRMAN WALLACE: Actually --

23 MR. KEYS: -- somewhere in this section?

24 CHAIRMAN WALLACE: Yes. Flip that one

1 back around. I'll show you. See how long the building  
2 is?

3 MR. KEYS: Somewhere --

4 CHAIRMAN WALLACE: Somewhere in there  
5 just to make something to break it up a little bit. I  
6 mean, certainly I think the way you have it is an  
7 improvement. Almost anything is an improvement over  
8 what's there now, but, you know, I also do like the  
9 idea about trying to have an anchor-type tenant.

10 I know I've always had problems since Randall  
11 Video went out of there describing what that strip mall  
12 is, and that's been how many years ago? I think I was  
13 about 14 at the time. But yeah, having something where  
14 it could be identified, I think would be nice.

15 MEMBER HOLDERFIELD: Todd, I have to  
16 agree with you. I hadn't thought about that, but  
17 looking at Building Option 1 that you have up now with  
18 the sandstone projections that come out, those two, if  
19 those would kind of repeat going down, you know.

20 MR. KEYS: Somewhere in here.

21 MEMBER HOLDERFIELD: Yeah.

22 MR. KEYS: I think that's a good idea.

23 CHAIRMAN WALLACE: And maybe even also  
24 from the roofline. I'm not an architect, but, you

1 know, even if something could be added. You know, on  
2 Option 1, you see the anchor there, and it has interest  
3 on that end, and down at the other end you have  
4 something. But in the middle it's just like, you know,  
5 kept on going, kept on going, you know, almost didn't  
6 know when to stop.

7 So it would be nice if there was some --

8 MR. KEYS: Having a vertical --

9 CHAIRMAN WALLACE: Like a vertical  
10 variation.

11 MR. KEYS: Yes. In the mix here.

12 CHAIRMAN WALLACE: Basically, yes. I  
13 think that that would make it -- that would improve on  
14 the looks.

15 MEMBER HOLDERFIELD: I have a question.  
16 I've got to tell you this is such an improvement over  
17 what is there, but the signage -- I didn't see  
18 anything, a picture or anything about the signage  
19 that's proposed. Is it on Randall, or would it be on  
20 Prairie or --

21 MR. KEYS: We would be taking the  
22 existing sign, and we'll basically obviously be  
23 replacing all of the internal workings, but taking that  
24 same footprint in the same location and just making it

1 the same kind of facia, brick along the bottom.

2 MEMBER HOLDERFIELD: As far as the  
3 height and so forth?

4 MR. KEYS: Yes. Matching what -- the  
5 footprint or the base is still going to be the same as  
6 what the existing one is in the same location, but it  
7 will be a much nicer sign. We do have a rendering of  
8 it. I'm surprised -- I thought I had sent it along,  
9 but we do have a rendering, and we'll provide that  
10 obviously at the next step. I apologize that I didn't  
11 put it in here because we do have one.

12 MEMBER PRETZ: Is the outside  
13 material -- is that brick, or what kind of material are  
14 you planning on putting on the wall?

15 MR. KEYS: The area here, obviously,  
16 we'd be doing the glass storefronts. These are stone,  
17 not brick, but like kind of a nicer stone, irregularly  
18 shaped stone, but it's very kind of high end.

19 MEMBER PRETZ: Is that all the way  
20 across the front or just on the pillars themselves?

21 MR. KEYS: On the pillars and then -- so  
22 each of the pillars would have the stone itself, and  
23 then these would be a brick.

24 MEMBER PRETZ: So what's along the top?

1 MR. KEYS: On the top is the EIFS, the  
2 standard kind of EIFS that you -- kind of a textured  
3 EIFS that's pretty standard in retail shopping centers  
4 that you apply the sign to because the sign bands are  
5 all going to be in those areas. You've got to have  
6 just the concrete and the EIFS on it to be able to  
7 attach them and to do that, so. . .

8 MEMBER GAUGEL: In terms of the cross  
9 access, I think that it would be very nice to see, you  
10 know, something take place. I think one of the biggest  
11 challenges for that property is that single entrance.  
12 You know, it's very difficult to make a left turn if  
13 you're heading west on Prairie without getting plowed  
14 into Randall Road from behind versus turning right into  
15 there.

16 So if you do the build-out, that would, I  
17 would imagine, limit that potential for cross access  
18 into the Jewel parking lot, and there's only going to  
19 be access over by the Fifth Third. Is that going to be  
20 a consideration if that build-out happens, a cross  
21 access at that point?

22 MR. KEYS: Well, the expectation I think  
23 with regard to the cross access would be through the  
24 Fifth Third and kind of being able to -- I mean,

1 basically creating a circular pattern as opposed to  
2 doing it --

3 MEMBER GAUGEL: Yeah.

4 MR. KEYS: -- because of the fact that  
5 you would have the future building that would sit right  
6 there. You couldn't put it so close to -- I mean, I  
7 guess you could. I don't know that the traffic  
8 engineers would like it too much being in that  
9 location, but we'll do some further exploration of that  
10 and get you some more details as we go along.

11 But we've contemplated it. It was one of the  
12 things staff had mentioned when we first met with them.  
13 So we will do some further exploration and see if maybe  
14 the bank has the ability to allow us to do it without  
15 getting Jewel's -- I don't know that they could, but  
16 we'll see what we can do.

17 MEMBER HENNINGSON: Steve, in answering  
18 your question, I've dealt with some national grocery  
19 tenants, completely nonnegotiable. You probably won't  
20 get a response from them.

21 MEMBER AMATANGELO: With Option 1 or  
22 building one that you have on the floor there with the  
23 addition, how many tenants are you planning to have in  
24 the building?

1 MR. KEYS: You know, it's almost  
2 impossible to say at this point because the space is  
3 easily divisible into -- you could have  
4 1500-square-foot users all along, or you could have --  
5 I mean, the end cap is likely going to be a  
6 4800-square-foot user who we're talking to right now  
7 for -- this area down here is 4800 square foot, and the  
8 comic book store stays. That's the one tenant that  
9 stays, and they're like 1500 square feet but they -- if  
10 we relocated them -- that's another thing actually I  
11 don't think I mentioned.

12 Currently there is a little -- kind of an  
13 inset where the tobacco store used to be. It was a  
14 popular thing for a while that you had these little  
15 insets on the shopping centers, and they end up being  
16 just places where the wind kind of turns around and the  
17 garbage deposits.

18 So we are intending to straighten that out,  
19 and we're talking to the tenant about shifting down to  
20 be right there, and then we would have that entire  
21 remaining space as one -- it could be one tenant. It  
22 could be multiple tenants. But it gives us that  
23 flexibility to expand it out.

24 My expectation is -- just based on what we



1 do, I would expect right now the way it sits currently,  
2 we'd have four or five tenants in the building, but it  
3 could end up being three. I wouldn't expect it to be  
4 less than three, and I wouldn't expect it to be more  
5 than six.

6 MEMBER AMATANGELO: After you do the  
7 expansion, how many parking spaces will be available?

8 MR. KEYS: I don't know the number off  
9 the top of my head, but it just goes above what the  
10 code requires for the minimum. It's just above that,  
11 not much above it, but it's like .2 cars per thousand  
12 above what the code minimum is.

13 MEMBER AMATANGELO: Thank you.

14 CHAIRMAN WALLACE: Brian.

15 MEMBER DOYLE: So I have a couple  
16 questions about the setbacks and sidewalk connections.

17 So first, before I get to that, on the south  
18 face of the building adjacent to the bank, I think that  
19 actually the bank has a garbage dumpster sort of right  
20 there on the parking pad just south of this parcel.

21 If you walk around that south end of the  
22 building right there, there's a little sidewalk that  
23 kind of ends right there. It just sort of dead ends.

24 MR. KEYS: Yes.

1                   MEMBER DOYLE: And then you're facing an  
2 enclosure for a garbage dumpster.

3                   Now, what strikes me is that the setbacks and  
4 then the sidewalk dead ends. On your parcel are bushes  
5 along the south edge of the building there, but there  
6 is no -- you know, I'm not quite certain where that  
7 sidewalk goes because it goes into the other parcel,  
8 but it's not -- it doesn't go into your garbage  
9 receptacles; right?

10                  MR. KEYS: No. The garbage receptacles  
11 for this property are on the north side of the  
12 building.

13                  MEMBER DOYLE: Okay.

14                  MR. KEYS: So the property line for this  
15 stops literally, I mean, it's -- the survey is in here.  
16 It's like 2 feet from that property. The building  
17 stops 2 feet from the property line, and right on the  
18 property line is a row of trees on their property, on  
19 the south edge of the building, and then their parking  
20 lot starts.

21                  MEMBER DOYLE: Okay. So that's theirs.

22                  MR. KEYS: Yes.

23                  MEMBER DOYLE: Okay. I see.

24                  So I guess, you know, one of the things

1 that -- I just mentioned that because sidewalk  
2 connectivity is one of the things that in general our  
3 comprehensive plan tries to put emphasis on to  
4 encourage walkability.

5 Now, you're sticking with your current  
6 footprint there, right, so I mean --

7 MR. KEYS: Correct.

8 MEMBER DOYLE: -- it's not like you're  
9 asking for a variance that is beyond current use.

10 MR. KEYS: Correct.

11 MEMBER DOYLE: The variance, if you can  
12 call it a variance, but the PUD that you're proposing  
13 is -- if the footprint of the building after it's  
14 renovated is the same and many of the setbacks are  
15 already nonconforming, is it the decreased parking  
16 setbacks from Randall Road, is that one of the things  
17 that's causing --

18 MR. KEYS: That's part of it, yes.

19 In addition, there's internal landscaping  
20 requirements. There is currently no internal  
21 landscaping of any kind on the property. As part of  
22 this, we're putting in some islands that would have  
23 landscaping in them along here, but it wouldn't --  
24 there isn't a way to meet the building foundation

1       landscaping to the extent it applies if we put in the  
2       additional -- the new building in order to keep the  
3       facade or the building kind of going in the same  
4       design. We couldn't kind of just suddenly kick out and  
5       have the building foundation landscaping. So while  
6       that's -- I think it's exempt for existing buildings.  
7       It would in theory apply to the new building.

8                   MEMBER DOYLE: I see.

9                   MR. KEYS: We are doing a dumpster  
10       enclosure. So that's taken care of. I can't remember.  
11       There's --

12                   MEMBER DOYLE: Let me ask you on Randall  
13       Road, the decreased parking setback that you're  
14       requesting, will that permit a sidewalk to be installed  
15       on the Randall Road frontage? Will the decreased  
16       setback preclude the option to have a sidewalk?

17                   MR. KEYS: I mean, to some extent -- I  
18       guess yes and no. Some portions -- currently, there's  
19       some portions that the sidewalk -- I mean, the parking  
20       lot goes all the way to the property line as it  
21       currently sits.

22                   MEMBER DOYLE: Currently sits.

23                   MR. KEYS: There's no setback of any  
24       kind in some sections of that parking lot. Kind of

1 down towards the end cap on the south end, there is a  
2 little -- there's a finger, like four or five spaces  
3 that goes all the way to the property line currently.

4 So there isn't -- I mean, it wouldn't --  
5 we're not eliminating that or moving those back because  
6 there's not enough room between the building and those  
7 spaces to do that. So there is right-of-way along  
8 Randall Road, and then there is 6 feet between the  
9 parking and the Randall Road -- or the property line  
10 for Randall Road and then the right-of-way for Randall  
11 Road. So there is sufficient space, not necessarily  
12 though all on our property, if that's the question.

13 MEMBER DOYLE: Well, Russ, I guess what  
14 I'm asking here, generally, I'm talking about these  
15 issues -- both the issues that I observed south of the  
16 building as well as the setbacks as a way of asking if  
17 we were to approve of the concept plan, as they go  
18 forward with this concept plan, are we boxing ourselves  
19 in and precluding the ability for you as a developer,  
20 for future developers to enhance the streetscaping or  
21 for the city to. I mean, would the city have the  
22 option to put a sidewalk in there?

23 MR. COLBY: Well, typically the sidewalk  
24 would be located within the street right-of-way. So it

1 would be within the Randall Road right-of-way, and  
2 Randall Road is a Kane County road.

3 The most likely scenario, if there was going  
4 to be a sidewalk there, would be when that road is  
5 reconstructed or widened, a sidewalk will likely be  
6 installed in that entire length of property.

7 I think as the applicant was stating, there  
8 is space to put a sidewalk on that property, but that  
9 would displace all of the landscaping that can be  
10 located, and the expectation is that at some point in  
11 the future when there is a complete sidewalk along that  
12 block, it would be installed within the road  
13 right-of-way.

14 MEMBER DOYLE: So typically that's where  
15 it would happen.

16 MR. COLBY: Yes.

17 MEMBER DOYLE: It wouldn't be within the  
18 parcel. It would happen in the right-of-way.

19 MR. COLBY: Correct.

20 MEMBER DOYLE: Okay. And I'm going to  
21 hold off on the stuff that's -- I mean, the parcel  
22 that's south of you is not in your control, so that's  
23 all not part of the concept plan.

24 MR. KEYS: Correct.

**REPORT OF PROCEEDINGS -- 04/08/2014**

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1                   MEMBER HENNINGSON: Russ, is there  
2 currently a sidewalk on Randall Road in front of the  
3 bank?

4                   MR. COLBY: No, there is not. There is  
5 really no sidewalk along that block.

6                   MEMBER HENNINGSON: But there is along  
7 Prairie.

8                   MR. COLBY: Yes.

9                   MEMBER HENNINGSON: Okay.

10                  MEMBER HOLDERFIELD: The curbs are there  
11 for that bus stop, and the bus stop is going to stay  
12 there.

13                  MR. COLBY: Yes.

14                  MR. KEYS: Yes.

15                  MEMBER HOLDERFIELD: I'm going to get  
16 off the parking lot for a moment and go back to the  
17 north end of the building.

18                  It just struck me when we were talking  
19 earlier about the dumpster location --

20                  MR. KEYS: Yes.

21                  MEMBER HOLDERFIELD: -- and you said  
22 that the dumpster on the first phase would be located  
23 on the north end of the building.

24                  Is that going to be screened at all from

1 Prairie Street, or is it just going to be a dumpster  
2 sitting out there at the north end of the building?

3 MR. KEYS: Well, that's what it  
4 currently is.

5 MEMBER HOLDERFIELD: I know.

6 MR. KEYS: We are building a dumpster  
7 enclosure that is consistent with the style and design  
8 of the building itself. It will be a -- I don't want  
9 to --

10 MEMBER HOLDERFIELD: Well, I was just  
11 thinking of a retaining wall or a block wall that  
12 matches the texture of the building.

13 MR. KEYS: Yeah. It will be a -- it  
14 won't be --

15 MEMBER HOLDERFIELD: Instead of a --

16 MR. KEYS: -- a wooden fence or  
17 whatever. It will be like the facade of the building  
18 itself. It will be the EIFS structure that will  
19 match -- the colors match the design and architectural  
20 features. It will blend in.

21 Then with the building -- on the future  
22 building, it actually sits behind that building. It's  
23 basically kind of tucked into the same place it would  
24 be now. It's just completely hidden by the building.



1 It would be around the corner.

2 CHAIRMAN WALLACE: Any other questions?

3 (No response.)

4 CHAIRMAN WALLACE: Any questions from  
5 members of the audience? Comments? Yes.

6 MEMBER DOYLE: I have a comment.

7 CHAIRMAN WALLACE: Yes.

8 MEMBER DOYLE: Since this is a concept  
9 plan, coming back to the issue that Chairman Wallace  
10 raised at the beginning, I think it's lamentable what  
11 was mentioned earlier about national chains, if it's  
12 true that they are -- that's just nonnegotiable, and  
13 there is nothing to be done about easements or an  
14 access to Jewel.

15 What really would be exciting here in the  
16 future would be to negotiate something with the  
17 property to the east of you to have east-facing  
18 storefronts, you know. I patronize the Jewel, and I  
19 have never seen that parking lot full. I don't know, I  
20 mean, how much parking is right there, but, you know,  
21 one of the things that the city generally is interested  
22 in doing here is encouraging catalyst sites that will  
23 reinvigorate development here, and I think that this is  
24 a great start, and I absolutely support what you're

1       proposing.

2                   This is really more of a comment for staff  
3 which is that, you know, if there's any way for us to  
4 facilitate some sort of a negotiation with the property  
5 to the east to enable this to be more of a catalytic  
6 site, you know, and to consider development  
7 opportunities that are facing inwards, you know, to  
8 make it a little bit more integrated with the other  
9 properties around it is really what I'm getting at.

10                   I think that would be really exciting and  
11 really beneficial to everybody involved, with the  
12 possible exception of Jewel. I think you can do that.  
13 If you can't do that, then you can't. I don't see  
14 anything here that would preclude that. Do you know  
15 what I mean?

16                   MR. KEYS: Yeah.

17                   MEMBER DOYLE: So I just mention that  
18 because I think that's something that the city should  
19 be -- whatever we can do, we should be assisting you,  
20 if that is something that is of interest to you, to  
21 pursue that kind of opportunity. If it's not in your  
22 interest, then what you're proposing is excellent.

23                   MR. KEYS: I don't know if you want me  
24 to respond. I think the issue that -- I understand

1 what you're saying about having the rear-facing  
2 storefronts and kind of integrating it with the  
3 shopping center in back.

4 It's not popular with the tenants, I guess,  
5 is the best way to say it. They want their storefront  
6 facing the busy street, and they need the rear of their  
7 stores for their storage, and they don't want glass  
8 back there. They want walls. They want -- they don't  
9 want that to be something that's easily accessible in  
10 any way, shape, or form.

11 That's just based on our experience with  
12 tenants. In some cases where you end up with kind of  
13 more lifestyle centers, whole developments, you'll see  
14 that happen as kind of a natural course because all  
15 sides of the building are part of kind of a bustling  
16 atmosphere of commerce.

17 When it's a frontage road in front of a  
18 grocery store, we've been down that road before, and  
19 the tenants don't want it. It's not that it can't be  
20 done. It's that the tenants just don't have any  
21 interest because it doesn't give them their storage  
22 space. The way they've laid out their stores in a  
23 thousand other places, and now they've got to find some  
24 way to not have their storage in the back of the

1 building, and it just doesn't work with any of their  
2 floor plans. So that's a major kind of, I guess,  
3 stumbling block to that kind of concept.

4 MEMBER DOYLE: Yeah. And I guess the  
5 reason I bring it up is that this whole area as  
6 proposed is that we try to develop a lifestyle center  
7 on all of these parcels, and I support that idea, and  
8 it just needs one -- you know, a couple of successful  
9 businesses to sort of get the ball -- get the momentum  
10 going. It may be that that's something that can only  
11 happen 15, 20 years down the road, you know, and it's  
12 sort of pie in the sky right now, but I guess that's as  
13 far as we can take that.

14 MEMBER PRETZ: I had a question.  
15 On the east side of the building is there --  
16 and Brian stated, you know, concerning the sign and  
17 doing what you can on that. If the ultimate result is  
18 just a solid wall, is there enough space and room to be  
19 able to do maybe some appropriate landscaping so that  
20 when you're in the Jewel parking lot and taking a look  
21 at the building, that you're just not looking at solid  
22 wall?

23 MR. KEYS: The answer is no just because  
24 it's 5 feet from that lot line, and the sidewalk for

1 the tenants who are on the far end of the building to  
2 get their garbage to the garbage dumpsters is along  
3 that back side of the building. So there isn't --  
4 there's just physically not enough space in between  
5 the --

6 MEMBER PRETZ: How about some handcarts?  
7 Sorry.

8 MR. KEYS: I think you'll see  
9 whenever -- I'll have the architect put together the  
10 renderings from the rear of the building, and I think  
11 it will fit with what is there. It won't just be a  
12 solid wall. It will have at least some architectural  
13 differences, so that it's not just a solid -- whether  
14 it's the painting, through split-face block, some  
15 different things that we use to make the back of the  
16 building not look just like a solid wall.

17 CHAIRMAN WALLACE: All right. Any other  
18 comments?

19 (No response.)

20 CHAIRMAN WALLACE: Okay. I think that  
21 we've kind of given, you know, most of what I can think  
22 of unless there's something that somebody wants to add.

23 Russ.

24 MR. COLBY: Well, one question we wanted

1 to pose to the Plan Commission is if you're supportive  
2 of the applicant receiving a PUD for the project.

3 CHAIRMAN WALLACE: As opposed to? What  
4 do you mean?

5 MR. COLBY: Well, you know, the zoning  
6 ordinance identifies purposes for the PUD process --

7 CHAIRMAN WALLACE: Yes.

8 MR. COLBY: -- and since this is a  
9 single-lot PUD, which is something we typically don't  
10 encourage, we wanted to at least ask the Plan  
11 Commission that question because I think in this  
12 situation probably the only other option would be a  
13 setback variance probably with a scaled-down version of  
14 the project.

15 I mentioned in the staff materials, you know,  
16 the applicant's investment in this property is sort of  
17 what's triggering them to encounter these zoning  
18 issues. Some of them are preexisting, but obviously  
19 from the staff's perspective, you know, we think this  
20 is a positive improvement, and we'd like to see it  
21 happen; but there's sort of a question of, you know,  
22 what regulatory -- how we set this up, and so we wanted  
23 to pose the question to the Plan Commission if this met  
24 the criteria for a PUD.

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1 CHAIRMAN WALLACE: Well, I think that in  
2 the past our aversion to one-lot PUDs is where we have  
3 a lot with nothing on it, where somebody wants to do it  
4 just because they want to do what they want to do, and  
5 they're not dealing with an existing structure.

6 Is that accurate, would you say, Russ?

7 MR. COLBY: Yes.

8 CHAIRMAN WALLACE: Okay. That's what my  
9 feeling is, but go ahead, Brian.

10 MEMBER DOYLE: I would say looking on  
11 page 6 of the staff memo, I would suggest that items 1,  
12 5, and 6 are applicable to this concept plan.

13 The fact that we have very obsolete buildings  
14 that present non conformities -- I appreciate the  
15 forward thinking in terms of increasing the amount of  
16 parking space to build capacity, to add new storefronts  
17 down the road. That couldn't be done if we just used  
18 the underlying zoning. So I think that it does, in  
19 fact, provide for a creative approach that will  
20 redevelop an obsolete site. So I would support it.

21 CHAIRMAN WALLACE: Well, one of the  
22 other things that I see is making it into something  
23 that is more coherent than what's there because the  
24 parking -- I've been to the unit all the way on the end

1 closest to the bank before, and there is no parking for  
2 it. There is a turnaround. I mean, basically, if you  
3 want to pull straight ahead and park your car there  
4 where you're really not supposed to, but it doesn't  
5 make sense the way that it is, and I think doing  
6 something --

7 In addition, I think when this comes back  
8 before us, we're going to see some decent landscaping  
9 where none exists at this point. What we have is, as  
10 Jim pointed out, basically grass, where there used to  
11 be a ditch, not really anything improved over that,  
12 so. . .

13 MEMBER DOYLE: And the last thing, you  
14 know, just sort of comes back to all the things we've  
15 been talking about about the surrounding area. No. 7,  
16 to encourage a collaborative process among developers,  
17 neighboring property owners, and residents, et cetera.

18 You know, this applicant is sort of boxed in.  
19 He doesn't have any options to do that with the  
20 surrounding property owners, and that's I think the  
21 very reason why I made the lengthy comment that I did  
22 about trying to facilitate that if we can. Because  
23 that is exactly the goal is to have a more integrative  
24 development strategy for all of these parcels, but if



1 that can't be done because we have an obstinate  
2 business nearby, then we can do what we can.

3 CHAIRMAN WALLACE: Well, I think if they  
4 made a successful business out of it, that the neighbor  
5 at that point is going to want to have cross access.

6 So I'd say good luck.

7 MEMBER GAUGEL: I think this is an  
8 excellent candidate for a PUD. That point 6, to  
9 encourage redevelopment of sites containing obsolete or  
10 inappropriate buildings -- it's obsolete because not  
11 enough tenants want these. It's plain and simple.

12 So I think what you're proposing is -- I  
13 think it's exciting. I think it would be great for  
14 that property. I think this would be a perfect example  
15 for a PUD as opposed to going with a zoning variance.

16 CHAIRMAN WALLACE: Anything else?

17 (No response.)

18 CHAIRMAN WALLACE: Nothing. All right.  
19 Staff, anything? Okay.

20 MR. KEYS: Thank you very much. I  
21 appreciate your time.

22 CHAIRMAN WALLACE: All right. Thank  
23 you.

24 MR. KEYS: We'll be back soon.

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CHAIRMAN WALLACE: All right. That concludes Item 4 on the agenda.

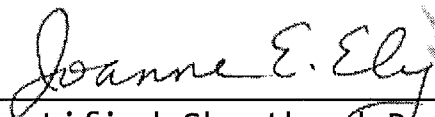
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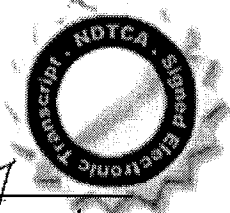
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

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 11th day of April, 2014.

  
Certified Shorthand Reporter  
Registered Professional Reporter



My commission expires  
May 16, 2016



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PRESENT:

- MR. TODD WALLACE, Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member; and
- MR. THOMAS PRETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager; and
- MR. CHRISTOPHER TIEDT, Development Engineering Division Manager.

**REPORT OF PROCEEDINGS -- 04/08/2014**

1 CHAIRMAN WALLACE: Item 5 is Dunham  
2 Creek Subdivision, 2455 Dunham Road, (Advanced  
3 Commodities, Inc.), application for final plat of  
4 subdivision, final engineering plans dated 3/5/14,  
5 final plat of subdivision dated 2/6/14.

6 Russ.

7 MR. COLBY: Yes. I will go ahead and  
8 give you the staff report.

9 This is a large property located at the  
10 southwest corner of Dunham Road and Country Club Road.  
11 What's being proposed is a two-lot subdivision of the  
12 property to create two single-family residential lots.

13 The existing house that's there would be  
14 accommodated on one lot, and a new lot would be created  
15 to the south. This site has a large drainageway that  
16 flows through it and a considerable amount of wetlands  
17 that sort of limit how the site can be developed.

18 The applicant has worked around those issues  
19 to accommodate two lots on the site. There is an  
20 engineering plan included in your packet. The staff  
21 has reviewed those documents and provided comments, and  
22 there's comments attached to the staff report.

23 The items that are identified are generally  
24 minor. They don't relate to the actual layout of the

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1 subdivision, but they're things that we think it needs  
2 to address.

3 So staff is making a recommendation for  
4 approval of the subdivision contingent upon the  
5 applicant addressing all the outstanding staff comments  
6 prior to City Council action.

7 We also have representatives of the applicant  
8 in the audience here that can answer questions as well.

9 CHAIRMAN WALLACE: Okay. Since this is  
10 an action item, it would be best if we could start with  
11 a motion, but if people have questions first, that's  
12 okay too.

13 Anyone?

14 MEMBER HENNINGSON: I'll make a motion.  
15 Move to approve the final plat of subdivision  
16 contingent about resolution of all staff comments prior  
17 to City Council action.

18 CHAIRMAN WALLACE: Okay.

19 MEMBER AMATANGELO: Second.

20 CHAIRMAN WALLACE: All right. It's been  
21 moved and seconded.

22 Discussion on the motion?

23 (No response.)

24 CHAIRMAN WALLACE: All right. I

1 actually have a question regarding -- sorry, I'm trying  
2 to make my way back here.

3 In the zoning and subdivision design review  
4 analysis, it says here the minimum front yard for lot 1  
5 is 40 feet. For lot 2: At building setback line per  
6 plat located where the minimum lot width is met.

7 Can you help me with that?

8 MR. COLBY: Yes. For this lot to meet  
9 the minimum lot width standard -- it's more or less  
10 shaped like a flag lot, which means you do not reach  
11 that minimum width until you're set back far into the  
12 lot. So once you're on the flag with the buildable  
13 area based on the zoning requirements, it includes the  
14 front yard setback of the house essentially back toward  
15 the flag portion of the lot.

16 MEMBER HOLDERFIELD: Is that the lot on  
17 like the southeast corner back in there?

18 MR. COLBY: Yes.

19 MEMBER HOLDERFIELD: Oriented. Right.

20 MEMBER DOYLE: So there is a setback  
21 from the point that the dotted line, proposed lot 2,  
22 sort of starts.

23 MR. COLBY: Correct. Because  
24 effectively you can only construct in that area that's



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1 identified because that's the point in which the lot  
2 width is met.

3 MEMBER HOLDERFIELD: It has no frontage  
4 on it. It's nice and black there.

5 MR. COLBY: Well, the lot does have  
6 frontage, but it's not wide enough to meet the minimum  
7 lot width on the whole portion of the flag.

8 CHAIRMAN WALLACE: Any other comments?  
9 Any questions for the developer?

10 (No response.)

11 CHAIRMAN WALLACE: All right.

12 MEMBER HENNINGSON: My only comment  
13 would be I'd like to thank the staff and the applicant  
14 for putting together a very complete package. No  
15 surprises.

16 CHAIRMAN WALLACE: All right. Without  
17 seeing any other comments -- anything else from staff,  
18 Russ?

19 MR. COLBY: No.

20 CHAIRMAN WALLACE: Okay. With no  
21 further comments, we will call the roll.

22 Wallace, yes.

23 Amatangelo.

24 MEMBER AMATANGELO: Yes.

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1 CHAIRMAN WALLACE: Doyle.  
2 MEMBER DOYLE: Yes.  
3 CHAIRMAN WALLACE: Gaugel.  
4 MEMBER GAUGEL: Yes.  
5 CHAIRMAN WALLACE: Henningson.  
6 MEMBER HENNINGSON: Yes.  
7 CHAIRMAN WALLACE: Holderfield.  
8 MEMBER HOLDERFIELD: Yes.  
9 CHAIRMAN WALLACE: Pretz.  
10 MEMBER PRETZ: Yes.  
11 CHAIRMAN WALLACE: All right. That  
12 passes unanimously, and that concludes Item No. 5 on  
13 the agenda.  
14 Thank you, gentlemen.  
15 Item 6, meeting announcements -- our next  
16 meeting is April 22nd, May 6th, May 20th.  
17 Do we have agenda items?  
18 MR. COLBY: We do for the 22nd.  
19 CHAIRMAN WALLACE: All right. So if  
20 anyone knows that they will not be able to make it on  
21 that date, will you please let staff know as soon as  
22 possible.  
23 Any additional business from Plan Commission  
24 members?

1 MEMBER DOYLE: Yes.

2 CHAIRMAN WALLACE: Brian.

3 MEMBER DOYLE: I have a question for  
4 staff. We were just looking at the concept plan for  
5 this parcel. Directly north of it is a redevelopment  
6 that's going on right now, you know, La Huerta. A  
7 recent repavement has been done on that parcel.

8 There are no sidewalks from Prairie Street  
9 into the parcel or from Randall Road into the  
10 storefronts. I was reviewing the subarea plan chapter  
11 of our comp plan about this, and there is a note here  
12 talking about sidewalk connections. It's specifically  
13 relating to that parcel, if you look on a map.

14 My question is what's the mechanism -- since  
15 that didn't come before this Commission, what's the  
16 mechanism for sidewalk connections to be implemented  
17 when a developer is redeveloping by right?

18 MR. COLBY: Well, it depends on the  
19 extent to which they are removing the existing parking  
20 lot. What we often find with sites like this where  
21 they basically rehab the building and they're sort of  
22 rehabbing the parking lot without entirely replacing  
23 it, they're allowed to basically overlay the existing  
24 paving that's there with new paving, and we do not have

1 the ability to require them to install a sidewalk at  
2 that point.

3 Where we do have a little bit more ability to  
4 have those sort of improvements made is when someone is  
5 entirely reconstructing the parking lot, you then have  
6 to be brought up to the current standards, in which  
7 case we would require that they plan for pedestrian  
8 circulation through the lot.

9 So it's really a matter of the extent to  
10 which they are removing existing improvements.

11 MEMBER DOYLE: Okay. So in their case  
12 then there really wasn't -- there is no mechanism  
13 because the improvements are not extensive enough.

14 MR. COLBY: Correct. They were able to  
15 maintain their existing paving area where they had  
16 already had paving.

17 MEMBER DOYLE: Okay. But otherwise,  
18 there is a mechanism to do that?

19 MR. COLBY: Yes. If they were to  
20 reconstruct the parking lot entirely, which means  
21 basically digging up the entire base of the parking lot  
22 and rebuilding it, which is likely what the concept  
23 plan will do, in that kind of situation, then we can  
24 impose design restrictions and landscaping requirements

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1 into a parking field.

2 MEMBER DOYLE: Thank you. That's it.

3 MEMBER HENNINGSON: On that particular  
4 site, if you require them to do a sidewalk, would you  
5 have to get approval from the County because Randall is  
6 a County road?

7 MR. COLBY: If it was in the County's  
8 right-of-way, yes. If they just wanted to construct it  
9 on their property, no.

10 CHAIRMAN WALLACE: All right. Anything  
11 further?

12 (No response.)

13 CHAIRMAN WALLACE: Staff? No.  
14 All right. Is there a motion to adjourn?

15 MEMBER AMATANGELO: So moved.

16 MEMBER DOYLE: Second.

17 CHAIRMAN WALLACE: All in favor.

18 (Ayes heard.)

19 CHAIRMAN WALLACE: Opposed.

20 (No response.)

21 CHAIRMAN WALLACE: Motion passes.

22 The St. Charles Plan Commission is adjourned  
23 at 7:55 p.m.

24 PROCEEDINGS CONCLUDED AT 7:55 P.M.

