

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIRMAN TODD WALLACE**

**TUESDAY, JUNE 17, 2014 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

1. Call to order.

2. Roll Call -

Chairman Todd Wallace	Brian Doyle	Tom Pretz
Vice Chairman Tim Kessler	Steve Gaugel	Tom Schuetz
Sue Amatangelo	James Holderfield	

Auditory Members - Holly Cabel, St. Charles Park District
- Donald Schlomann, School District #303

3. Presentation of minutes of the June 3, 2014 meeting.

PUBLIC HEARING

4. 600-660 S. Randall Road – Randall Shoppes (Dyn Rote LLC)

Application for Special Use for PUD
Application for PUD Preliminary Plan

5. 2425 W. Main St. – Buona St. Charles (St. Charles Main Street Partners LLC)

Application for Special Use for two Drive-Through Facilities
Application for Preliminary Plat of Subdivision
Application for Final Plat of Subdivision

MEETING

6. 600-660 S. Randall Road – Randall Shoppes (Dyn Rote LLC)

Application for Special Use for PUD
Application for PUD Preliminary Plan

7. 2425 W. Main St. – Buona St. Charles (St. Charles Main Street Partners LLC)

Application for Special Use for two Drive-Through Facilities
Application for Preliminary Plat of Subdivision
Application for Final Plat of Subdivision

8. Meeting Announcements

Tuesday, July 8, 2014 at 7:00pm Council Chambers
Tuesday, July 22, 2014 at 7:00pm Council Chambers
Tuesday, August 5, 2014 at 7:00pm Council Chambers

- 9. Additional Business from Plan Commission Members, Staff, or Citizens.**
- 10. Adjournment**

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JUNE 3, 2014**

Members Present: Chairman Todd Wallace
Vice Chair Tim Kessler
Brian Doyle
Steve Gaugel
Tom Pretz
Sue Amatangelo
James Holderfield
Tom Schuetz

Members Absent: None

Also Present: Russell Colby-Planning Division Manager
Rita Tungare-Director of Community & Economic Development
Ellen Johnson-Planner
Chris Tiedt-Development Engineering Manager

Court Reporter

1. Call to order

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

2. Roll Call

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

3. Presentation of minutes of the May 6, 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 May 6, 2014 meeting.

The Commission decided to hear agenda item #5 before agenda item #4.

MEETING

5. The Bluffs of St. Charles (Avanti Acquisition Company LLC)

Application for Concept Plan
- Concept Plan dated 4/7/14

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

PUBLIC HEARING

4. General Amendment (City of St. Charles)

Minutes – St. Charles Plan Commission

Tuesday, June 3, 2014

Page 2

Chapter 17.24 “Off-Street Parking, Loading & Access”, Section 17.24.070 “Design of Off-Street Parking Facilities” pertaining to requirements for access drives (driveways) for one/single and two-family dwellings.

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

Motion was made by Mr. Kessler to close the public hearing. Seconded by Ms. Amatangelo.

Roll Call Vote:

Ayes: Wallace, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent:

Motion carried: 8-0

MEETING

6. General Amendment (City of St. Charles)

Chapter 17.24 “Off-Street Parking, Loading & Access”, Section 17.24.070 “Design of Off-Street Parking Facilities” pertaining to requirements for access drives (driveways) for one/single and two-family dwellings.

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

Motion was made by Mr. Kessler to recommend approval of the Application for a General Amendment. Seconded by Mr. Schuetz.

Roll Call Vote:

Ayes: Wallace, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent:

Motion carried: 8-0

7. Meeting Announcements

Tuesday, June 17, 2014 at 7:00pm Council Chambers

Tuesday, July 8, 2014 at 7:00pm Council Chambers

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

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

9. Adjournment at 10:02PM

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100259A

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

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In Re the Matter of:)
)
The Bluffs of St. Charles)
Concept Plan.)

REPORT OF PROCEEDINGS

Council Chambers
2 East Main Street
St. Charles, Illinois 60174

June 3, 2014
7:00 p.m. to 9:15 p.m.

Reported by: Paula M. Quetsch, CSR, RPR
Notary Public, Kane County, Illinois

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PRESENT:

- MR. TODD WALLACE, Chairman;
- MR. TIM KESSLER, Vice Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. JAMES HOLDERFIELD, Member
- MR. TOM PRETZ, Member; and
- MR. TOM SCHUETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager;
- MS. RITA TUNGARE, Director of Community Development; and
- MR. CHRISTOPHER TIEDT, Development Engineering Division Manager.

**REPORT OF PROCEEDINGS -- 06/03/2014
THE BLUFFS OF ST. CHARLES CONCEPT PLAN**

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1 CHAIRMAN WALLACE: This meeting of
2 St. Charles Plan Commission will come to order.
3 Tim, roll call.
4 MEMBER KESSLER: Doyle.
5 18:59:39 MEMBER DOYLE: Here.
6 MEMBER KESSLER: Schuetz.
7 MEMBER SCHUETZ: Here.
8 MEMBER KESSLER: Gaugel.
9 MEMBER GAUGEL: Here.
10 18:59:43 MEMBER KESSLER: Amatangelo.
11 MEMBER AMATANGELO: Here.
12 MEMBER KESSLER: Holderfield.
13 MEMBER HOLDERFIELD: Here.
14 MEMBER KESSLER: Pretz.
15 18:59:47 MEMBER PRETZ: Here.
16 MEMBER KESSLER: Wallace.
17 CHAIRMAN WALLACE: Here.
18 MEMBER KESSLER: Kessler, here.
19 CHAIRMAN WALLACE: Item No. 3,
20 18:59:51 presentation of the minutes of the May 6th, 2014,
21 meeting, is there a motion to approve?
22 MEMBER AMATANGELO: So moved.
23 MEMBER DOYLE: Second.
24 CHAIRMAN WALLACE: Moved and seconded.

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1 Any discussion on the motion?
2 (No response.)
3 CHAIRMAN WALLACE: All in favor.
4 (Ayes heard.)
5 19:00:02 CHAIRMAN WALLACE: Opposed.
6 (No response.)
7 CHAIRMAN WALLACE: Motion passes
8 unaniously.
9 Item No. 4 is a public hearing. Item 4 is
10 19:00:09 General Amendment, City of St. Charles. And I didn't
11 have a chance, Russ, to ask you before the meeting,
12 but do you want to do the public hearing --
13 MR. COLBY: I think it might be better
14 to do the concept plan first.
15 19:00:26 CHAIRMAN WALLACE: All right. Does
16 anyone on the Plan Commission have an objection to
17 hearing No. 5 prior to No. 4?
18 (No response.)
19 CHAIRMAN WALLACE: Item No. 5 on the
20 19:00:38 agenda is The Bluffs of St. Charles, Avanti Acquisition
21 Company, LLC, Application for Concept Plan - Concept
22 Plan Dated 4/7/14.
23 Welcome everyone to the St. Charles Plan
24 Commission meeting. For those of you who have not

REPORT OF PROCEEDINGS -- 06/03/2014
THE BLUFFS OF ST. CHARLES CONCEPT PLAN

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1 CHAIRMAN WALLACE: Okay. This is not a
2 public hearing. So even though we do have a court
3 reporter here in the room that is taking down all of
4 the -- everything that's said here today, the next
5 19:02:21 item on our agenda that we're going to hear is a
6 public hearing, but for this one in particular we are
7 not going to have people sworn in.

8 However, I would ask that only one person
9 speak at a time because although our court reporter is
10 19:02:35 talented, she's not talented enough to take down
11 multiple voices at the same time. Maybe she is but
12 let's not try it.

13 So what we will do is, before speaking I
14 would ask that you been recognized by me, and when you
15 19:02:49 do speak, I would ask that you come up to the lectern.
16 There's a microphone there. Speak into it and state
17 your name first, spell your last name, and also state
18 your address. And if there are any questions for the
19 applicant, I'll let the applicant also come up to the
20 19:03:06 microphone to answer those questions.

21 All right. Are we ready to begin? Russ, do
22 you have anything before we begin?

23 MR. COLBY: I do not.

24 CHAIRMAN WALLACE: Okay. Is the

**REPORT OF PROCEEDINGS -- 06/03/2014
THE BLUFFS OF ST. CHARLES CONCEPT PLAN**

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1 applicant here?

2 MR. SEGOBIANO: We are.

3 CHAIRMAN WALLACE: All right. Are
4 you ready?

5 19:03:18 MR. SEGOBIANO: We are.

6 Thank you very much for giving us this time
7 this evening, and what we'd like to do is do a very
8 brief introduction and then go through the plan and a
9 few comments on the zoning itself, and then we would
10 19:03:35 open it up for Q and A.

11 My name is Joe Segobiano. My address is
12 1110 Jorie Boulevard, Oak Brook, and I am with a group
13 called Hudson Burnham Development Partners, and we are
14 here tonight to talk about The Bluffs of St. Charles.

15 19:03:52 Hudson Burnham Development Partners is a
16 global development company based in the Chicago region,
17 and for this project we have partnered with Avanti
18 Land Group, which is a large institutional land fund
19 based out of Florida.

20 19:04:04 With me tonight is Chuck Hanlon. Chuck is
21 with WBK. WBK are planners and engineers, and what
22 I'll do now is I'll hand it over to Chuck, and then
23 I'll come back and address some of the zoning comments.

24 MR. HANLON: Thank you, Joe. Again

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1 Chuck Hanlon, H-a-n-l-o-n. Address is 116 West Main
2 Street, St. Charles.

3 The property that's in question tonight for
4 discussion is at the southeast quadrant of Route 38 and
5 19:04:39 Brundige Road. The property is approximately 96 acres,
6 pretty much almost a rectangular piece of property.

7 Currently the property is zoned F District farming in
8 Kane County. The property is the predominantly open,
9 mostly agricultural. There are actually a couple
10 19:05:00 residential structures on the property that are
11 occupied. There is sort of a tree line hedge row that
12 follows a historic path of a driveway where there's a
13 curb cut currently on Route 38, as well.

14 The drainage for the property actually breaks
15 19:05:16 in three directions. There's detention basins in
16 three different corners of the property illustrated on
17 the concept plan.

18 The map that you have just kind of shows the
19 context of one of the nearest developments that has a
20 19:05:30 similar character and zoning as what we are proposing
21 is Harvest Hills to the east on the north side of
22 Route 38. Certainly I think you know your sanitary
23 treatment plant is relatively close to the property,
24 approximately 3,000 feet to the east of the parcel.

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1 The parcel is contiguous to the corporate limits of
2 St. Charles and included in the St. Charles
3 comprehensive plan's most recent update.

4 I should just mention that the property, the
5 19:05:57 southern boundary of the property ends up being a
6 township line, sort of the Bricher Road extended line,
7 which I think has been sort of the planning division --
8 the actual border division between St. Charles and
9 Geneva to the east and sort of been a planning
10 19:06:15 division line as it follows school district lines,
11 township lines, and certainly the corporate limit lines.

12 Land use plan, again, is to locate where the
13 property sits on the map on the very southwestern
14 corner of the planning area. In St. Charles the
15 19:06:34 property is illustrated as rural residential within
16 the newest plan.

17 To kind of zoom in on the property shown on
18 the bottom left of the slide, illustrating how
19 off-street utilities can be looked at. We've actually
20 19:06:50 spent a fair amount of time with City staff looking at
21 the off-site utilities. We've gone through cost
22 estimates and financial analysis of the off-site
23 utilities. Based on the type of zoning that is
24 proposed, this is -- it's feasible to complete these

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1 off-site utilities from a financial perspective, and
2 it also turns out, especially with the water main to
3 the north -- and, again, this is a conceptual look at
4 the studies. These are certainly not any absolute final
5 19:07:18 design of utilities but certainly a demonstration of
6 one way that they could work and they can work. As it
7 pertains to the water on the north side of Route 38,
8 there's an existing dead-end line of the community
9 park, Hickory Hills Discovery Center as illustrated on
10 19:07:33 the map.

11 It's actually a chance to loop this water
12 main. I think it could be beneficial for the City of
13 St. Charles to get that loop completed. It would open
14 up an opportunity to supply water to the youth center
15 19:07:44 if they were to partake in that. If there's a need
16 for that in the future, that line would run on the
17 property on the south and eastern borders, again,
18 completing the loop. The extension of the sanitary,
19 again, can be extended on mostly city-owned property
20 19:08:00 with a connection to the plan.

21 So, again, we've looked pretty hard at the
22 off-site utilities for the property, same with the
23 electric service in terms of being able to loop
24 electric service. There's a way to accomplish that,

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1 as well, as we've worked with City staff in those
2 discussions.

3 The concept plan itself is a relatively
4 simple illustration with the three detention basins
5 19:08:25 that I mentioned, breaking the drainage in three
6 different directions almost straight to the east and
7 the northwest corner and southwest corner. The
8 watershed pipes are on the property and cause the need
9 for some storm water management facilities in those
10 19:08:42 corners, as well.

11 The planned layout is conceptual. It's
12 really kind of a land use diagram beginning to show
13 where entrances could occur on Brundige Road.

14 At this time Joe will provide more details
15 19:08:57 on the last few slides, but the idea is to take the
16 property through the annexation and zoning process,
17 and as Joe would begin to work with builders and
18 partner with builders, later in the process you would
19 eventually see a more detailed final design of the
20 19:09:12 property.

21 So with the zoning in place we'd come back
22 with a plan that would comply with that zoning,
23 and the detailed plan would be done at a later time
24 once a builder partner or even more than one builder

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1 partner relationships are established with
2 Joe Segobiano's group.

3 Again, the total area is 96 acres. There's
4 approximately 73 acres shown as the development area,
5 19:09:34 23 acres of open space and storm water management.
6 We've looked at the potential for 285 units or a
7 density of just under three units, and that's actually
8 a density quite below the Harvest Hills density, for
9 example, the nearest development within the
10 19:09:52 general area.

11 I'll leave the few slides at the end for Joe
12 and then we'll take questions.

13 MR. SEGOBIANO: Thanks, Chuck.

14 We wanted to just make a couple of statements
15 19:10:03 with regard to the background and the choice for our
16 zoning.

17 One of the things that we did is we
18 commissioned a market study to really give us some
19 insight on the inventory within St. Charles, and what
20 19:10:16 we found was pretty glaring.

21 There is an abundant supply of large lots --
22 and that is anything over 11,000 square feet -- to the
23 tune of about a 20-year supply. We understand that
24 the market has certainly been reduced with regard to

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1 absorption, but there is still is an abundance of
2 supply. More alarming to us was the fact that there
3 is no supply for lots in the middle-sized area which
4 we classify as 7200 to 9500 square feet. So that was
5 19:10:46 one of the things that really kind of led us -- began
6 to lead us to the conclusion for the zoning request.
7 The other thing that we really looked at was
8 the ability to provide a multigenerational community.
9 What we mean by that is it's our desire to pick a
10 19:11:06 builder who is going to offer a wide range, a wide
11 variety of house plans, including ranch plans. We
12 would like to see some age-targeted products in the
13 development. At this point we have not zeroed in on
14 any sort of percentages or things like that. That is
15 19:11:24 certainly open for discussion. We do feel that the
16 marketplace does support that type of use.
17 The other thing that we kind of came away
18 with in our market analysis was there's been a culture
19 shift with regard to large lot desire, and we think
20 19:11:37 that that is probably a shift that is going to remain
21 permanent. I'm not here to say that large lots will
22 not be at some level of demand sometime in the future,
23 but as far as the level of demand that we saw back in
24 the early 2000s, we think that that demand is probably

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1 gone for good.

2 Next, we wanted to look at a little bit of
3 the land use, and I think Chuck touched on a couple of
4 things, but we wanted to kind of expand on that a
5 19:12:21 little bit and, obviously, answer detailed questions
6 with regard to these concepts.

7 When we refer to trend and character, what
8 we're really referring to is the Heritage Hills
9 project. That project when that was developed was in
10 19:12:35 a very similar situation. There was government use to
11 the east in the fashion of the Kane County fairgrounds;
12 there was open space to the west; there was county use
13 to the south, and there was open space and then
14 Route 64 to the north.

15 19:12:52 That project was developed at 3.96 units to
16 the acre and it included multifamily. We think that
17 that is a great development. We think that that has
18 been a very strong contributor to the quality of life
19 in St. Charles. And without that foresight, without
20 19:13:09 that ability to look at that and say that is going to
21 make sense out there, that would have never happened.

22 The other thing that we wanted to point out
23 in that development is that's 8.8 acres of open space.
24 Currently our plan proposals about 24 to 25 percent of

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1 open space.

2 The other issue we wanted to bring up was
3 proximity to the Metra station. We feel that this
4 site, which is about 1.7 miles from the Metra station,
5 19:13:35 provides the ability to market it as a St. Charles
6 community that has access to a train station.

7 Furthermore, we think the train stations are designed
8 to try to mitigate traffic issues. So people can
9 drive short distances to take the train, and we feel
10 19:13:49 that this is an appropriate use based on that.

11 The other reason we looked at for this
12 zoning is we feel it creates a neighborhood. We feel
13 that there's a threshold of so many units where you
14 start to lose that feel. When you start to lose that
15 19:14:02 walkability, when you start to the eliminate
16 sidewalks, when you start to the eliminate street
17 trees, you lose that neighborhood feel, and we feel
18 the density that's proposed is very appropriate and
19 would, in fact, go a long way to create a neighborhood
20 19:14:17 feel within that community.

21 The last thing with regard to density and
22 land use, it reduces sprawl. And I know that's kind
23 of a buzz word; I know a lot of people talk about
24 that. And, in fact, the County endorses this concept

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1 of clustering, meaning that creating fewer homes on
2 less property is actually a way to reduce sprawl.

3 The last thing we wanted to talk a little bit
4 about were the economic benefits. As proposed under
5 19:14:45 current zoning it's about a \$115 million impact to the
6 local economy, and that's basically made up from the
7 development cost, which is about \$100 million in
8 development cost between the infrastructure and
9 construction. Annual area spending is projected to be
10 19:15:02 about 5- to \$6 million for local merchants. Permit
11 fees, connection fees, impact fees are projected to be
12 about another \$5 million. Right now we are proposing
13 to pay 100 percent of the park fee, 100 percent of the
14 school fee.

15 19:15:19 The other thing that I will mention here is
16 we did meet with the superintendent of the schools,
17 and surprisingly what's happening is we're seeing a
18 decline in young student population. In fact, he
19 mentioned that he was very concerned about that. We
20 19:15:33 feel that this would go a long way especially attracting
21 new families into St. Charles.

22 And then the last thing we looked at very
23 briefly were taxes and utility fees, and we're
24 projecting about a \$4.1 million annual increase in

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1 taxes, which is county, school district, City of
2 St. Charles, and also the utility fees, as well.

3 So with that we'd like to open it up to
4 questions and answers.

5 19:15:59 CHAIRMAN WALLACE: All right. Thank you.
6 Plan Commissioners, questions?

7 Sue -- oh.

8 MEMBER SCHUETZ: That's fine.
9 Ladies first.

10 19:16:22 MEMBER AMATANGELO: I just wanted to
11 start with some of the facts from your slide.

12 You had mentioned that 96 acres were going
13 to be developed -- 96 acres is what the parcel is, and
14 you were planning, if I have this correct, to develop

15 19:16:35 73 acres of it?

16 MR. SEGOBIANO: Correct.

17 MEMBER AMATANGELO: So you had mentioned
18 that there were going to be about 285 units?

19 MR. SEGOBIANO: Correct.

20 19:16:44 MEMBER AMATANGELO: And that would be
21 about 2.97 per acre; is that correct? So are we talking
22 here the developed area, or are we talking the total
23 area? Because if I -- calculated it out and I'm looking
24 at the 73 being developed, 73 acres being developed,

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1 and that comes out to a little over 3.9 units.

2 MR. SEGOBIANO: Correct. We're looking
3 at gross densities. For example, I referred to a
4 number on the Heritage Hills. That was based on gross
5 19:17:18 density, too. So we take the entire 96 acres and
6 divide it by the total number of acres, the gross
7 number of acres.

8 MEMBER AMATANGELO: So when we compare
9 it to Heritage Hills, we're also looking at about 3.96?

10 19:17:34 MR. SEGOBIANO: No. Actually, Heritage
11 Hills would be about a 4.9 on a net. They had
12 650-some units on 165 acres. So, basically, in essence,
13 their density was higher by about one unit per acre.

14 MEMBER AMATANGELO: Okay. Thank you.
15 19:17:52 Do we happen to know what the price range is
16 you're looking at?

17 MR. SEGOBIANO: That's a good question.

18 MEMBER AMATANGELO: You talked about
19 middle --

20 19:18:04 MR. SEGOBIANO: That's a good question.
21 What we do is we're land developers. So we are not
22 going to build the homes. We are requesting for
23 annexation and zoning from the City of St. Charles.
24 At the time we then enter into an agreement with a

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1 builder they would come back in and do preliminary and
2 final plat, and at that time the product would be
3 reviewed. We're not circumventing anything. In fact,
4 what we're doing is adding another chance for the
5 19:18:27 bodies to have input.

6 So having said that, we don't directly
7 control that price, but what we'd like to see, and
8 what we're going to probably shoot for is to get
9 something that may open up in the high 2s and may go
10 19:18:39 up into the mid to upper 3s.

11 MEMBER AMATANGELO: Great. One more
12 question, if I may.

13 You had mentioned that you felt that the
14 demand for large lots is gone for good. Do you have
15 19:18:52 something to base that on?

16 MR. SEGOBIANO: You know, we've done a
17 lot of research -- and, again, this is what we do on a
18 day-to-day basis -- and what we find is there's been a
19 cultural shift with that young demographic that now is
20 19:19:06 graduating from college. The dream of owning a home
21 is being put off or is not nearly as important.

22 Also, we think that during the run back in
23 the late '90s into the early 2000s interest rates were
24 really extremely low. Building was going at a pace

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1 that was really unhealthy for the economy, and I think
2 we all saw that come to fruition.

3 So it is our opinion based on the research
4 that we've done -- and I'll be more than happy to get
5 19:19:28 you some of that -- that the cultural shift is a
6 permanent shift and not a temporary one.

7 Now, that's not to say that at some time in
8 the future large lots won't have some demand, but we
9 don't feel that the demand will be what it was during
10 19:19:43 that run.

11 MEMBER AMATANGELO: Thank you.

12 MEMBER SCHUETZ: First, I did want to
13 say I agree with some of the things you said as far as
14 the demand for more of an urban setting is what you're
15 19:19:57 kind of I think swaying towards as far as small lots
16 but I had two questions.

17 How many acres of open space? You said
18 25 percent, but how many acres would you call that?

19 MR. SEGOBIANO: That's 23 acres of open
20 19:20:09 space, and how that space gets used we are certainly
21 open for discussions on, whether it becomes active
22 trails, whether it becomes park.

23 Now, we did talk with the park district, and
24 they have not made a decision of which way they'd like

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1 to go. We have certainly offered the full impact fee.
2 Our understanding was that they would prefer a park
3 that was larger than 5 acres, and it can become more
4 of a semiregional sort of attraction.

5 19:20:38 So that is yet to be determined. We're
6 certainly open to sitting down and figuring out what
7 makes the most sense.

8 MEMBER SCHUETZ: Does that 23 acres
9 include the roads, et cetera?

10 19:20:50 MR. SEGOBIANO: It includes the
11 detention facilities, not roads. But it does include
12 the detention and the buffer around the detention.

13 MEMBER SCHUETZ: If you are considering
14 smaller lots and you said a mixed use as far as age
15 19:21:02 groups, I think is what you were saying, has there
16 been any consideration of a neoclassic design as far
17 as the homes facing park areas and the parking garages
18 in back like some communities across the country
19 are doing?

20 19:21:18 MR. SEGOBIANO: We haven't thought about
21 that, and the reason is that we probably wouldn't go
22 that direction. Now, that doesn't mean, though, that
23 we can't get more creative with the open space.

24 Let me back up. The reason from a business

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1 model we don't go that direction is because we find
2 that those don't sell. There's a development out of
3 Sugar Grove that ended up taking on that kind of
4 scheme and it's really challenged.

5 19:21:45 People tend to buy homes where they can pull
6 into the garage and walk into their house. Personally
7 I'm a fan of the neotraditional, but we find in the
8 marketplace it just doesn't work.

9 MEMBER SCHUETZ: All right. My last
10 19:22:02 question.

11 You said there's no supply of the type of
12 density or this type of home in the city. Is that not
13 considering resale? You're speaking new only?

14 MR. SEGOBIANO: You're right, it does
15 19:22:13 not consider resale. For new home products there are
16 no lots. So when I refer to lot inventory, that is a
17 lot without a home on it.

18 MEMBER SCHUETZ: Okay.

19 MR. SEGOBIANO: In fact, the other thing
20 19:22:24 I would mention is based on our review of the documents,
21 there really is no other opportunity in St. Charles
22 nor will there be another opportunity to put this kind
23 of lot in. If you look at the comprehensive plan, the
24 communities that can be annexed are already built, and

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1 there is no other land to be annexed that is vacant
2 that could be used for this sort of use.

3 MEMBER HOLDERFIELD: I have a question.
4 I'm kind of concerned about accessibility to lots. Is
5 19:22:58 this going to be solely off Route 38, or will there be
6 access from Brundige Road, and, if so, how many you
7 are you planning?

8 MR. SEGOBIANO: That's a good question.
9 What you'll see in our concept plan is we have two
10 19:23:12 access points off of Brundige. We understand that
11 it's a rustic road; we're very well aware of that.
12 It's paved from Route 38 to the edge of the property
13 line. So it is paved. It is gravel then as you
14 go south.

15 19:23:24 One of the things that we've talked about
16 internally -- and I'll say this tonight that we would
17 look at this, but we are concerned -- and that is to
18 move an access onto 38 and only have one on Brundige.
19 The problem with that issue, though, is that 38 is
20 19:23:40 controlled by IDOT and that -- it's hard telling what
21 would happen in that process.

22 We do think that there would be a conversation
23 with them about a right-in/right-out. We do not feel
24 that we would get a full access on Route 38 because of

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1 some of the sight lines. But that is something we
2 would consider.

3 Does that answer your question, sir?

4 MEMBER HOLDERFIELD: It does. I'm just
5 19:24:04 thinking of the number of homes in there, and if it
6 were totally accessible only on the small road west,
7 would that road even be adequate to handle that type
8 of traffic?

9 MR. SEGOBIANO: That's a good question.
10 19:24:23 Obviously, we'd have to do a traffic study to validate
11 anything we propose. We understand that; we're
12 willing to do that. All I can say at this time is
13 because we're in concept phase we have discussed
14 moving just one Brundige as far north, if that makes
15 19:24:38 sense, and putting another access off of 38. We have
16 discussed that.

17 CHAIRMAN WALLACE: All right. I have a
18 question first for staff regarding the comprehensive
19 plan designation for this particular parcel.

20 19:24:53 The comprehensive plan states that the site
21 should be developed as rural single-family residential
22 with open space along the street and corridor.

23 What zoning designation does that correlate
24 with? Would that be RS-1?

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1 MR. COLBY: The rural residential
2 definition, it specifies that rural residential is
3 defined as a certain lot size that I don't recall. As
4 you mentioned, we do have residential districts that
5 19:25:39 have comparable lot sizes, and the RE-1 district is
6 1 1/4 of an acre. That's probably the closest. The
7 next district is the RE-2 district, which is 25,000
8 square feet. So that's closer to half an acre or
9 3/4ths of an acre.

10 19:25:58 CHAIRMAN WALLACE: But what we're
11 talking about here is a fourth of the size of the
12 smaller of those two.

13 MR. COLBY: That's correct.

14 CHAIRMAN WALLACE: To the applicant, one
15 19:26:10 of the findings that ultimately we're going to have to
16 make is why this should be approved in contravention
17 of what the comprehensive plan which was passed in
18 2013 clearly states.

19 MR. SEGOBIANO: We understand that and
20 19:26:24 our opinion on that is that the comprehensive plan is
21 a guide, and we are not proposing any different use
22 than residential. We understand the density is greater.
23 We certainly get that but I think our opinion is the
24 comprehensive plan should be used to guide the general

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1 direction of development. We're not certain that the
2 comprehensive plan should be used with regard to the
3 detail of the density.

4 And I think the other things that as we look
5 19:26:52 at for this piece in particular, some of the issues
6 that we find are the ability to afford utilities in
7 the area because of the density, the ability to create
8 a neighborhood, the ability to hit a market as opposed
9 to having to sit out there for 10, 15, 20 years not
10 19:27:10 generating tax revenue, those sorts of things.

11 So we certainly respect the comprehensive
12 plan, but we feel that -- in the long-term benefit for
13 St. Charles we feel that it is appropriate.

14 And I am a resident of St. Charles, by the
15 19:27:29 way. So when I say St. Charles, I'm speaking for
16 myself, as well.

17 CHAIRMAN WALLACE: Brian?

18 MEMBER DOYLE: You mentioned the concept
19 plan as preventing sprawl. I'd like to read an
20 19:27:46 excerpt of our comprehensive plan. The subheader is
21 "Prioritizing infill development over annexation and
22 development." It reads that, "The City should
23 carefully consider annexation and growth into these
24 areas while vacant and/or underutilized residential

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1 properties exist within the city boundaries. When
2 residential development does occur within the city's
3 growth areas, it should occur in areas immediately
4 adjacent to existing developed areas so as to prevent
5 19:28:13 'leap frog' development and the resulting costs and
6 burdens of unnecessarily extending infrastructure
7 systems in an unwise manner."

8 This is beyond the current city limits. You
9 talked about preserving open space. How does creating
10 19:28:34 a new suburban subdivision on the far reaches outside
11 the city limits right now in what is a historic rural
12 district prevent sprawl?

13 MR. SEGOBIANO: Again -- and the County
14 supports this and I believe there's also language in
15 19:28:53 the comprehensive plan of this concept. What it is is
16 that if you take a demand, obviously, the market is
17 what we all cater to. It is what it is, and if the
18 market is for lots in the 7200- to 9500-square-foot
19 range, what's going to happen is in this case you
20 19:29:08 would have 285 people that have bought homes. If you
21 go a half acre and you get -- or go acre and a half
22 and you get 70 units on there, that means you've only
23 occupied 70 of those 280 units. That's going to push
24 demand further out. Land owners will sell to people

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1 who are going to develop their land.

2 So what that does is instead of putting
3 285 people on 100 acres, what you're going to end up
4 doing is putting 285 on 300 acres or 400 acres.

5 19:29:42 MEMBER DOYLE: Why just not leave it as
6 it is?

7 MR. SEGOBIANO: That's why we're here
8 today, but from a true standpoint -- our opinion is
9 from a true standpoint, open space versus development,
10 19:29:55 we certainly understand the situation. Our view is
11 that there's no high-level environmental issues with
12 that. We understand runoff, we understand water
13 issues, and we would address those in all of our
14 analyses to make sure environmentally we were being
15 19:30:11 very responsible.

16 Nevertheless, there's no high-level wetlands
17 on it; there's no high-level fen; there's no prairie;
18 there's no woodlands. So from an environmental
19 standpoint the quality is lower than the highest and
20 19:30:25 best use maybe in residential, which is what your
21 comprehensive plan reflects.

22 MEMBER DOYLE: I have a question for
23 City staff. Do we have representatives of the County
24 in the room tonight?

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1 MS. TUNGARE: I believe we do.

2 MEMBER DOYLE: I would be interested in
3 receiving some testimony from the County about the
4 environmental impact on the Mill Creek watershed.

5 19:30:49 CHAIRMAN WALLACE: I think we have a
6 letter from Mark VanKerkhoff.

7 MEMBER DOYLE: Well, we have a claim from
8 the applicant that there's no high-level impacts here.

9 MR. SEGOBIANO: Let me correct you on
10 19:31:02 that. I said there's no high-level qualities on that
11 property. The environmental impacts, we would be
12 responsible for providing studies and for constructing
13 the infrastructure so that there was no environmental
14 impact.

15 19:31:14 My point is usually if we look at a piece of
16 property that is defined as a high-quality wetland or
17 high-quality fen or woodlands or prairie, those are
18 very high quality when it comes to environmental
19 issues because that you can't replicate. You can't go
20 19:31:33 out and recreate a wetland or recreate a fen. Those
21 have taken hundreds of years to form. Those are
22 elements that are existing on the property.

23 The environmental impacts from a development
24 are a very different thing, and what we are saying

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1 tonight is that we would pledge to certainly not have
2 any negative environmental impacts but potentially even
3 improving the environmental impacts such as runoff,
4 ground water, things of that nature.

5 19:31:58 CHAIRMAN WALLACE: I think one of the
6 things, though -- and I don't know if you're getting
7 to this, Brian -- is the issue of the property having
8 a role in recharging the aquifer that serves
9 St. Charles.

10 19:32:08 MEMBER DOYLE: There are a couple of
11 things that I read in the packet that we received.
12 This is part of the watershed with Mill Creek, it
13 feeds the aquifer. It is part of a -- it's described
14 as a swath, a green land development.

15 19:32:33 Staff, can you help me out here with the
16 particular planning construct that I'm trying to
17 reference?

18 MR. COLBY: Are you referencing green
19 infrastructure?

20 19:32:46 MEMBER DOYLE: Yes. Correct.
21 I'm interested in this concept of a high-
22 quality -- I appreciate the point that you make in
23 terms of the difference between a fen or a natural
24 resource that has taken thousands of years to evolve

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1 as it is.

2 I think there is -- this property -- and
3 there's a question here for you. This property to me
4 combines cultural resources, historical resources,
5 19:33:28 environmental resources, and it's located in an area
6 that right now has a residential -- I'm sorry, a rural
7 character, one of the last areas in this district that
8 has that rural character. And if we start putting,
9 let's call it medium-density suburban development -- I
10 19:33:54 don't think your proposal is high-density in the way
11 that a multifamily tower is, but medium density rural
12 development.

13 I guess really what I'm concerned about is,
14 is that going to trigger a continuing pattern of
15 19:34:11 development that is going to consume these -- the
16 rural quality of this parcel and the parcels around it
17 and potentially have environmental impacts, have
18 cultural impacts, have impacts on historical
19 resources?

20 19:34:30 So when I put that in the context of our
21 comprehensive plan -- and I appreciate that the plan
22 is a guide -- the question is how far do we deviate
23 from the direction that plan is forcing us. A
24 5-degree deviation, a 10-degree deviation is one

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1 thing. A 180-degree deviation is not following the
2 guidelines but just throwing the guidelines away.

3 MR. SEGOBIANO: That's a fair statement
4 and we appreciate your concerns, and they're valid and
5 19:35:02 I'll try to address them as much as I can now, but
6 also I'll say I think we can address it in the future.

7 With regard to what happens around this
8 property, I think it's pretty evident that at this
9 time the only developable property in that area
10 19:35:17 besides this one is to the west. We have no control
11 over that. That actually is a City of St. Charles
12 issue. We're in here only asking for annexation and
13 zoning on the 96 acres.

14 Obviously, property around it is owned by
15 19:35:33 other agencies, privately owned. So with regard to
16 the long-term future, I think that for the most part
17 the use will stay similar. What happens to the west,
18 again, we have no vested interest in that or no
19 control over that.

20 19:35:49 With regard to the environmental impacts,
21 which I think is a very valid point and I know there
22 are a lot of concerns about that, all we can tell you
23 tonight is we are going to be held to a standard that
24 will be implemented to us by the City to make sure

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1 that we are doing everything to eliminate any negative
2 impacts. Like I said, if there's a potential for us
3 to improve a situation, we would.

4 We've talked about the green infrastructure.

5 19:36:19 To be honest with you, that's not something that we
6 typically do. When we sit down and have conversations
7 with an expert who understands the infrastructure, the
8 green infrastructure, how that works, how that could
9 benefit a community, how that could benefit the
10 19:36:35 environmental issues, recharging the ground water,
11 things like that, we would certainly be willing to
12 have those conversations.

13 The only thing I do want to make clear --
14 and you've heard me refer to 7200 to 9500. Based on
15 19:36:45 our conversations with the market, we've come in and
16 requested the RS-4, which is a 6600 minimum square foot
17 lot. We are also open to discussions that would limit
18 the lot size to something larger than that, but I want
19 to be clear that at a certain point a lot will become
20 19:37:05 unmarketable at a certain size. 7200 square feet --
21 which is what Harvest Hills is by the way; that was
22 their minimum lot size -- we think that there's probably
23 a discussion within that.

24 The next zoning is 8400 minimum. That's

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1 probably right on the edge, and that is one of the
2 reasons we also requested the RS-4 zoning is because
3 the minimum lot size enabled us to do what we wanted
4 to do but the RS-3 did not. Is there probably a lot
5 19:37:32 size in between those that would make sense? There is
6 possibly is.

7 MEMBER DOYLE: Could you just clarify
8 your comment about property to the west of this parcel?
9 What do you mean when you say that you can't control
10 19:37:45 it and you have no interest? That property is
11 unincorporated Campton Township and to the south of
12 that is unincorporated Blackberry Township. What are
13 you suggesting will happen there in the future?

14 MR. SEGOBIANO: The only thing I'm
15 19:38:01 commenting on is your comprehensive plan shows that
16 property in the comprehensive plan as rural
17 residential.

18 MEMBER DOYLE: Because it's part of
19 actually territorial --

20 19:38:11 MR. SEGOBIANO: Because it's available
21 for annexation.

22 MEMBER SCHUETZ: I have a general
23 question, and I'm curious as to your comments or how
24 you see this.

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1 There's some businesses out there that are
2 farming, if you will. Farms in general, how do you
3 think this would affect them in a positive light?
4 What kind of --

5 19:38:37 MR. SEGOBIANO: That's a great question.
6 We see every day on edge developments residential areas
7 up against agricultural areas, and I live -- there's a
8 farm in my back yard.

9 So from an environmental standpoint and from
10 19:38:55 impacting the farming -- and, again, I'm not a farmer,
11 but we would obviously go through the appropriate
12 channels and get the appropriate people involved. It
13 is our opinion, though, based on years of development
14 that the impact on the farming would not be negative.

15 19:39:10 On the farming operations themselves, there would be
16 no impact on that.

17 From a business standpoint it is, quite
18 frankly, our opinion that we could have a positive
19 impact on the current business outlook.

20 19:39:22 We understand the sensitivity to that issue.
21 We do not want to negatively impact anyone's business
22 and we think -- when I spoke earlier about the access
23 issues -- again, I can't give you any promises here,
24 but we could look at that and work with that issue. I

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1 think we could positively impact that business.

2 So the net/net impact would be positive
3 because we wouldn't impact the farming operations is
4 our opinion, and we also believe that we could impact
5 19:39:53 the business operations in a positive way. And, in
6 essence, there's going to be more people. They're
7 coming home in the evening; they're around on the
8 weekends; we can connect bike trails. It's just going
9 to bring more people.

10 19:40:17 MEMBER AMATANGELO: Mr. Segobiano, did I
11 say that right?

12 MR. SEGOBIANO: You did.

13 MEMBER AMATANGELO: Something that you
14 said earlier, are you saying that you are willing to
15 19:40:26 at some point, if necessary, reduce the density if
16 need be?

17 MR. SEGOBIANO: I think that's possible.
18 What's important for us is a lot size that's marketable
19 and can get the product out there that the market
20 19:40:41 desires.

21 So we're not here saying we want as much
22 density as possible. That's really not how we're
23 looking at this. We're looking at this by saying what
24 is an appropriate lot size. If that appropriate lot

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1 size takes to us a lower density, then so be it.

2 So yes, that is possible.

3 MEMBER HOLDERFIELD: Just one question.

4 When we're talking about this lot size,

5 19:41:07 again, 6600 square feet, what's the visualization? Do
6 you have a rule of thumb square footage of the house
7 that might sit on that property?

8 MR. SEGOBIANO: On a 6600-square-foot lot
9 you could get a ranch home probably in the neighborhood
10 19:41:23 of 24-, 2500 square feet. You could probably get a
11 two-story home close to 4,000 square feet.

12 MEMBER HOLDERFIELD: Up to 4,000 on a
13 two-story?

14 MR. SEGOBIANO: Setbacks are, obviously,
15 19:41:38 important. Again, we want to be clear that what we're
16 doing right now is getting the underlying zoning.

17 Then when the builder comes in, it would be up to him
18 to work with the community with regard to -- in other
19 words, if they wanted a variance on the side setback,
20 19:41:54 then that's when you guys have another opportunity to
21 go through that process.

22 MEMBER GAUGEL: A couple questions.

23 This lot size that you keep coming back to,
24 specifically the way you mentioned earlier that lot

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1 sizes over 11,000 square feet you currently have a
2 20-year supply; is that correct?

3 MR. SEGOBIANO: Yes.

4 MEMBER GAUGEL: How many parcels does
5 19:42:21 that equate to, and where did this come from? Because
6 I can't picture that.

7 MR. SEGOBIANO: There's actually
8 three main communities that have inventory left, and of
9 those, 80 percent of that inventory is in The Reserves
10 19:42:37 on 31. They have about 100 -- I think they have
11 almost 100 lots left in there. There are a few lots
12 left in Artisan Springs and a few lots left in
13 Majestic Oaks.

14 MEMBER GAUGEL: The second question I
15 19:42:54 have is, is your plan anticipating something to happen
16 with Brundige Road to the east for that to be connected
17 through to this parcel?

18 MR. SEGOBIANO: No.

19 MEMBER GAUGEL: Is your plan also
20 19:43:06 anticipating future development to take place in
21 Blackberry or in Geneva area or in Campton Hills?

22 MR. SEGOBIANO: No.

23 MEMBER GAUGEL: So this is strictly
24 standalone?

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1 MR. SEGOBIANO: This is -- again, we
2 want to be clear, this is city of St. Charles.
3 Outside of St. Charles what happens, we obviously have
4 no control of it, but we really have little concern.
5 19:43:28 We think St. Charles is a great market. We think this
6 is a great opportunity for the city, and so our focus
7 is 100 percent on this piece.

8 MEMBER GAUGEL: If I could ask staff a
9 question, as well.

10 19:43:40 In terms of the infrastructure that would
11 need to be brought out to this, is this a typical -- I
12 don't know what typical really is, I guess, but would
13 this be a cost that would be expected? More than
14 expected? Under? What's the estimate as to how the
15 19:44:04 infrastructure will be brought out and the impact it
16 will have on the City?

17 MR. COLBY: The City has not performed
18 any kind of analysis to determine what those numbers
19 are. The expectation is there would likely be a study
20 19:44:17 of that and the impact to other taxing bodies as a
21 result of this development should the developer proceed
22 with the project. I believe the developer made
23 reference to them having some numbers, but we do not
24 have any data we could produce.

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1 MEMBER GAUGEL: Thank you.

2 MR. SEGOBIANO: We have assumed in our
3 numbers at this point that, obviously, we'll pay all
4 of the impact fees, all the current tap-on fees, and
5 19:44:42 we also pay for any improvements that need to take
6 place with regard to utilities to the site.

7 We have talked about if there's a need,
8 collective need to feed water up to the north and loop
9 it. We've talked about that, but other than that, it
10 19:44:58 is all on our dime, and we are not requesting any
11 subsidies, any financial waivers for variances at all
12 from the City or from anyone for that matter.

13 MEMBER KESSLER: Let me just tack onto
14 what Steve said. You say there's a 20 -- about a
15 19:45:22 20-year supply of these sized lots available now. Why
16 do we need these? Why do we need more?

17 MR. SEGOBIANO: That's exactly the point.

18 MEMBER KESSLER: You said there's some
19 alarming lack of this.

20 19:45:38 MR. SEGOBIANO: Of the large lots. The
21 more medium-size lots are selling extremely well in
22 Chicagoland. In fact, I think there was a development
23 in St. Charles that sold out very quickly with
24 smaller-sized lots.

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1 We're proposing a smaller single-family lot
2 than what is currently available in the inventory.
3 The 20-year inventory is 11,000 and above; home prices
4 are 500- to \$800,000. We're proposing a lot size in
5 19:46:04 the 66- to 7200 square foot range that would basically
6 occupy a home in the upper 2s and lower 3s.

7 MEMBER KESSLER: If there was no more --
8 I guess I'm trying to frame this. This isn't in the
9 city now. There's no other place available within the
10 19:46:27 city limits to build a development like this. That's
11 what you've discovered; is that correct?

12 MR. SEGOBIANO: That's our view based on
13 the comprehensive plan, yes.

14 MEMBER KESSLER: So if there's nothing
15 19:46:40 there, I don't see the need then.

16 MR. SEGOBIANO: That's a fair question
17 and I think that becomes really one of opinion. And
18 our opinion is that based on our conversation -- and I
19 have to say this was refreshing talking with the
20 19:46:54 school district. As developers we typically are told
21 that, "We don't want anymore houses," but in our
22 conversations with the school district, they were very
23 supportive of family homes.

24 The other thing I think we all want to

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1 understand is St. Charles is the town, the city of
2 families. I mean, it won the Family Circle.

3 We think that it's important to keep stock,
4 long-term stock -- this isn't just short-term, but
5 19:47:21 long-term housing stock in the city of St. Charles
6 that new families can come in and afford.

7 Now, they may move up to one of those big lots
8 at some point, but as far as getting into St. Charles,
9 there's very little inventory for those that want a
10 19:47:36 new home that is in that first-time buyer or what we
11 call the first-time move-up. Most of those large lots
12 are not first-time move-up; they're second-time move-up
13 lots. Meaning that that's really it; they have kids
14 that are in high school.

15 19:47:52 We envision families being in this community
16 who have a number of kids. We also envision the empty
17 nesters. We envision ranch plans in there to where if
18 you're outside of St. Charles and you want to be in
19 St. Charles, you have a family home, you have somewhere
20 19:48:07 to move and remain in the community.

21 So it's a very different product, a very
22 different mindset with regard to the purchaser.

23 MEMBER KESSLER: I don't want to ignore
24 the elephant in the room. You say that you're focused

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1 on this lot you have no control over to the west and
2 have no control over the developments in Geneva or any
3 of the other adjoining properties, but yet we have
4 letters from Kane County, Garfield Farm, Fox Civic
5 19:48:35 Organization that all say that it doesn't meet the
6 standards of the comprehensive plan or the historic
7 designation of Brundige Road. How do you respond to
8 that? It's a big consideration.

9 MR. SEGOBIANO: Our response to that is
10 19:48:51 we understand those people have a personal vested
11 interest, and they are from outside the city of
12 St. Charles, and they have a personal vested interest
13 in seeing it remain open space. We understand that.
14 We get it. And that's -- real estate development, by
15 19:49:07 the nature of it not everyone is going to be happy.
16 By the nature of it that's the way it is.

17 Right now our obligation is to the city of
18 St. Charles first. It doesn't mean that we don't have
19 an obligation to work with the people outside the city
20 19:49:22 of St. Charles, the County, Campton Hills, Geneva. We
21 have that obligation and, in fact, we've met with some
22 of those people, and we will continue to meet with
23 them to do whatever we can to make the development
24 better for them. But at the end of the day we're just

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1 going to have a different view on things.

2 MEMBER KESSLER: How do you -- how do
3 you view the impact on the rustic road?

4 MR. SEGOBIANO: You know, that's a good
5 19:49:49 question and I don't know that we have a definite
6 answer at this point. I think the access is probably
7 going to be one of the issues in answering that
8 question. You know, it would be our preference to
9 impact it as little as possible.

10 19:50:02 MEMBER KESSLER: Do you agree that you
11 will impact it?

12 MR. SEGOBIANO: I don't know. I think a
13 lot of it will depend on the direction of the traffic.
14 We understand that there's concern about direct
15 19:50:12 traffic going to the north on Brundige. It's gravel
16 road. We really don't know that people prefer to take
17 a gravel road unless they're forced to.

18 So I think what we would probably do is work
19 with our traffic engineers to make sure as much of the
20 19:50:27 traffic as is physically possible can stay on 38,
21 whether it's going to the train station to the west,
22 whether it's going out to the east.

23 CHAIRMAN WALLACE: All right. Any other
24 questions from the Plan Commissioners?

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1 (No response.)

2 CHAIRMAN WALLACE: All right. We'll
3 take questions from members of the audience.

4 MR. SEGOBIANO: Thank you very much.

5 19:50:55 CHAIRMAN WALLACE: Does anyone have
6 questions?

7 Yes, sir.

8 MR. LEWIS: Question or statement?

9 CHAIRMAN WALLACE: We'll try to go with
10 19:51:05 questions first if there's anything directly relating
11 to what was said.

12 Sir?

13 MR. JOHNSON: Hi. My name is
14 Jerome Johnson. I'm with Garfield Farm Museum and a
15 19:51:23 life-long resident of Campton Township, Campton Hills,
16 and St. Charles, and also have a deep affection for this
17 region. Many of our constituents of Garfield Farm are
18 from around not just Kane County but from northeastern
19 Illinois and 37 other states.

20 19:51:36 My question is, there has been extensive
21 planning on this through several different planning
22 cycles, and why is it all of a sudden that this is now
23 a new plan? If one has not wisely invested in a piece
24 of property for development purposes, why are we, any

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1 of us supposed to be responsible for that risk? And so
2 why is it all of a sudden the County's extensive
3 planning for the Settlements of LaFox for this
4 property is now suddenly out the window?

5 19:52:15 Thank you.

6 CHAIRMAN WALLACE: I don't know if the
7 applicant wants to offer a response to that.

8 MR. SEGOBIANO: You know, our only
9 response with regard to the Settlements of LaFox is
10 19:52:27 we're familiar with it, but, again, that was 10 years
11 ago, whenever that was done. It was done with the
12 County. So really this is just a different plan based
13 on the fact that that owner has proceeded to go in a
14 different direction than the owners that own the rest
15 19:52:46 of the property as part of the Settlements of LaFox,
16 and we really have no comment with regard to the
17 Settlements of LaFox.

18 CHAIRMAN WALLACE: Sir?

19 MR. TRIMBLE: Name is Owen Trimble,
20 19:53:03 T-r-i-m-b-l-e. I'm from north of Campton Hills quite
21 a bit.

22 What I'm concerned about is the recharging
23 of the aquifer. When you start using up more and more
24 water, the recharge rate is not at the same rate that

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1 you withdraw. So what you withdraw per day, per unit,
2 whatever, is not recharged at the same rate no matter
3 how much water falls.

4 The other thing is about safety. Where is
5 19:53:35 the nearest fire department, police department? How
6 is the access points coming through those?

7 I live on a rustic road, Crawford Road, and
8 at one time it was gravel road for 10, 15 years. It's
9 not a desirable place to be when you've got traffic
10 19:53:55 going down that road, be it a farm tractor and/or car
11 traffic. There will be serious complaints about rocks
12 being thrown up on their cars, dents, and paint being
13 chipped, and everything like that.

14 Detention ponds. Will there need to be
15 19:54:11 detention ponds for the runoff of all the buildings?
16 I have no idea. I'm just bringing this stuff that
17 I've written -- jotted down.

18 Is this development going to pay for itself?
19 We know dog gone well for the past 40, 50 years nothing
20 19:54:36 is paying for itself. We're paying for it right now.
21 I was here at a development committee meeting several
22 months ago when the Kane County committee chairperson
23 or something like that and the Chicago Metropolitan
24 Planning Commission stated that by the year 2015 -- or

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1 2030 there will be a serious shortage of lower middle
2 class housing available, that the lower middle class
3 that are under 74, \$87,000 will find it very difficult
4 to get a house.

5 19:55:15 Now, I'm part of that because I'm retired now.
6 I'm on a fixed income and all I see is annexation of
7 political boundaries, the taxing bodies. I'm being
8 supposedly annexed by Gail Borden Library District,
9 which to me will be an additional 400, maybe \$500 on
10 19:55:38 my tax bill.

11 And the taxing bodies have to be addressed.
12 Right now if you take a cell phone, an iPad, whatever,
13 you swipe your big thumb over it, you can access any
14 book in the library, any book in the congressional
15 19:56:02 library. Why do we need a library district? Why do
16 we need a building? The libraries right now basically
17 are functional obsolescence. And I have a serious
18 problem with the higher cost of taxes in Illinois, and
19 they're only going to get worse, especially
20 19:56:22 Springfield. Where does the money come from?

21 Locally here, your neighbor, Batavia, they
22 just had to have a meeting with Suncast, I guess it is,
23 a notice in the paper today that Suncast Corporation,
24 they have 1200 employees, and they were either going

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1 to be forced to move out or try and lower the cost of
2 electricity coming to their building. They plan on
3 expending their building. Well, 1200 employees is a
4 heck of a lot of employees. What they make I have no
5 19:57:04 idea but 7.5 --

6 CHAIRMAN WALLACE: Sorry to interrupt.
7 I think we're kind of straying a little bit from the --
8 from what we're relating this to, which is specifically
9 on the land use and zoning part of it.

10 19:57:18 MR. TRIMBLE: Yes. But as you change
11 the land use, all of a sudden the multiplier to the
12 taxpayers accelerates. And where do we stop?

13 MEMBER KESSLER: So your concern is the
14 fiscal impact to the residents in the area?

15 19:57:33 MR. TRIMBLE: Yes.

16 MEMBER KESSLER: Okay. Thank you.

17 MR. TRIMBLE: Thank you.

18 CHAIRMAN WALLACE: Yes.

19 MR. LEWIS: Thank you, Mr. Chairman. My
20 19:57:45 name is Philip Lewis -- and members of the committee.
21 My name is Philip Lewis. I'm a resident of St. Charles.
22 I also represent, basically, St. Charles from 7th Avenue
23 west to the St. Charles township line on the
24 Kane County Board. I have been in this position for

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1 seven years, and so I've participated in the planning
2 of this rural area that we're talking about here.

3 My question is -- and I'd like to take a
4 moment to frame the question a little bit for both
5 19:58:21 you, as well as the applicant.

6 The applicant has stated that this development
7 will benefit the city of St. Charles and its
8 residents. I disagree with that and my question will
9 be, after I frame it, why does the applicant believe
10 19:58:45 this will benefit the citizens of St. Charles.

11 Now, in order to frame that question I'll take
12 you back two decades. The community of St. Charles
13 has invested in a green space buffer on our western
14 border for two decades. Our citizens have invested
15 19:59:06 through the Kane County Forest Preserve millions of
16 dollars, the Kane County Park District millions of
17 dollars, the City of St. Charles many millions of
18 dollars, the Geneva Green Space 10s of millions of
19 dollars, the Geneva Park District 10s of millions of
20 19:59:34 dollars.

21 So our community, we the citizens of
22 St. Charles and our neighbors have invested 10s of
23 millions of dollars in creating a green buffer on our
24 western border. You sit at the precipice of

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1 maintaining and sustaining that investment.

2 This development, in my opinion, because of
3 its density is a proposal to leap frog that investment
4 that our community has made and establish a suburban
5 residential district a mile-plus west of what the City
6 of St. Charles has historically planned as our western
7 suburban residential district, and I do not see that
8 as being beneficial to the community of St. Charles
9 and the citizens of St. Charles. So I have put my
10 name to a letter to this committee stating that fact.

20:00:12

20:00:38

11 I firmly believe that fact, and I would
12 encourage you, should you decide to annex the Bluffs
13 of St. Charles -- at this point I would not recommend
14 that you do that, but should you decide to do that,
15 I'm basically okay with that under the context that
16 you follow through on your plan of 2013 Chairman
17 Wallace referenced tonight that identifies that site
18 as rural residential.

20:01:02

19 Rural residential drops the density from
20 285 to in the neighborhood of the Settlements of LaFox
21 which was referred to earlier of about 90 houses,
22 85 to 90 houses, which the applicant specifically said
23 makes the proposal -- or puts the proposal in jeopardy.

20:01:27

24 And I'm not debating that. We've established

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1 Persimmon Woods on lots of 1-acre plus. We've
2 established -- let's see. I made a few notes here.
3 We've established Crane Road Estates that's in county;
4 they're certainly on 1-acre plus, very beneficial to
5 20:02:09 the city of St. Charles; Wild Rose is another county
6 adjacent to the city of St. Charles 1-plus-acre lots,
7 very beneficial.

8 So my question after this framing of the
9 question, I ask the applicant, given the context of
10 20:02:27 what our citizens have invested in in creating a green
11 buffer, how will this dense -- highly dense, in my
12 opinion, of nearly 300 homes benefit the citizens of
13 St. Charles?

14 MR. SEGOBIANO: So I think there's a
15 20:02:55 couple things there. The first thing is regarding the
16 green buffer.

17 Quite frankly, it is our opinion that
18 100 acres located where this is directly south of a
19 youth detention facility will not destroy the green
20 20:03:13 buffer. There is substantial property to the west
21 that would more than likely establish a true green
22 buffer. So we don't feel that that's really a valid
23 concern.

24 You know, millions and millions of dollars

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1 were spent on the green buffer, and I think I'm probably
2 correct in saying most of that was through the
3 acquisition of the Kane County Forest Preserve
4 District and Geneva. That will be maintained. The
5 20:03:44 Kane County Forest Preserve does own property adjacent
6 to this and Geneva does, and I believe there's a
7 boundary agreement. If not, the property has been
8 annexed to the point where there's no issue.

9 So we don't believe this will negatively
10 20:03:55 impact the green buffer. In fact, I've supported the
11 green buffer being a resident of St. Charles. We
12 don't think that will impact that at all.

13 We think the benefits will come through in
14 the fiscal impact analysis. We feel the tax revenue,
15 20:04:09 the cost -- and there was a gentleman that spoke a
16 little bit about will this development pay for itself.
17 That's a very valid concern that I think the citizens
18 of St. Charles should have. I think we can show
19 through the impact analysis, fiscal impact analysis,
20 20:04:23 that, in fact, this development will pay for itself.

21 Based on our understanding we will create
22 new utility users without upgrade to the infrastructure
23 but potentially for the sanitary. The electrical
24 system is capable of handling this. There will be new

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1 customers to the St. Charles electric company.

2 We think from a long-term quality life
3 standpoint -- again, we're the city for families.
4 Families aren't going to move and live on open space.
5 20:04:54 Families are going to move to communities and spend
6 real dollars in the local economy. So we think it
7 could even benefit 1st Street. It could benefit the
8 new mall, Charlestowne Mall, The Quad.

9 So we think that there are long-term benefits
10 20:05:13 economically, quality of life, schools. Again, if we
11 started to get kids back in school in that young age
12 group, we're paying the impact fees for the schools
13 and the park districts.

14 So we think that there are substantial
15 20:05:26 positive impacts. But, again, we'll be more than
16 happy to talk about that more in detail when we do a
17 fiscal impact analysis.

18 CHAIRMAN WALLACE: Yes?

19 MR. FRASZ: Hi. My name is Drew Frasz,
20 20:05:40 F-r-a-s-z. I am also on the Kane County Board, and
21 I'm here along with Mr. Lewis who already spoke and
22 Barb Wojnicki, we're all board members that live out
23 in the area there.

24 I'd like to give you a little bit of

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1 background on the area. I've lived out there, I'm a
2 neighbor down the road, about a mile down the road
3 from this area. As a resident I took part in the
4 Brundige Road rustic road designation. It was about a
5 20:06:13 seven-year process. The County has the only rustic
6 road program in the State of Illinois. It's very
7 unique. We only have four roads that have made it
8 onto this designation. Brundige Road is one of them.

9 What is a rustic road? It's very similar to
10 20:06:29 a historic district like we have right up the hill
11 here except in a rural area where we're trying to
12 preserve not only the structures, but creeks, setbacks,
13 both physical and manmade elements, as well as natural
14 elements. So Brundige Road has been involved with
15 20:06:50 that for quite some time.

16 About 14 years ago I stood at this podium
17 and along with 17 other public and private entities
18 opposed a PUD development out there that was proposed
19 to be annexed to the City of St. Charles called the
20 20:07:04 Grand Prairie development. The City rejected it. It
21 went back to the County, which is what our goal was.
22 We weren't just saying, "Don't do anything out here."
23 We were saying, "Do something appropriate."

24 At that time the residents of the area sat

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1 down with the developers, one of which is the seller
2 of the property here, and we did a groundbreaking thing;
3 we worked together. When it was ultimately successful,
4 it was called the Settlements of LaFox instead of
5 20:07:33 Grand Prairie, and it was looked at as a model of
6 collaboration and a very successful thing for all
7 parties involved.

8 We would like to see this area -- if it is
9 going to be developed, we would like to see it
10 20:07:45 developed under the County's guidelines because we
11 have a long history in that area; our staff has a long
12 history in that area. You do have the County's
13 report. It covers water resources, which was mentioned
14 earlier, and a lot of different elements.

15 20:07:59 So the rustic road is one element out there.
16 This is where my question comes in. I'd like to know
17 how the developer intends to deal with some of the
18 facilities that are sited to the east of this property.
19 As is mentioned, it's over a mile from the nearest
20 20:08:15 developed neighborhood, Heritage Hills, to this
21 parcel, and there's nothing between there that will be
22 available for future development. There will be no
23 connectivity from this neighborhood to anywhere else
24 in St. Charles other than by getting in a car and

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1 driving there.

2 These facilities sited out there because
3 they're somewhat undesirable things that you would not
4 want in the city limits. We have the IYC correctional
5 20:08:41 facility just north of this property. We have two
6 highway maintenance facilities, one owned by the City
7 of St. Charles and one owned by the State of Illinois.
8 Between the two of them they have three big cell
9 phones, and they do go 24/7 when it's snowing out.

10 20:08:57 We have -- the St. Charles police department
11 recently opened an outdoor shooting range, and you
12 hear that for miles. I can hear it at my house, and
13 I'm much farther away than this parcel you're talking
14 about here.

15 20:09:07 We have the St. Charles leaf composting area.
16 That's a very beneficial facility for the citizens of
17 St. Charles. In the fall the leaves are taken out
18 there. You don't have to haul them to a landfill or
19 any other facility far away. It's very convenient but
20 20:09:20 it generates noise and odor and directly abuts this
21 parcel to the east.

22 The St. Charles Aero Club, who I believe are
23 going to make comments today, they just signed a
24 10-year lease. This is the model airplane field, and

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1 they essentially overfly the parcel. The renter on
2 one of the farmhouses on the parcel has complained
3 about it. He's only one person on 96 acres. I can
4 guarantee you you're going to hear calls. Aldermen
5 20:09:49 are going to get calls on the shooting range and the
6 Aero Club very quickly, and they have a 10-year lease.
7 So I'm just kind of perplexed that they would
8 consider proposing something that would jump over those
9 areas and site right next to it.

10 20:10:06 I don't like complaining about something
11 without offering solutions for an alternative. Two
12 possible scenarios exist.

13 Rural residential development, as your
14 comprehensive plan shows, is part of a PUD under
15 20:10:19 Kane County. The advantage of doing this under a PUD
16 which has already been done -- Settlements of LaFox
17 has been put on hold, but that plan, that holistic
18 approach to the area, it included an internal roadway
19 system and a bridge that preserved the rustic road, and
20 20:10:36 we could live with that. This plan does not do that.
21 That plan preserved the tree line. They
22 said there's no wood on this property. There's a big
23 stretch of pine trees. Those were preserved in the
24 original agreement; they're not preserved.

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1 There's a barn structure on the property.
2 City of St. Charles wanted to have that structure
3 along with the surrounding land for a park district
4 facility. This plan proposes tearing it down.

5 20:11:02 So that would be one alternative. Although,
6 any residential development there no matter how small
7 is going to have to deal with the issues of the gun
8 club, and the Aero Club, and the leaf composting right
9 next door. We believe that the best alternative would
10 20:11:18 be if one or more entities were to pull together and
11 purchase this land. As County Board members we also
12 sit on the Kane County Forest Preserve, and we would
13 be proponents of that, and there's a possibility of
14 partnering with other people.

15 20:11:32 So, essentially, we have a long history of
16 building this green space and rural complex out there
17 that provides transition and buffer for westward
18 growth, provides definition between communities, and
19 in 14 years of being involved both as a citizen and an
20 20:11:50 elected official with development issues, I've never
21 seen a proposal that comes in and just stomps on
22 everything that's been done in the area for the last
23 20 years.

24 So I do oppose it. A couple of comments --

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1 I'm happy to answer any questions to the best of my
2 ability on the County's water resource. In your
3 comments from Kane County, Paul Schuch, our water
4 resources director did include a chapter on that.
5 20:12:18 Prairie Green, the parcel that Geneva owns, and
6 Kane County Forest Preserve has acquired three other
7 surrounding parcels. That whole area is considered a
8 aquifer recharge area. There are no wetlands on this
9 piece, but the water does run down to Prairie Green
10 20:12:38 for the most part and also runs down Mill Creek, so
11 there is a water issue there.

12 The school district comment I'm kind of taken
13 aback by. I guess as somebody said, most elected
14 officials get comments on property taxes. I would
15 20:12:53 think if the school population is dropping, rather
16 than trying to support things like this to fill those
17 seats, they may want to consider reducing costs and
18 reducing property taxes.

19 That's all I have. Thanks for your time and
20 20:13:07 I'd really like to compliment your development
21 department staff for including and reaching out to
22 everybody on this very early stage. I think that's a
23 good thing to do and we appreciate it.

24 Do you have any questions? Otherwise,

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1 that's it.

2 CHAIRMAN WALLACE: All right. Thank you.

3 MR. SEGOBIANO: Thanks, Drew, for the
4 questions, and I think there are certainly some very
5 20:13:29 appropriate questions in there, and I think that there
6 are some valid concerns.

7 With regard to the current uses out there,
8 we have spoken with several builders. We have spoken
9 with people in surrounding neighborhoods who hear
10 20:13:42 those exact uses, and the response we're getting from
11 everyone is it's not an issue.

12 Now, there's certainly some validity when
13 people move in. I understand that but what we would
14 do is basically focus groups and make sure that this
15 20:13:58 is not an issue. We don't at this point assume it's
16 going to be an issue. One builder actually told us
17 who visited the site, understood the noise level that
18 the aero port is actually a positive; he saw that
19 being a positive for families. It's not in the middle
20 20:14:14 of the night, it could be early in the mornings, but
21 they saw that as a positive.

22 There are people in Geneva and St. Charles --
23 in fact, Harvest Hills -- who hear the gunshots. I
24 hear the gunshots when I'm over at Campton Park. So

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1 I'm not sure that that's an issue but we understand
2 the question.

3 The Settlements of LaFox, the PUD is expired.
4 So, in fact, there is not a PUD on that property. There
5 20:14:40 is underlying zoning.

6 When the Settlements of LaFox was done, it
7 was 1200 acres. So when we start to peel the onion
8 back and talk about one small segment of Settlements
9 of LaFox, it's hard to compare apples to apples. There
10 20:14:59 were, obviously, several units. As the development got
11 closer to the train station, I believe it became very
12 dense, and so that was the case with Settlements.

13 The pine trees on the site, we would have an
14 arborist out. We've already had an arborist out on a
15 20:15:14 preliminary level, and they are claiming that the trees
16 are diseased, and we would obviously get a couple of
17 opinions on that to either confirm or deny that, and
18 based on that finding we would take the appropriate
19 action.

20 20:15:26 The barn that the Park District had identified
21 came back with the conclusion that there's no storage
22 significance with that barn, and, in fact, at the end
23 of the day they decided that they did not want the
24 barn is what we were told.

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1 The water resource -- I want to make sure
2 one thing is clear. There's really two issues on the
3 water resource issue. There's the depletion of the
4 aquifer which happens in county developments. County
5 20:15:51 developments tap into the aquifer to get water. This
6 proposal is going to be on city water. We will not at
7 all be impacting the depletion of the aquifer.

8 As far as runoff and getting down to
9 Mill Creek, there are standards that are put in place
10 20:16:07 by Federal, County, and even local agencies that would
11 demand that any water that would go into the Mill
12 Creek watershed would have to be of a certain quality.
13 In fact, I would probably even state that it would
14 probably be of better quality than what it is
15 20:16:22 depending on what herbicides or pesticides are used on
16 the current farm. So in that case we think we could
17 be improving the quality of the water that's going to
18 the Mill Creek watershed.

19 CHAIRMAN WALLACE: Ma'am?

20 20:16:36 MS. LLOYD: My name is Susan Lloyd, and
21 I live just up the hill. I'm also associated with
22 Garfield Farm. I have a couple questions.

23 I have been through a situation where the
24 St. Charles School District was considering closing

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1 schools. In fact, my daughter went to Lincoln School,
2 and it was on the slate to be closed because the
3 enrollment was dropping.

4 Enrollment is cyclical and I don't care what
5 20:17:06 anybody says, all of a sudden we didn't have enough
6 classrooms, we didn't have enough desks. And I don't
7 see how the school district can be saying, "Oh, we're
8 losing enrollment, and we need to have more families
9 come in because we're losing enrollment." It's
10 20:17:25 happened before. It's going to happen again, and
11 we're going to all of a sudden find ourselves with a
12 dearth of children, just tons of children moving in.

13 The other question I have is, you're talking
14 about 295 homes with an average of two cars each, and
15 20:17:41 you're putting almost 600 cars on a rural road, a
16 rustic road. I don't see how that road can survive.
17 And it's obviously not safe to put cars out onto
18 Route 38 as a direct access. Even if you're doing a
19 right turn-in/right-turn out, it's not a safe road,
20 20:18:02 it's not a safe location for an access point.

21 Also, across Brundige Road, you have a
22 wonderful resource in Heritage Prairie Farm. What is
23 that going to do to that facility?

24 I just feel that we're asking the citizens

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1 of St. Charles to approve a development that is going
2 to put a stress on -- when I say school district, I
3 mean whatever school those children are going to. To
4 have to be bussed there, you're putting a load on
5 20:18:39 environmental bus traffic, you're putting on a load on
6 a school -- I'm assuming it's going to be Wasco School
7 that's going to be taking in the students because
8 that's the closest one. What are the facilities at
9 Wasco? At one time Wasco School couldn't even be
10 20:18:57 expanded because there were too many classrooms and
11 too many students, so they had to redistrict.

12 I'd just like some comments on all of those
13 questions. Thank you.

14 MR. SEGOBIANO: With regard to the
15 20:19:14 enrollment, obviously, I'm not an educator or
16 administrator, so I can't speak to that specifically.
17 Obviously, we would research that issue, but it is our
18 opinion and based on the experience we've had that if
19 there's not housing stock, school enrollment does not
20 20:19:32 come back.

21 Housing stock is key and housing stock needs
22 to be a variety, and I think the comprehensive plan
23 does a great job of addressing that issue. There needs
24 to be a variety of housing stock for people to be able

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1 to afford that have younger kids.

2 So we think that, obviously, it's going to
3 improve to a certain point, but I don't know that
4 based on what the school district is projecting, and
5 20:19:57 the projections are actually continuing to decline, on
6 exactly where that issue will end up.

7 Regarding the traffic impact, we certainly
8 are sensitive to that point. At this time we can't
9 argue with any suggestion that traffic is going to do
10 20:20:13 X, Y, or Z until we do a traffic impact analysis, and
11 there are certainly ways that we could try to mitigate
12 traffic going certain directions.

13 Heritage Prairie Farm, again, we understand
14 it's there. We respect that business. My wife actually
15 20:20:30 frequents that business. We like that business. The
16 last thing we want to do is to negatively impact their
17 business. And, again, we don't -- at this time, based
18 on our opinion, we don't feel that we would.

19 The bus barn is literally a half mile from
20 20:20:45 this facility. At this time the school district has
21 not commented on which school these kids would attend.
22 I think what would probably happen is they'd have to
23 wait and see what the enrollments are at different
24 schools. But, again, the bus barn being down the

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1 street, I don't know that it would have an impact on
2 bus traffic or cost to the school district. And,
3 again, we don't know what school they would be
4 attending at this point.

5 20:21:14 CHAIRMAN WALLACE: Yes?

6 MS. NEILER: Good evening. My name is
7 Donna Neiler, and I live in LaFox, 1N370 LaFox Road,
8 and I want to thank you for giving me the opportunity
9 to speak.

10 20:21:30 I do have a question, and I don't know the
11 particulars of how this would be handled, but the
12 physical plan of providing the electricity, water, and
13 sewer. I know you would have to bridge that through
14 probably the boys' facility. Who pays for the cost to
15 20:21:44 get it across Route 38? Is that borne by the
16 developer, or is the City of St. Charles going to have
17 to incur any expense in that?

18 MR. SEGOBIANO: At this point it is our
19 understanding and our commitment that we would be
20 20:22:05 responsible for extending the utilities. Obviously,
21 we would look at the routes, and if there's opportunity
22 to improve the routes and improve other areas of
23 St. Charles, we would work with the City in doing that.

24 But as far as getting the utilities from

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1 point A to point B, those costs are ours.

2 CHAIRMAN WALLACE: Yes, sir.

3 MR. CULBERTSON: Good evening,

4 Mr. Chairman, my name is Todd Culbertson,

5 20:22:37 C-u-l-b-e-r-t-s-o-n, and I'm a board of director

6 member for government and community relations for the

7 Fox Valley Aero Club in St. Charles.

8 With your permission I have some exhibits if
9 you wouldn't mind to be passed out. They might not be

10 20:22:52 obvious on some of the slides that the applicant has
11 provided.

12 CHAIRMAN WALLACE: That's fine. Since
13 it is a concept plan, it isn't a public hearing so
14 they aren't actual exhibits, but any information for
15 20:23:10 us to consider would be fine.

16 MR. CULBERTSON: I'm joined by my fellow
17 board members for the Fox Valley Aero Club Tom Spriet,
18 our president, by Dave Murray, who flies a Boeing 777s
19 is our vice president, and Tony, who is our chairman
20 20:23:25 of membership joining me tonight and, again, we're all
21 residents. I'd like to first thank you for the
22 opportunity to make some brief statements in regards
23 to our concerns in opposition of the applicant's
24 proposed development.

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1 Can I first ask if any of the committee
2 members have actually been to the Fox Valley Aero Club
3 facility? If we can have a show of hands. Anybody
4 ever been there?

5 20:23:54

(No response.)

6 MR. CULBERTSON: I passed out the aerial
7 view in the exhibit provided. That will give you a
8 more detailed view of what our facility is. And the
9 trees directly to the west of our facility across from
10 20:24:09 the flying field is the -- will butt up against the
11 property that is being proposed.

12 Let me be completely clear about our
13 opposition. If this proposal is approved without any
14 accommodations for our club activities via a large
15 20:24:27 water retention area or substantial open space directly
16 west of our runway or any financial assistance for the
17 selection of an appropriate new site by our club, our
18 club and this new development could not feasibly
19 coexist in our opinion. Our club would have to
20 20:24:47 dissolve, and the implications would be far reaching
21 on the city and the community.

22 I'd like to briefly give you some background
23 on our club. We're chartered for what's called the
24 AMA, which is the Academy of Model Aeronautics, our

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1 hobby's sanctioning body. We abide by formal safety
2 regulations of the AMA in addition to our own club
3 safety regulations. We require paid membership in the
4 AMA, and as such, our club members and events are
5 20:25:19 fully sanctioned and insured.

6 The Fox Valley Aero Club was incorporated as
7 a not-for-profit corporation in the city of St. Charles
8 on May 13th, 1975. For over 40 years we've had
9 hundreds, perhaps thousands of members, residents of
10 20:25:38 the city of St. Charles participate. We moved to our
11 current location 10 years ago as expansion in the
12 community park had jeopardized the continued safety of
13 our activities at that site, although no incidents
14 occurred.

15 20:25:54 We currently lease the land from the City of
16 St. Charles for a renewed 10-year period of time. We
17 have made vast improvements to that facility totaling
18 approximately \$250,000, including a paved driveway
19 leading up to the facility from the 911 center,
20 20:26:12 including a parking lot, a taxiway, and an
21 800-by-50-foot runway paved. We have one of the best
22 facilities in the midwest, in the United States.

23 In addition to the shelter and the concrete
24 slab and all of the other improvements to the actual

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1 property, we have a great club of members, and safety
2 is an important criteria in addition to having fun and
3 being courteous to our neighbors.

4 Basically, there are going to be some
5 20:26:49 implications possibly if we no longer exist, and
6 suffice it to say local businesses benefit from our
7 events, restaurant, hotels, and other retail outlets.

8 Our club annual Christmas party is held at
9 the Hilton Garden Inn hotel, about 200 attendees.

10 20:27:08 Specific to our hobby there's Hobby Town USA right at
11 Randall Road and Route 38 that benefits from our
12 club's activities, and Robart Manufacturing located
13 here in St. Charles would be negatively impacted if
14 our club dissolved. We lease the land for our club
15 20:27:29 from the City and rent large meeting rooms at the
16 St. Charles township building, and we are a very good
17 paying customer.

18 Lastly, our club does wonderful things to
19 give back to our city and community. We donate to the
20 20:27:44 Salvation Army, Toys for Tots, we ship gifts to
21 soldiers overseas. Part of the proceeds from our
22 upcoming Warbirds & Classic event which will be held
23 at the end of June have wing spans in excess of
24 80 inches. We fly electric-ducted fan motors; we have

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1 propellers; we have gas and nitro engines; we have
2 real turbine jet engines installed in our planes. To
3 comment in regards to noise, it is an issue. That's
4 why we're there. If we cease to be there, where would
5 20:28:20 we go?

6 We've also participated in a Memorial Day
7 parade, and we recently attended the STEM-O-Rama,
8 which is Science, Technology, Engineering, and Math,
9 for the Cub Scouts. So we have their full support in
10 20:28:36 regard to what we do. All of this is in jeopardy if
11 the development happens, and the implications are far
12 reaching for the city and community.

13 This is not just an appeal for open space
14 but an appeal for continued existence of our club and
15 20:28:50 the benefits we provide to the city and its many, many
16 residents, hundreds and thousands over the years who
17 we also serve and will support us in opposition of
18 this development. Please allow us to continue to do
19 our part in making St. Charles the number one city in
20 20:29:04 the United States for families.

21 Thank you very much.

22 MEMBER DOYLE: Before you walk away, I
23 just have a follow-up question for, you if I may.

24 You started by commenting that if -- on the

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1 western edge of the parcel that you lease over the
2 tree line if there's not open space to the west of
3 that property line, a retaining pond or open field,
4 that you would be forced to move.

5 20:29:35 Could you elaborate on what the particular
6 issues are that -- what the conditions are that need
7 to be maintained in order for you to continue using
8 the parcel that you currently are leasing?

9 MR. CULBERTSON: Our current board has
10 20:29:53 adopted policies in regard to our no-fly zone
11 activities at the field. That first stand of trees,
12 as we call it, is our hard stop no-fly zone. The
13 property that's on the west side of that is actually
14 open farm field. That accommodates any flyby that
15 20:30:12 might happen by mistake or accident and that happens.

16 With the proposed development at a density
17 of 285 homes, I quite honestly couldn't see them
18 packing that parcel with the type of density that
19 would allow an adequate amount of space in that area
20 20:30:35 to allow for safety considerations for our club members.

21 MEMBER DOYLE: So it's a safety issue?

22 MR. CULBERTSON: Potentially.

23 MEMBER DOYLE: And what you're talking
24 about, then, is a buffer on the parcel in question?

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1 MR. CULBERTSON: Correct.

2 MEMBER DOYLE: How far into the parcel
3 are you saying that you need that safety buffer?

4 MR. CULBERTSON: Currently, as it is
5 20:31:01 right now that dirt road that leads back to the barns
6 and the house, which we do know the owner of that
7 property, and we do have a very good working
8 relationship. And, in fact, he contacts me directly
9 if we are in violation of that no-fly zone, and we
10 20:31:17 have heard from him once in the last two years after
11 we had an understanding of that no-fly regulation that
12 we've placed on our club members.

13 That is an infrequent event that we would
14 get anywhere close to that second stand of trees and
15 20:31:35 the house and the farm, but if there are houses there
16 in this proposed development, that runs some risk and
17 draws in mind question of safety potentially to any
18 homeowners if there isn't an adequate buffer space in
19 that cornfield area.

20 20:31:54 MEMBER DOYLE: Okay. And I ask because
21 I know that the concept plan that you presented included
22 a retention pond on the eastern portion.

23 MR. CULBERTSON: Correct.

24 MEMBER DOYLE: I'm just wanting to

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1 understand, like does the buffer go all the way to
2 Brundige Road? How far into the parcel are you
3 talking about in order to be able to safely operate
4 your club?

5 20:32:18 MR. CULBERTSON: Somewhere between that
6 first set of trees immediately west of our field and
7 the next set of trees, which would be close to that
8 dirt road leading to the house and the barn would be
9 considered a probably adequate buffer zone.

10 20:32:37 MEMBER DOYLE: Okay. Thank you.

11 MR. CULBERTSON: Yes, sir. Any other
12 questions?

13 (No response.)

14 MR. CULBERTSON: Thank you.

15 20:32:45 CHAIRMAN WALLACE: Yes, sir.

16 MR. SEGOBIANO: I would like to address
17 Mr. Culbertson. What I'd like to do is to sit down
18 with him and anyone else from his group and talk about
19 that issue. Because I think, obviously, we're not
20 20:33:02 looking for them to have to vacate their facility, and
21 if we do move forward, we're obviously neighbors. So
22 that would be our next step is to sit down with them
23 and understand that at some level of detail.

24 CHAIRMAN WALLACE: Sir?

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1 MR. SUMNER: My name is Nate Sumner.
2 I'm the operations manager at Heritage Prairie Farm,
3 the business that has been mentioned multiple times
4 this evening located directly across the street from
5 20:33:37 the hoped development annexation.

6 We've talked a lot tonight about opinions,
7 and Mr. Segobiano has mentioned it's his opinion that
8 the development would be a direct benefit to our
9 business, but I'm here to reiterate it's on the top of
10 20:33:58 our letter that I think you all have that it is our
11 opinion that it is absolutely not going to benefit us.
12 In fact, it could detriment our business significantly.

13 We've worked very closely in our history
14 with the County on creating a business that is in line
15 20:34:16 with how they would like to that area used, and we
16 worked very closely with them on keeping -- designing
17 a business that will not only work within what they're
18 looking to use that area for but enhance the rural
19 characteristics of that area.

20 20:34:36 I don't see why we would want to let something
21 that seems to go directly against what the County has
22 said they want to use that area for, for instance, a
23 rustic road which will no longer be a rustic road, I
24 think that's obvious. You know, we've worked very hard,

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1 and I'd hate to see all of our hard work go away.

2 I also would like to say Heritage Prairie
3 Farm, we're an organic farm. We have events, we try
4 to have a lot of education on the farm, and as an
5 20:35:08 organic farmer I can't help but mention this 96 acres.
6 We were talking about the environmental impact, and it
7 was mentioned that it's not necessarily a very valuable
8 environmental resource because it's not a wetland or
9 this or that. And I'm not sure the technical terms
10 20:35:27 that were discussed before, it's out of my league, but
11 I can tell you this: The Midwest and specifically
12 northern Illinois and southern Wisconsin is one of the
13 richest, most greatest resources in soil for food
14 production in the entire world.

15 20:35:49 There are very few places in the entire
16 world that can support the production of food the way
17 that this soil can. Sure, we can pick up the current
18 farm that might be there and grow some corn somewhere
19 else, and maybe it's not currently being used in its
20 20:36:08 most maximum environmentally beneficial way it could
21 be used, but if we pave that whole space or we pave
22 70 acres of it and put homes there, we will never
23 again have access to what I think is our country's
24 most important natural resource, which is that soil

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1 that's right there.

2 In fact, the County -- and I just met with
3 the Mark VanKerkhoff the other day, and he told me
4 this directly -- it is the County's hopes and wishes
5 20:36:39 to encourage food production within the county for its
6 residents, including the residents of St. Charles, and
7 this 96 acres is a premium spot to potentially do that.

8 I don't know how it will be done; I don't
9 know who will do it, but I know that once this Bluffs
10 20:36:57 of St. Charles tears away that beautiful natural
11 resource that we have there and paves over it, it will
12 never be an option, and I don't think that anybody in
13 this room should find that acceptable.

14 So thank you for your time.

15 20:37:15 MEMBER GAUGEL: Can I ask you a question?

16 MR. SUMNER: Yeah.

17 MEMBER GAUGEL: In your letter you have
18 two statements in there. You say, "Our entire
19 enterprise will be jeopardized," and you say "will
20 20:37:26 result in irreparable damage to our business
21 enterprise." Can you be more specific? I understand
22 the points you made about our land being such a
23 valuable resource, but how will your business be
24 jeopardized?

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1 MR. SUMNER: Thank you for asking that.
2 We are a very small farm. We currently grow, if you
3 add up the total acreage of the space that we grow,
4 it's a little bit over an acre. And we do really
5 20:37:56 innovative techniques, and we can pull off what farms
6 maybe 10 times our size would do and do it using
7 organic methods. But that is a part of what we do.
8 The other part of our business is the events
9 that we hold. Producing food is a very challenging
10 20:38:18 thing to do, and we've diversified our business by
11 incorporating these events, events that would include
12 educational tours. We do farm dinners and we even do
13 weddings where we have people come out to our farm to
14 enjoy the natural beauty of the natural resources
15 20:38:37 around us, and even on those weddings we serve food
16 from our farm.
17 We are a beautiful asset to the community,
18 and the reason people like to come out is because they
19 like to come out for the rural atmosphere, as well as
20 20:38:53 to support the values that we stand for. And that is
21 why we carefully crafted from day one creating a space
22 where we could have these events that will, again, not
23 only be in line with what the County wants this area
24 to be used for but enhance it and promote it, and

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1 that's what our events do.

2 It's a way for citizens of the county and
3 the city of St. Charles and all the surrounding towns
4 to come and enjoy that rural charm that everybody
5 20:39:29 loves about Kane County, that rustic road feel.

6 Not only would our events be jeopardized
7 because it would no longer be -- I mean, people come
8 for that charm that we've crafted in line with the
9 County. Not only would they come for that, but who
10 20:39:47 wants to go to a farm standing in the middle of a
11 subdivision? That's not really the farm spirit.

12 It's a beautiful way to celebrate the rural
13 aspects of the county, and that's what people do when
14 they come to have a pizza at a farm, come to buy a
15 20:40:04 bunch of kale or a bunch of carrots. They can get
16 organic kale or organic carrots anywhere. They can't
17 leave their home that is maybe 10 minutes away and
18 escape to a world away and enjoy that product right
19 where it was created.

20 20:40:23 That's why we mentioned that we think it
21 would be a very drastic, negative impact on our
22 business. Our business, which by the way has been
23 around since -- we were incorporated in 2006, and as I
24 said before, carefully crafted to follow the guidelines

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1 working hand in hand with the County specifically to
2 promote the values that the County shares, as well.

3 Any other questions?

4 (No response.)

5 20:40:51 MR. SUMNER: Thank you for your time.

6 MS. WOJNICKI: I'll be brief. I know
7 it's been a long evening. I'm Barbara W-o-j-n-i-c-k-i,
8 41W150 Brown Road, and that's in the new village of
9 Campton Hills.

10 20:41:13 I'm also a County Board member. I serve
11 with Drew and Phil Lewis, very proud to be their
12 fellow board member. I've sat on the development
13 committee for 12 years now. I've been on the board
14 for 14 years.

15 20:41:28 I don't want to be repetitive. Many things
16 were said already. I do want to say I am very
17 offended that the developer could stand up here and
18 say he doesn't know what is going to happen or what is
19 west of Brundige Road.

20 20:41:48 Over the years the County when they look at
21 proposed developments that come in, we look at it --
22 we look at the big picture. We look at all developments
23 as a sense of community. Will this development fit in
24 with a development that's nearby? Can we connect up

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1 the road? Can we connect up the walking paths? Can
2 we put in Forest Preserve bike paths?

3 The way I view what's proposed here is it's
4 very isolated. It's an isolated development. There's
5 20:42:21 nothing nearby except for rural activities such as
6 Heritage Farms -- which is lovely, by the way -- the
7 Aero Club, the shooting range. I also feel that this
8 development has no sense of community if it does go
9 in. Every person who lives there unless they're going
10 20:42:42 to Heritage Farms has to get into their car and drive
11 to shopping. There's no connected bike trails; there's
12 no connected walking trails.

13 Lastly, in speaking with one of our
14 executive directors at KDOT I asked him about that
15 20:43:01 very small bridge over Brundige Road. In fact, I
16 think it's a wooden bridge, if I'm not mistaken. It's
17 very little, it's very old.

18 Our rule in transportation is roughly you
19 take 10 trips per unit, per housing unit, I guess. So
20 20:43:26 if you do the math there, the ingress and egress is on
21 Brundige Road, so if people want to go south and they
22 cut -- they go south on Brundige, they're going to
23 have to go over that little bridge. And in talking
24 with our director at KDOT, he said that bridge isn't

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1 going to be able to hold up to all that traffic. So
2 that would be something else that -- it would have to
3 be enlarged.

4 The road would probably have to be widened,
5 20:43:55 so I think that's a very serious consideration,
6 especially after all the work that went into
7 designating Brundige Road as a rustic road.

8 That's all. I would also like to thank all
9 of you for donating your time and talent to the City.

10 20:44:16 CHAIRMAN WALLACE: Thank you.

11 Anything further? Yes, sir.

12 MR. TRIMBLE: Owen Trimble again,
13 Crawford Road.

14 She mentioned the weight of the traffic.
15 20:44:42 During the construction, development of all of these
16 things, where do the construction trucks go in and
17 out? If the bridge cannot be impacted by that road,
18 how is the construction impacting it, plus moving vans
19 and everything like that?

20 20:44:58 Thank you.

21 MR. FRASZ: Just a quick follow-up, I
22 apologize, a couple things that have been said and a
23 couple things I neglected to say.

24 The county's planning areas consist of three

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1 zones. If you divide the county north and south in
2 thirds, we have the urban corridor, which is the river
3 valley areas; we have what we call the critical growth
4 area, which is roughly from Randall Road out to Route 47
5 20:45:24 which this proposal is located in, and then we have
6 the rural -- or the agricultural area west of 47.

7 The critical growth area proposes joint --
8 it recognizes that development can happen in this
9 area, but it encourages that it be done in a smart
10 20:45:43 way, in a collaborative way. So I think what the
11 County has done in the previous PUD did achieve that.
12 I know they mentioned that the PUD has expired, but
13 that PUD is a great foundation. It's still the same
14 owner that owns the vast majority of it, and we would
15 20:46:00 like to build on that foundation when the time comes
16 to move forward.

17 As far as -- we had a great presentation
18 from Heritage Prairie Market, but that was the first
19 enterprise on the rustic road. The rustic road
20 20:46:16 encourages tourism and development of that type that
21 matches the rustic road character. Since we were
22 designated rustic road Heritage Prairie moved in; we
23 have the Field of Dreams horse rescue facility; we
24 have the Mill Creek Vineyard, which is very unique; we

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1 have an Illinois state nature preserve along the banks
2 of Mill Creek we just talked about. Kane County has
3 bought probably 300 acres on Brundige Road and going
4 east to connect to the prairie green. Right now you
5 20:46:51 can walk from Brundige Road all the way to Peck Road
6 and be on public open space. And just south of that
7 we have the Rustic Roads Farm, which is a farmette of
8 a fairly well known Chicago chef that grows his own
9 foods and sells it and uses it at his restaurant.

10 20:47:08 Both Heritage Prairie and that farm have
11 been featured on WGN and in numerous articles. We're
12 very proud of it. I don't think they've done a whole
13 lot of articles on high density subdivisions. So this
14 is something that's unique to the area and we're very
15 20:47:24 proud of, and we should all be very proud of it.

16 Lastly, if you look in your report from Kane
17 County transportation division, in the transportation
18 portion of the county report KDOT looked at the traffic
19 counts on Brundige, and without that inner system of
20 20:47:41 connected roads the PUD would provide, they're
21 estimating that 50 percent of the people from this
22 development would go south and that traffic overall on
23 Brundige Road from this one 96-acre parcel would be
24 equivalent to the entire 1200 PUD that was previously

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1 developed. So just something for perspective.

2 Thank you.

3 CHAIRMAN WALLACE: All right. Thank you.

4 Anything further before I go back to the

5 20:48:09 Plan Commission?

6 (No response.)

7 CHAIRMAN WALLACE: Okay. Plan

8 Commissioners, if you would at this point in time give

9 comments that you may have -- well, first of all,

10 20:48:20 before you do that, staff, is there anything else that

11 you have?

12 MR. COLBY: No. I just wanted to point

13 out to the Plan Commission that there's a list of

14 questions in the staff memo.

15 20:48:33 CHAIRMAN WALLACE: At this time Plan

16 Commissioners will give our final feedback to the

17 applicant on this, and in the staff memo on page 2 are

18 questions to consider. Staff recommends providing

19 feedback on the following, and there appear to be

20 20:48:52 about 10 questions that staff is specifically wanting

21 feedback on. So we can kind of be sure to address

22 those when making comments.

23 So at this time, Brian, would you mind?

24 MEMBER DOYLE: Sure. Okay. I'm going

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1 to go through the staff questions and try to answer
2 them in order.

3 "Should the City of St. Charles consider
4 annexation of this property? If so, for what reasons
5 20:49:22 is it desirable for the site to be developed with City
6 services?"

7 Because the concept plan is so at odds with
8 the comprehensive plan and because of all the reasons
9 that have been presented tonight, including I think
10 20:49:36 the considerable investment in this buffered area --
11 and I also want to say I'm really impressed with the
12 nature of the two businesses that provided testimony
13 tonight, although this is not a public hearing, but to
14 me it opens up and it broadens my horizon in thinking
15 20:50:00 about the kind of development that can happen in the
16 swath of this critical land, critical development
17 area. I had not heard of the Aero Club, but I think
18 it's a wonderful way of repurposing rural property for
19 a use that just can't exist in other residential areas.

20 20:50:23 I think as we look at the long term and we
21 look at congestion, traffic, at people needing to
22 have -- concern about the environment, concern about
23 organic farming or food safety, businesses like Heritage
24 Farms are going to be something that more people are

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1 going to be interested in participating and supporting.
2 So I think that we would be very shortsighted if we
3 only look at residential development as the substitute
4 for what had been a rural community in the past and
5 20:51:01 not too distant past, by the way.

6 So I say that because the implication of the
7 concept plan is that -- and there are some compelling
8 arguments -- we don't need more estate properties in
9 this area. We have an overabundance of them and even
10 20:51:25 residential -- rural residential development, if there's
11 not a market for rural residential development, then
12 it begs the question what's going to happen here.

13 So I do appreciate that argument that was
14 presented by the applicant. Having said that, I just
15 20:51:42 don't believe that this is the appropriate place for a
16 medium density suburban development subdivision that
17 is isolated. That just doesn't really fit with the
18 principles of smart development.

19 So for all those reasons I would say that
20 20:52:02 there's not a compelling reason to annex this property
21 at this time. I think that to me the future -- the
22 western boundary of St. Charles, in my mind I regard
23 Peck Road as the western edge of suburban development,
24 and west of Peck Road is where we enter into this sort

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1 of transitional area where we have these hybrid uses,
2 and we have this need to preserve green space and
3 rural uses in a compatible way that works with what is
4 a larger suburban area.

5 20:52:50 What character development is most
6 appropriate to the site? I think I just was talking
7 about that. I'd like to see more creative thinking
8 about types of uses that are not residential or retail
9 in nature.

10 20:53:06 How can the development be designed to be
11 compatible with the surrounding land uses and rural
12 site features? This concept plan cannot be compatible
13 in my opinion. The concept is just -- the development
14 is too great. The applicant mentioned, you know, that
15 20:53:26 they could possibly go down to something between --
16 what was it? -- RS-3 and RS-4, and I think that's a
17 long way away from where our comprehensive plan points
18 us to.

19 The appropriate balance between open space
20 20:53:45 and developed area is, to start, sufficient open space
21 that supports wildlife, regarding open space as
22 something that is not only for our own use and not
23 something that is utilitarian -- I do not regard
24 retention ponds as open space. Retention ponds are a

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1 necessity of a built environment.

2 So I think that the balance between open
3 space and development in this area is one that would
4 preserve our natural resources and find ways to
5 20:54:32 continue to leverage them and benefit them into the
6 future.

7 The existing historical features of the
8 site? I think it's critical that we support businesses
9 like the Heritage Farms. If we can't support those
10 20:54:58 kinds of businesses here, they're not going to exist
11 anywhere. So I think that we have to follow through
12 on that investment.

13 A dedicated park site might be desirable.
14 One thing that occurs to me -- I don't know if it would
15 20:55:14 be appropriate, but there's been talk about possibly
16 moving Kane County fairgrounds off of Randall Road
17 because it's no longer a rural site. That parcel on
18 Randall Road might be better used and capitalized for
19 commercial uses. Perhaps this site would be a place
20 20:55:34 we could consider for relocation of Kane County
21 fairgrounds, or perhaps there's some use that can be
22 explored with the youth center across the street.

23 Given the market study information provided
24 is it desirable to try to use the current single-family

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1 residential for development of the site? No, I don't
2 think so. I think we should focus on rural development.

3 Should the City ask the developer to conduct
4 a fiscal impact study? Frankly, I think that would be
5 20:56:10 misleading to the applicant. Unless there is a
6 groundswell of support that comes from other members
7 of the commission, I can't in good conscience
8 encourage you to continue on this concept plan.

9 That concludes my comments.

10 20:56:34 MEMBER SCHUETZ: For the sake of time
11 I'm not going to repeat everything Brian just said,
12 but I concur with what he just said.

13 I do appreciate your market analysis you've
14 shared with us as far as 11,000-square-foot lots
15 20:56:49 versus what you're proposing, and that makes sense in
16 a different area that I would say is closer to the
17 city and closer to an urban setting rather than a
18 rural setting.

19 My concern that Brian has voiced, as well,
20 20:57:01 is overall there's so much impact. The comprehensive
21 plan, of course, was put together for a reason, to try
22 to follow it, and there was a lot of time and effort
23 put into that to follow it. And for us to take the
24 information you've provided to us today, there's so

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1 many issues that this would impact the community at
2 large, from the organic farms to everything out that
3 way, I just -- I don't see any need to do a fiscal
4 impact, as well.

5 20:57:49 So I would say I would not support the
6 efforts.

7 MEMBER KESSLER: I'm just going to run
8 through them quickly because I want to make sure we
9 address all these questions from all of us.

10 20:58:02 Should the City consider annexation of this
11 property? I say no because I think it creates more
12 challenges than we need to deal with.

13 One thing I want to point out is this isn't
14 a piece of property in St. Charles. This is a piece
15 20:58:17 of property we're considering to annex. Because of
16 that we don't look at it the same way as it's
17 something we have to deal with. What we do have to
18 deal with, though, is the neighboring municipalities
19 and county, and I think it's important -- you talk
20 20:58:35 about this as a St. Charles project, it's something
21 for the City of Charles. But it's really not. It's
22 really something that impacts the whole community and
23 it's not ours now. So we have to consider that.

24 What should be a logical location for future

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1 western boundary? I have no idea but I will say that
2 it should be determined by a collaborative decision
3 among all the municipalities and the County.

4 I agree with Brian on the comprehensive plan
5 20:59:08 question, is this designated as rural residential.
6 It's way too far from the comprehensive plan. Even
7 though it is a guide and we have leeway both sides, I
8 think it's too far the other way.

9 I don't think -- "How can the development be
10 20:59:24 designed to be compatible with the surrounding land
11 uses and rural site features" I don't think was
12 adequately addressed. I didn't feel like I got a
13 sense that that was something that you were concerned
14 about or wanted to do. I'm not saying it couldn't
15 20:59:43 happen; I'm not saying that further down the road it
16 could, but it wasn't adequately addressed.

17 What is an appropriate balance between open
18 space and developed area? Well, I think that we need
19 to ease the intensity of use as we move towards open
20 21:00:00 land, and this is just like bam. It's a hugely
21 intense use compared to the uses between here and
22 residential a mile to the east.

23 Historic features? I don't see how you
24 could -- it says, "How should the historic features be

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1 addressed in the site plan?" With what we've seen I
2 don't know how you could. I can't answer that. I
3 don't know how you could address that with 285 homes,
4 a rustic road, Heritage Farm, the rural areas around
5 21:00:33 it, and the open land plan that all the communities
6 and counties have worked hard to put in place.

7 It says, "Is a dedicated park space
8 desirable?" I think it's kind of moot. It's always
9 desirable but if we don't agree it's an appropriate
10 21:00:53 use of this land, what's the point?

11 I wanted to say this earlier. All of the
12 economic information that you pointed out, it's
13 interesting, could be true, and maybe -- I don't know
14 that as a community we need to fulfill that need, and
15 21:01:11 if we do, I don't think this is the site to do it. I
16 think there are other opportunities that would come
17 along and will come along. We have a housing stock in
18 place now. It's not -- the situation isn't as dire as
19 you might point out.

20 21:01:29 And, again, the last question, conduct the
21 fiscal impact study, moot point. I don't think this
22 is an appropriate site for this plan, so we don't need
23 the applicant's study.

24 CHAIRMAN WALLACE: All right. Tom?

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1 MEMBER PRETZ: Well, I'd like to thank
2 you for coming before us with your vision, but I think
3 that you have a few hurdles, and I'm not going to go
4 through all the questions because most of my answers
5 21:01:58 are going to be the same as already stated.

6 But as far as the hurdles, the way I take a
7 look at it is there are four governmental entities that
8 are not on your side, and I think in order for me to
9 see your vision as it belongs maybe in this area, you
10 21:02:30 would really need to go back to those other four
11 entities and get their buy-in that they -- as your
12 project does fit into the overall area, as it's taken
13 decades to develop in cooperation with all the
14 governmental units, and I think that's going to be a
15 21:02:54 very serious challenge for you to be able to get past
16 that hurdle with them.

17 We also have the situation where while we
18 have some commercial and some businesses, one of which
19 is a farm, the other is, I'll refer to him as a club
20 21:03:15 whether I'm right or wrong. We do have a historical
21 farm, Garfield Farm that's out there, and I have serious
22 reservation that the development on this parcel will
23 be a benefit to that historical farm, as well as the
24 rustic road.

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1 I think your challenge with IDOT and having
2 access into the property will probably be a challenge
3 that will force you to go onto the rustic road, and I
4 think that's a detriment to the community not only to
5 21:04:02 St. Charles but to all of Kane County. I think that's
6 a very serious challenge that you'd have to work
7 with that.

8 Additionally, as I take a look at the
9 comprehensive plan, it took a year and a half to
10 21:04:19 two years to develop. It was approved just less than
11 12 months ago, and while it is a guide, there was a
12 lot of effort taking into consideration the current
13 market conditions and many other factors as that was
14 developed. And to take a comprehensive plan that was
15 21:04:48 just recently approved and put it off on the side
16 because it's only a guide, the comprehensive plan is
17 too fresh. We're not talking about something that's
18 outdated, and the reason is we went through taking
19 into account the current economic situation that's
20 21:05:04 out there. So I have to take a look at that
21 comprehensive plan as being an appropriate guide for
22 us, and your development is contrary to that.

23 As it stands right now, I would have a very
24 hard time in supporting -- even though the plan I

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1 think is good, it just happens to be in the wrong
2 96 acres for now.

3 MEMBER HOLDERFIELD: It's hard to find
4 any other ground here to talk about. What I would say
5 21:05:38 I feel like Tom has already spoken about, but I got
6 this packet of information, going through all the
7 objections there's so many different areas, I do think
8 there's a lot of hurdles.

9 Earlier when you made your initial
10 21:05:57 presentation I saw the words "urban sprawl." I think
11 that was up on the screen. I have a tough time
12 defining what that is. I'd have to think about it,
13 but it seems like for this to go forward we would be
14 contributing to that, and I just think it's every
15 21:06:23 element of the comprehensive plan, and it's not gelling
16 right now with where we're at with this particular
17 program that we have, the comprehensive plan.

18 I'm really concerned, too, about -- and I
19 brought it up initially -- access to this property I
20 21:06:45 think is significant, possibly a traffic light out on
21 38 if we had that many homes out there, a host of
22 problems as far as access. So I would just think that
23 that's going to be a big hurdle, too.

24 So that's all.

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1 MEMBER GAUGEL: I would also echo a lot
2 of the same sentiments that you've already heard. The
3 first question that's on there, should you be considered
4 for annexation, I'd say yes but not for 285 units. I
5 21:07:21 just think it's way too dense.

6 Having been on the comprehensive plan
7 development with Brian, we did spend time discussing
8 this. I recall it. And one of the things that Brian
9 brought up earlier was a leap frog development. If
10 21:07:38 you just look around on this parcel alone, I don't
11 know how you would ever have -- I mean, there's nothing
12 close to this development around there. I think
13 there's lot of things that aren't moving anytime soon.

14 I think it would be a tremendous loss if the
15 21:07:59 Aero Club were to leave; that's an asset to this
16 community. You have the youth center across the street;
17 you have Heritage Prairie Farm on the other side of
18 the street. This would stand as such an island for
19 this many units, I think it would be a large hurdle to
20 21:08:19 overcome.

21 One of the other things that came up that
22 goes back to the third question on there, the
23 comprehensive plan designates this as rural residential.
24 the question of what character of development is most

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1 appropriate for this site, the school district comes
2 up under that same context. This site undoubtedly will
3 be a problem somewhere down the road for the school
4 and for School District 303. About seven or eight
5 21:08:50 years ago they went through a redistricting again, and
6 they used Route 64 for the districting of the high
7 schools. Almost overnight you saw for sale signs going
8 up for residents who thought their kids were going to
9 be going to North. I would see the same thing happening
10 21:09:08 when enrollment goes up in the school systems if
11 285 units were to be there.

12 So while it's not something that I think we
13 directly address, it's something that should definitely
14 be considered for the long-term vision of that
15 21:09:22 property. If enrollment truly is down, I would echo
16 what Mr. Frasz said, that we control costs. The
17 answer isn't to build more to support enrollment in
18 the schools.

19 One of the points that hasn't been addressed
20 21:09:43 is the dedicated park, is it desirable. We also
21 discussed this in the development of the comprehensive
22 plan, and we talked about the nature of different
23 kinds of parks, being small, one city block downtown
24 and having access to parks. While this is close to a

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1 lot of parks, I think it would be essential in any
2 plan going forward to definitely have dedicated park
3 site within any kind of development that goes up
4 there. Whether it be the existing farm that's there,
5 21:10:12 whether it be something that pulled off the rustic
6 road designation, I think that would be a major
7 oversight if we didn't include dedicated park site.

8 I guess that's it for me.

9 MEMBER AMATANGELO: Thank you,
10 21:10:34 Mr. Segobiano, for bringing forth this opportunity and
11 for your presentation and for taking all the questions
12 from all of us.

13 You know, we could talk about how to make
14 this work through a reduction in density; we could
15 21:10:55 talk about how to connect this to the rest of the
16 community through bike paths; we could talk about a
17 number of different ways that we could try to make
18 this work, but the bottom line is this is more like
19 putting a round peg into a square hole.

20 21:11:12 I have to say this is the first time that I
21 can remember being on this Plan Commission that every
22 single -- now, we haven't heard from Todd yet -- but
23 every single one of these commissioners have been so
24 much in sync with their feelings on this, and I concur

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1 with, I'm going to say with 100 percent of what my
2 fellow commissioners have said prior to this time.

3 I was on the Plan Commission when the Aero
4 Club came to us with their new location to get that
5 21:11:47 taken care of. I was on the Plan Commission when the
6 bus storage for District 303 came to the Commission.
7 I was on the Plan Commission when the gun range came
8 before us. All three of these places are suitable for
9 the location that they're in, and to me I just have to
10 21:12:09 say going with the comprehensive plan, which I concur
11 is fresh and is in place for a reason, I just have to
12 concur that it is the right thing that we are all saying
13 right here, and that is that this not the right location
14 for this development.

15 21:12:28 While I appreciate the development, and I
16 understand the statistics that you brought forward
17 with it looking at middle level versus the larger lots
18 and so forth that St. Charles particularly on the west
19 side tends to have, it just is not the right place for
20 21:12:50 this particular type of development.

21 Thank you.

22 CHAIRMAN WALLACE: All right. I don't
23 know that there's much more that I can add to what my
24 fellow Plan Commissioners said so eloquently.

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1 Really the biggest thing for me was the
2 comprehensive plan designation and the fact that I know
3 in the past we had situations where the comprehensive
4 plan was so hopelessly outdated that we could completely
5 disregard the designations for certain pieces of land,
6 and that was the whole reason for us going through quite
7 an extensive process of drawing up a new comprehensive
8 plan. And I really don't think that there's any way
9 to get beyond that hurdle.

21:13:22

10 In addition, the existing historic and very
11 specific features of this site, as you heard tonight
12 from the people that got up and testified or gave their
13 opinions on these matters, I think that those have to
14 be addressed by any site plan that would be successful
15 coming before the City. And really I didn't see
16 anything -- there was nothing that really addressed
17 anything that makes this site special.

21:14:03

18 And if it's not the site particularly that's
19 special, it's the location. And to put something like
20 this in that location I think has much more far
21 reaching effects, and that's why we're here. That's
22 why we're here, to create and incorporate a
23 comprehensive plan but take a look at a development
24 and how it fits within that overall plan instead of

21:14:26

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THE BLUFFS OF ST. CHARLES CONCEPT PLAN**

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just restricting it to that one box that is this particular parcel.

21:15:06 So thank you, Plan Commissioners. I think we all did a good job here, and I hope that that gives the applicant direction that they need to go forward.

MR. SEGOBIANO: Thank you.

CHAIRMAN WALLACE: And that concludes this item on the agenda.

PROCEEDINGS CONCLUDED AT 9:15 P.M.

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

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-004299, 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 10th day of June, 2014.


Certified Shorthand Reporter
Registered Professional Reporter



My commission expires
October 16, 2017

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100259B

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

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In Re the Matter of:)
)
General Amendment -)
Chapter 17.24 "Off-Street)
Parking, Loading & Access.")

REPORT OF PROCEEDINGS

Council Chambers
2 East Main Street
St. Charles, Illinois 60174

June 3, 2014
9:16 p.m. to 10:03 p.m.

Reported by: Paula M. Quetsch, CSR, RPR
Notary Public, Kane County, Illinois

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PRESENT:

- MR. TODD WALLACE, Chairman;
- MR. TIM KESSLER, Vice Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. JAMES HOLDERFIELD, Member
- MR. TOM PRETZ, Member; and
- MR. TOM SCHUETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager;
- MS. RITA TUNGARE, Director of Community Development; and
- MR. CHRISTOPHER TIEDT, Development Engineering Division Manager.

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GENERAL AMENDMENT -- CHAPTER 17.24**

1 driveways.

2 There is a diagram included in the staff
3 memo that shows you how the City currently regulates
4 the size of driveways.

5 21:17:45 You may recall that staff presented a
6 general amendment application last year to consider
7 some options for loosening our requirements because of
8 the experience we had applying a zoning ordinance
9 which dates back to 2006.

10 21:18:01 Prior to 2006 the City did not regulate the
11 size of residential driveways on private property. We
12 had a regulation of the size of driveway width at a
13 property line, but we did not regulate how much of the
14 yard could be paved on a person's residential private
15 21:18:16 lot. So in 2006 when the new zoning ordinance was
16 adopted, this new regulation was put into place.

17 Just to summarize each of the regulations,
18 currently we regulate the width of the driveway at the
19 street at 24 feet or 18 feet -- the text got cut off --
20 21:18:37 each for a circular drive, and there's a maximum
21 percentage of the lot that can be covered by a
22 driveway, and that is the front yard setback area for
23 a residential lot. So, basically, from the property
24 line all the way in the setback distance, whatever

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GENERAL AMENDMENT -- CHAPTER 17.24**

1 that is for the applicable zoning district.

2 Within that setback area there's restrictions
3 on the percentage you can pave. For a single driveway
4 it's generally 25 percent of that total yard area can
5 21:19:06 be paved, but an 18-foot driveway is almost always
6 permitted regardless of the percentage it covers. For
7 front-loading three-car garages it's 33 percent, and
8 for a circular driveway where both access points are
9 intersecting the same property line it's 50 percent.

10 21:19:24 This exhibit sort of depicts how those
11 regulations apply on a typical lot.

12 This table shows you how the City's driveway
13 regulations have evolved over the years. The starting
14 point there is 1997. Prior to 1997 the City didn't
15 21:19:43 really have any specific regulations for driveways,
16 but beginning in 1997 we did adopt a standard width of
17 a driveway at the property line. So from the property
18 line going to the street was restricted to 24 feet.
19 So from 1997 through 2006 that was the only regulation.

20 21:20:02 So starting in 2006 we first started imposing
21 those percentage restrictions, and we made some
22 adjustments in 2013 which are listed here. We increased
23 the percentage for three-car front-loading garages and
24 also increased the minimum driveway width.

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GENERAL AMENDMENT -- CHAPTER 17.24**

1 So what we're proposing to do tonight is
2 increase the maximum percentage of yard coverage that
3 applies to all driveways, and the reason that we're
4 bringing this forward is the logic we took last year
5 21:20:34 was to try and find a percentage or some minimal changes
6 to attempt to account for what we thought were the
7 most common existing conditions in neighborhoods.

8 And what we did was a survey of different
9 neighborhoods where we knew there were existing
10 21:20:53 driveways that didn't meet the current requirements.
11 We figured out what those percentages were, and we
12 thought that maybe this increase with the three-car
13 garages to an 18-foot width we could address most of
14 the problems. What we're finding is we really haven't,
15 21:21:09 and we're still running into issues with neighborhoods
16 where driveways are larger than the percentages we
17 currently allow and some of them pretty significantly.

18 And it brought us to sort of a question, what
19 was the logic of regulating this in the first place?
20 21:21:24 Because the reality is when most of St. Charles was
21 constructed, residential neighborhoods, just about
22 everything was built prior to 2006 -- we don't have a
23 lot of new residential construction after 2006 -- it
24 was constructed without these regulations. So a lot

**REPORT OF PROCEEDINGS -- 06/03/2014
GENERAL AMENDMENT -- CHAPTER 17.24**

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1 of these driveways were installed when there was no
2 concern with the size.

3 Given that a lot of it is existing development
4 built under other regulations, the thought is what was
5 21:21:52 our intent really with trying to regulate this. I think
6 at its core our intent was to try and prevent someone
7 from having an excessively large paved driveway that
8 was inconsistent with the neighborhood where it's
9 located.

10 21:22:07 As I mentioned, I think at the last
11 amendment we went through was that 25 percent. You
12 know, if we're dealing with new construction on a new
13 lot and you can plan around that, 25 percent is
14 workable, but we have a lot of existing development
15 21:22:21 where 25 percent doesn't get you very much driveway.

16 We have certain neighborhoods where we have
17 houses where driveways have been constructed over the
18 years that are much larger than 25 percent. There's
19 some neighborhoods where some houses have a much larger
20 21:22:39 driveway, and some houses have a smaller driveway, and
21 what we have are residents who are neighbors of these
22 other houses that have larger driveways asking, well,
23 "Can I construct my driveway the same as this neighbor,"
24 and we're having to tell them, "No, our regulations

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1 don't allow that." Additionally, if this person
2 replaces their driveway, they're going to have to shrink
3 it down to meet the current requirements.

4 These pictures were from the presentation last
5 21:23:09 year. This is a common situation that we're running
6 into. These are generally smaller lot developments
7 where they were constructed with two-car front-loading
8 garages, and there's increasingly an interest in
9 providing space to accommodate a third parking stall
10 21:23:36 for the two-car driveway. We have many neighborhoods
11 where these houses exist sort of half and half.

12 This one I'm showing here, this driveway
13 wouldn't meet our current requirements. But,
14 additionally, you wouldn't be able to provide that
15 21:23:55 third parking stall. A lot of these neighborhoods were
16 originally constructed this way, and our struggle is
17 the neighborhood was built under certain requirements,
18 and now we're not allowing the other property owners
19 in that neighborhood to construct similar to how other
20 21:24:14 driveways were constructed.

21 We think in general having the regulation
22 limitations in place is a good idea, but from an
23 administrative standpoint it has not been extremely
24 productive in terms of trying to find solutions to

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1 some of these situations where we have property owners
2 who are unhappy with the City's regulations. And we
3 feel that it's difficult to justify some of these
4 restrictions when speaking with the individual
5 21:24:53 homeowner because they're looking at other people in
6 their neighborhood who have similar-sized driveways.

7 So what we are proposing to do is relax the
8 requirements somewhat so that we can account for most
9 situations because we've sort of come to realize we're
10 21:25:10 almost entirely dealing with driveway issues with
11 existing properties. When we're talking about new
12 development, as I mentioned, people can find a way to
13 make it work, but with existing properties it's
14 difficult and in particular when there's neighborhoods
15 21:25:25 where there's increased interest in homeowners to
16 accommodate more vehicles in their yard.

17 We've seen that quite a bit where we have
18 residents that will have numerous vehicles, and
19 there's concerns about parking on the street either
20 21:25:45 because it's not convenient or there's potential
21 danger to their vehicles given what are the kinds of
22 streets they live on. They're neighborhoods where
23 there's not a lot of cars parked on the street; they
24 feel it can be somewhat risky parking on the street,

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1 or maybe their neighbors around them don't like seeing
2 cars on the street because these are areas where the
3 expectation was people were parking off-street
4 and not on the street. So that trend has increased,
5 21:26:16 and we're seeing more and more interest in those wide
6 types of driveways.

7 With that maybe I'll pause for questions.

8 MEMBER PRETZ: I have a question because
9 I get the consistency and the look, the "Me, too"
10 21:26:33 attitude, but if we -- in one or two homes it's
11 insignificant, but when you start over time talking
12 about maybe a few hundred, even more than that, the
13 more -- the larger the area that is covered, when it
14 comes to runoff water there's less surface to be able
15 21:26:57 to absorb that.

16 Have you -- two things. Have you taken a
17 look at maybe what that impact is as it relates to --
18 because flooding seems to be occurring a little bit
19 more these days for various reasons -- what that
20 21:27:18 impact would be?

21 And then, additionally, is there some thought
22 about taking a look at maybe materials that are -- we
23 start moving homeowners and future driveways to allow
24 for that runoff to actually go through the material

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1 versus trying to get it out into the street or the
2 30 percent of the yard that's left.

3 CHAIRMAN WALLACE: The City does not
4 currently regulate the overall percentage of impervious
5 21:27:53 surfaces on a residential lot. So we don't regulate
6 the amount of yard that's covered by buildings and
7 pavement for single-family residential properties. So
8 we haven't typically looked at the size of the
9 driveways in the context of storm water requirements
10 21:28:08 because usually there's an assumed -- you know, when
11 the entire subdivision was built there's an assumed
12 amount of storm water that's going to be generated
13 based on the percentage of the lot that's been covered.

14 You know, it would be difficult for us to go
15 21:28:24 back and sort of assess where everything has ended up
16 based on its construction. So that isn't something
17 that we've looked at. But one thing that might be
18 considered is, you know, if we're talking about adding
19 extra space to driveways, it's possible that additional
20 21:28:44 requirements or restrictions could be included to try
21 and mitigate the appearance or impact of the initial
22 paving of different surfaces or something like that.

23 It's not something that we're proposing to
24 do, but it's something that we could consider as an

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1 option to try and reduce the impact of this.

2 MEMBER AMATANGELO: What's the maximum
3 number of cars that can be parked in a driveway?

4 MR. COLBY: Really as many as you can
5 21:29:16 fit. We have a zoning requirement that says you have
6 to provide a certain amount of off-street parking
7 spaces for a single-family residential dwelling and I
8 think that's two. Beyond that there's no requirement
9 to accommodate a certain number of cars on the
10 21:29:33 property. You're not technically required to have a
11 parking space outside the garage if you have two cars
12 parked in there.

13 MEMBER AMATANGELO: But if I wanted to
14 park six vehicles in this driveway, I'm okay?

15 21:29:46 MR. COLBY: If you could fit them in.
16 You can't obstruct the sidewalk.

17 MEMBER AMATANGELO: I understand
18 expanding this for a three-car garage, but if you want
19 to back up a picture or two -- right there, that
20 21:30:05 really concerns me when you're taking a look at that
21 extra pad to the left that has been added, and then
22 all of a sudden we have this major cut to try and
23 prevent someone from hitting the fire plug.

24 I can see situations like that happening,

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1 and here again, we're trying to make something work
2 that maybe is not meant to work.

3 I agree with the coverage of nonpervious
4 surface where the more blacktop you have, the less we
5 21:30:41 have the opportunity to have it absorb the water and
6 the rain reabsorbed into the ground. Plus, it's just --
7 it can be very unsightly.

8 MR. COLBY: This is probably a bad
9 example. I should clarify under the proposal if we
10 21:30:58 were to increase the percentage, this driveway would
11 still need to taper down to 24 feet at the property
12 line. So they would not be able to run the driveway
13 straight into the sidewalk like that.

14 MS. TUNGARE: Yeah. That was a really
15 21:31:17 bad example.

16 MR. COLBY: This is probably a better
17 example.

18 MEMBER AMATANGELO: Well, that's what I
19 have in my driveway. That's exactly how it's set up,
20 21:31:30 but I have a three-car garage.

21 That makes sense there. I'm not sure about
22 this. I'm not sure how I feel about it, but I'm not
23 warm and fuzzy about it.

24 MR. COLBY: I think we recognize that in

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1 an ideal world if we were starting from scratch and we
2 could impose consistent regulations on the
3 neighborhoods, that would be a preferred scenario, but
4 I think our struggle is dealing with situations where
5 21:31:57 we have allowed this at some point and now someone
6 else wants to do something similar.

7 MEMBER KESSLER: I think what you have
8 done here with expanding the regulations -- these are
9 people's residences. It's their own personal property.
10 21:32:11 they have three cars. If they want to put a wider
11 driveway on -- I think you would be creating an
12 administrative nightmare if you try and tell people,
13 "You've got to change that." I agree with your
14 philosophy of expanding it. Whether we like the way
15 21:32:30 it looks or not is pretty immaterial.

16 But I do have a question about -- you're
17 addressing circular drives and front-load. What about
18 driveways that aren't on the front of the house? What
19 if they're on the side?

20 21:32:46 MR. COLBY: The same requirements in the
21 front yard apply to the exterior side yard. So for a
22 corner lot it would apply the same in that corner side
23 yard, but outside of those yards you can pave any
24 other portion of the property you want.

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1 MEMBER SCHUETZ: What you're saying is
2 side load?

3 MEMBER KESSLER: Side load or side yard.

4 MR. COLBY: As long as it's not in the
5 21:33:10 front yard or the exterior side yard there's not
6 limitation on pavement, only those yards that are
7 adjacent to street.

8 MEMBER KESSLER: What if your yard is
9 adjacent to the street and the alley?

10 21:33:19 MR. COLBY: Well, the setback, the yard
11 setback applies only from the street, not from
12 the alley.

13 MEMBER KESSLER: Because there's a
14 number of conditions in my neighborhood where you --
15 21:33:30 you say on the alley it doesn't matter. So you could
16 do 30 feet, you could do 40 feet on the alley?

17 MR. COLBY: Because that's considered to
18 be the rear yard.

19 MEMBER SCHUETZ: What if people come to
20 21:33:44 you to repave and they see the requirements that -- do
21 you make a suggestion of some kind of a way -- like
22 what Tom said, something impervious? Some of our
23 neighbors -- let's see, one has a six-car garage, but
24 they have three in the back yard and three in the

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1 front, but you can't see the one in the back, and
2 that's where they store all their collectors items.
3 What they did is you can open the gates off the
4 driveway and they put in that -- I think it's a
5 21:34:19 fire lane.

6 MEMBER KESSLER: It's good stuff.

7 MEMBER SCHUETZ: It's all grass. We
8 walk on it all the time and have picnics on it. Is
9 there some thought to if they're going to repave they
10 21:34:34 do this? Some people don't know about it, though.

11 MR. COLBY: A lot of the situations
12 where we run into this maximum are houses like this
13 one where there's really not a lot of options to do
14 anything else to accommodate any additional vehicles.

15 21:34:48 When someone approaches us about replacing a
16 nonconforming driveway, we have to inform them what
17 our current regulations say and say, basically, "You
18 can't replace that additional portion that's outside
19 of the percentage."

20 21:35:02 I'll turn it over to Chris.

21 MR. TIEDT: Chris Tiedt, City of
22 St. Charles.

23 To your comment, Tom, is that we have
24 several instances where a resident would like to pave

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1 that portion along the side of their garage to park
2 additional cars that they could, and the code would
3 allow you to pave that. The problem is they can't get
4 pavement from their existing driveway because the
5 21:35:27 house is right at the front yard setback, and they're
6 at their maximum coverage. So they have no way to get
7 pavement between their driveway and that side. They
8 exceed the coverage.

9 When the permits come in, my department
10 21:35:46 handles the review of all these driveway permits.
11 Every permit that comes in we look at lot coverage,
12 and we look at what they have, and more times than not
13 the driveways that exceed our current code we sit
14 there and explain, "The code changed since the driveway
15 21:36:04 was in," and we try to work with them. Sometimes the
16 residents choose not to do it and are left with the
17 driveway that they have. Other times they might
18 narrow things out if it's just a matter of it being
19 too wide.

20 21:36:18 We're running into a lot of situations in some
21 of these neighborhoods where these were built 20 years
22 ago. The life cycle of asphalt is 15 to 20 years. So
23 we're trying to get some of these regulations put into
24 place so we can hopefully accommodate this

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1 administrative nightmare of a train that's coming
2 towards us so we can hopefully be in a position to
3 address a lot of these driveways that I foresee coming
4 in for replacement in the near future.

5 21:36:48 MEMBER KESSLER: Without causing too --

6 MR. TIEDT: Correct. I mean, we're not
7 going to say, "Go ahead and pave the whole front
8 yard." Some people have and we've been reducing that,
9 as well.

10 21:37:01 There are several instances where the
11 standard driveway like you'd see here, the front yard
12 setback may be right up by that sidewalk, the service
13 walk that goes into the house, and someone may want to
14 pave along side the garage, but they can't get any
15 21:37:16 form of asphalt or brick pavers or even the two strips.

16 We look at impervious surface, whether it's
17 those two fire lane strips like houses had years ago.
18 When it comes to impervious materials, even though the
19 material may be impervious, what you still need to
20 21:37:42 look at is the soils underneath. I mean, really for
21 an permeable paver to be effective, you need to have
22 soils underneath that would allow that groundwater to
23 soak through, and when these driveways were installed
24 originally, they dug down until they got to some good

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1 solid clay, threw some stone down, compacted it, and
2 laid asphalt over it.

3 So to make a resident put an impermeable
4 paver in those areas may not be effective if it's not
5 21:38:18 done correctly. They'd need to either do testing to
6 identify the imperviousness of the soil, which can be
7 costly to the resident, or they may have to excavate
8 further down and kind of rebuild that soil structure
9 that was compacted when the entire site was developed.

10 21:38:37 I agree moving forward things like that are
11 a great alternative, but for some of these situations
12 like this to remove additional asphalt and just slap
13 some permeable pavers down, I think the net benefit,
14 while there may be some, it's probably not very
15 21:38:58 quantifiable.

16 MEMBER AMATANGELO: Chris, how many
17 applications have you received in the last year
18 regarding something like this, just a ballpark?

19 MR. TIEDT: I would say prior to the
20 21:39:12 first amendment we probably had maybe 10 to 20 in one
21 year. And that was what kind of prompted -- because
22 we were hearing a lot of complaints. Like we had some
23 people say, "Forget it. I'm not doing it." Other
24 people, we worked with them and there was a compromise.

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1 When both parties are a little unhappy, it's a good
2 compromise. We kind of came to some of those
3 situations.

4 I anticipate in some of these residential
5 21:39:41 areas getting more permits in. Because, like I said,
6 the life cycle of asphalt is 10 to 20 years. A lot of
7 these subdivisions were built in the '80s, and we're
8 coming up to that time frame when we're going to see
9 there's more and more.

10 21:39:57 MEMBER AMATANGELO: Clearly there's a
11 need when you start talking about that many permits on
12 an annual basis.

13 This particular photograph, of all of them I
14 think it's the most complimentary. So I guess it can
15 21:40:09 be done and should be done with that many applicants
16 that are in need of this.

17 MR. COLBY: I guess the question is, is
18 there something specific about this one that makes it
19 more desirable? If we could somehow write it into the
20 21:40:25 code for these types of situations is something to
21 consider.

22 As I mentioned, that limitation on the
23 driveway width at the property line still applies, and
24 this one looks like it could be in excess of that but

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1 it might be close.

2 MEMBER AMATANGELO: I think when you look
3 at the apron, on a couple of the other previous
4 photographs the apron extended to be as wide as the
5 21:40:52 outer portion of the driveway. I know it's just a
6 little bit, but I think it makes a difference.

7 MEMBER DOYLE: I remember when this came
8 up last year I spoke against the more liberal sort of
9 recommendation put forward and was trying to keep it
10 21:41:24 contained even to more conservative than we have now.

11 I think that -- in terms of the intent, I
12 think one of the possible intents here -- and I know
13 it's speculative, but when we look at applied
14 composites, Lexington Club, one of the factors in that
15 21:41:56 application was the character of front-loading garages
16 and the effect of front-loading garages on a
17 neighborhood's character.

18 The proliferation of automobiles and the
19 impact of automobiles on traffic is something that I
20 21:42:14 think we're all struggling with and how to recognize
21 that we're stuck in a development pattern, a pattern
22 of communal behavior that is really destructive. And
23 yet how do we move back towards something that
24 emphasizes some of the neotraditional development

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1 patterns that were referenced before?

2 So I think that it's important for us to
3 bear in mind that I think that's a valid intent, and I
4 don't know if trying to shoehorn people into pursuing
5 21:43:06 those patterns of behavior by limiting what they do
6 with their driveway, particularly in light of things
7 like the soil having been compacted and stuff like
8 that, the fact is they can still have as many cars as
9 they want; they can park them on the street. So I'm
10 21:43:29 inclined to say let's let people do what they want to
11 with their property.

12 I will point out that we tell commercial
13 properties all the time what they can and can't do, and
14 if it's a commercial property owner, we have no
15 21:43:49 compunction about saying, "You can't do this. You
16 can't do that. That's not in the character of the
17 community," and they have to deal with it. And the
18 residential property owners feel like they should be
19 treated differently, like, "I'm a property owner. You
20 21:44:04 can't do that to me."

21 So I'm not -- I'm not saying that we should
22 wield our regulatory or police power with impunity,
23 but there is a broader issue here in terms of the role
24 of vehicles in a community, and being able to park

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1 your vehicle, you know, feeds into that. If you have
2 a place to park 10 vehicles at your house, you may go
3 ahead and buy 10 vehicles. In other countries if you
4 don't have a place to park your vehicle, you don't get
5 to buy it, done. Don't have a parking space? No
6 vehicle.

21:44:47

7 Americans just don't have the temperament
8 for that type of regulation, and I think that's what
9 you're dealing with. You're dealing with people
10 saying, "Why can't I do this? I should be free to do
11 this," and I don't have a good answer for that.

21:45:01

12 MEMBER SCHUETZ: I think we need to
13 give -- what's the right word here? -- a criteria. We
14 lived in California for years and dealt with this all
15 the time, the color of our house, the color of our
16 trees, everything, but it did make the community
17 look great.

21:45:23

18 I'm going to be redoing our driveway. Our
19 asphalt is really falling apart. I don't want to put
20 asphalt in but it's a big driveway. So I don't know
21 what's going to happen, but I think we have to have
22 it. Otherwise, people are going to asphalt their
23 whole front yard, and that's going to be a problem. I
24 don't want to look at it.

21:45:34

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1 MR. COLBY: Just to clarify, we are
2 still intending to have a percentage limitation, but
3 we're proposing that it be more generous than it
4 currently is.

5 21:45:59 MEMBER KESSLER: I think, Brian, there
6 is a difference between a business owner and a
7 resident. Residence is for personal use; business is
8 for public use. So I understand we have the ability
9 and the right to demand, but when it comes to -- I
10 21:46:21 don't see this as -- what you're proposing as letting
11 people go willy-nilly.

12 MEMBER SCHUETZ: I thought it was going
13 down the avenue that we weren't going to monitor it at
14 all. That's what I was hearing.

15 21:46:37 MEMBER KESSLER: Correct me if I'm
16 wrong, but you have taken standards that have been in
17 place since -- I don't know -- was it 2006?

18 MS. TUNGARE: I believe, in fact, if
19 anything at all we are way more conservative since
20 21:46:52 2006. As Russ indicated, prior to 2006 we didn't have
21 any regulations.

22 So the form of development that occurred
23 there, that's water over the dam. It's happened. The
24 train is at the station, and at this point what has

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1 happened is in 2014 -- in 2006 we had some regulations.
2 We reassessed it and again now are coming back with
3 this and making it a little more liberal and made some
4 adjustments.

5 21:47:19 It's not going to be a free-for-all. I
6 believe when we look at this chart you're talking about
7 33 percent to 40 percent. And, again, it is really to
8 acknowledge the form of development that exists.

9 That's really been the premise, you know,
10 21:47:35 for -- and the basis for a zoning ordinance here in
11 St. Charles. We're taking into consideration the form
12 of development that has already occurred, and we've
13 tried to accommodate by not completely compromising
14 our standards or regulations.

15 21:47:52 So really what we're looking at here is an
16 adjustment to the regulations, not doing away with any
17 regulations.

18 MEMBER KESSLER: And I think it's a
19 real -- it's incredible to me that you have been able
20 21:48:04 to pinpoint these two small areas that you believe
21 will accommodate many of the objections that you -- I
22 mean, they're minor changes but they'll accommodate
23 more of the objections you encounter. So we're not
24 going backwards.

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1 MEMBER PRETZ: Can I just ask -- you
2 have 33 to 40 percent of the two areas, and maybe I
3 dozed off for a moment. Did you --

4 MR. KESSLER: That happens at your age.

5 MEMBER PRETZ: Sorry.

6 Why 33 to 40? Why not 33? Exactly why do
7 you have that variable?

8 MR. COLBY: And it should say in the
9 second column 25 is the current up to 40. And the
10 reason is for the most part up to 40 percent can
11 accommodate those types of situations that I showed in
12 the photos.

13 MEMBER PRETZ: Okay.

14 MR. COLBY: We gave these as examples of
15 driveways that were constructed that were in excess of
16 25 percent. These are way in excess of 33 percent;
17 they're probably in excess of 40 percent. These are
18 probably extreme examples, but this is more to account
19 for this type of situation where there are two-car
20 front-loading garages. They usually have very minimal
21 setbacks and not a lot of flexibility on the lot, and
22 to be able to accommodate the width to get the third
23 car in, like is shown here, 40 percent is what you
24 need for those narrower lots.

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1 THE COURT REPORTER: Excuse me, please.

2 (Discussion off the record.)

3 MEMBER HOLDERFIELD: I don't know if
4 this is appropriate or not in making a decision, but
5 21:50:28 what I've seen in my own neighborhood in regard to
6 adding aprons on the side when it was still legal, it
7 was not necessarily for the third car; it was for a
8 boat or a trailer that sat there for months on end.

9 I don't know if there's an ordinance in this
10 21:50:53 city that governs things like that, but the issue
11 appeared to me there's always a convenient way to pull
12 a camper up there, and I think that has some impact --
13 I don't think -- I know it has some impact on the
14 neighborhood property values and so forth and so on.

15 21:51:17 I don't know if we can address that. Maybe
16 that's not appropriate for this, but if you're going
17 to allow them to widen it, a good chance all this is
18 going to happen.

19 Somewhere is that addressed?

20 21:51:30 MR. COLBY: Yes. There are restrictions
21 on where you can park recreational vehicles, and the
22 regulation states that no more than one vehicle may be
23 parked or stored outdoors on a residential lot.

24 "Between October 15 and April 15, a recreational

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1 vehicle parked or stored out of doors on a lot in an
2 RE, RS, or RT district shall not be located within the
3 required front yard or required exterior side yard,
4 except for a period not to exceed forty-eight (48) hours
5 within any one-week period for loading and unloading."

21:52:01

6 So you would not be able to have it parked
7 in front of the house if that's where the front of the
8 garage is. That applies to recreational vehicles.

9 MEMBER GAUGEL: Russ, can you address
10 this picture that's up here? It looks like he is on
11 his property line. The setbacks for this -- if not in
12 his neighbor's yard. The setbacks still apply to the
13 driveways; is that correct?

21:52:16

14 MR. COLBY: There's actually no side
15 yard setback requirement for a driveway.

21:52:35

16 MEMBER GAUGEL: So then can something be
17 said about that specifically the setback for the
18 driveway can't exceed what the setback for the house
19 is? I think maybe it's getting more restrictive, but
20 if I was his neighbor, I'd be pretty annoyed at that,
21 not only him but anybody in that neighborhood, the
22 fact that he's there, and I think that's something
23 that should be prevented and not encouraged even if
24 the rest of the neighborhood is currently that way.

21:52:51

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1 This is -- while I agree you should be able
2 to do with your property whatever you see fit, I think
3 that setback is still a distinct line that should be
4 held to pretty fast. I don't know if anybody agrees
5 21:53:25 or disagrees with that.

6 MR. COLBY: Just to qualify, I don't
7 know what the actual setback requirement is there. So
8 there may be a side yard that's not quite as far as
9 the house.

10 21:53:36 So, in theory, if you apply that side yard
11 setback requirement, the driveway would have to be
12 shifted over somewhat but maybe not all the way to
13 where the house is.

14 MEMBER GAUGEL: One other thought. If
15 21:53:49 the objection that keeps coming across is, "Everybody
16 else in my neighborhood has it," is there a way to put
17 something in an ordinance that would state if 30 percent
18 or greater of the houses within a 250-foot radius have
19 the type of driveway you're looking for, it would be
20 21:54:09 acceptable?

21 I know that would probably be a nightmare to
22 maintain, but at least you could have a proven
23 neighborhood consistency factor. So this really is
24 happening in the neighborhood. Therefore, we'll allow

**REPORT OF PROCEEDINGS -- 06/03/2014
GENERAL AMENDMENT -- CHAPTER 17.24**

30

1 it. It's not somebody is just looking to do that; it
2 takes the opinion off of you from approving it and
3 puts it back on the ordinance. I mean, is that
4 something that's feasible?

5 21:54:37 MR. COLBY: That would be very difficult
6 to administer fairly. A way to accomplish something
7 similar would be to try and regulate it by zoning
8 district or by lot size. Because we have neighborhoods
9 that are consistently in one zoning district that have
10 21:54:54 a consistent type of garage layout and yard, so they
11 have similar characteristics in terms of driveway size.

12 That's an alternative. That would be a
13 little more complicated than what we do. I don't know
14 if it would necessarily accomplish the same thing but
15 21:55:13 that's a possibility.

16 MS. TUNGARE: If I can supplement that,
17 what we've been leaning towards is simplicity in our
18 regulations partly because not everyone that's reviewing
19 plans has a planning or engineering background on City
20 21:55:28 staff. Sometimes we may have inspectors -- in fact,
21 most of the time -- reviewing these plans, and the more
22 complicated we make it, the more chance for errors
23 from a practice standpoint.

24 MEMBER GAUGEL: I completely agree with

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1 you. The reason why I brought that up specifically
2 was it seems like the major objection is, "The rest of
3 my neighborhood is like this. Therefore, I should be
4 allowed to do it." So how do you make it fair for
5 21:55:56 everybody? I think that's to me the ultimate question
6 that needs to be answered.

7 MEMBER SCHUETZ: I think what happens --
8 because I'm going to redo our driveway and I can see
9 this happening -- after such-a-such a date if you're
10 21:56:13 redoing the driveway, you've got to comply with the
11 new ordinance and that's the bottom line.

12 MEMBER KESSLER: I have to ask you.
13 Are you objecting to the change that's been proposed
14 here, Steve?

15 21:56:27 MEMBER GAUGEL: No, I don't.

16 MEMBER KESSLER: Okay. Tom, do you
17 object to the changes?

18 MEMBER SCHUETZ: No, not at all.

19 MEMBER KESSLER: Because it seems that
20 21:56:37 what Russ has described or what I understand is they
21 have expanded this to accommodate as many situations
22 as they possibly can up to this point. So they have
23 hopefully eliminated those types of confrontations
24 with homeowners because they don't comply.

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1 And having -- you're never going to be able
2 to make it perfect unless you just say you can do
3 whatever you want. So I guess I'm just curious, what
4 is it that we're -- what's our point? What's the Plan
5 21:57:16 Commission's point?

6 MEMBER SCHUETZ: That's why I'm saying,
7 let's put a date on it, this is the ordinance and say,
8 "This is the ordinance" and call it a day.

9 MEMBER KESSLER: On what they are
10 21:57:30 proposing?

11 MEMBER SCHUETZ: No. We go with this
12 proposal, and a neighbor comes and says, "Well, my
13 neighbor such-and-such." Too bad. "You're putting a
14 new driveway in. This is the ordinance you've got to
15 21:57:36 follow. They didn't have that ordinance."

16 MR. COLBY: This proposal should
17 accommodate most of those situations, which I think is
18 what Tim is saying. We shouldn't be running into
19 conflicts -- with this type of arrangement as we see
20 21:57:50 in this photo, this is something that would be
21 allowed, but if that's beyond that -- once you go
22 beyond a certain percentage, you're probably starting
23 to pave other portions of your lot that don't look
24 like they're part of the driveway.

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1 So that's why we're saying 40 percent is
2 probably a reasonable restriction. It would account
3 for most of what we see out there right now.

4 MEMBER DOYLE: Can I just comment?

5 21:58:19 So, Tim, I have some reservations about this
6 which I expressed. I think I'm probably inclined to
7 support the proposal. I feel that this style of -- this
8 pattern of development which is completely oriented on
9 automobiles has a detrimental impact on the public
10 21:58:46 welfare. Our reliance on automobiles with the impact
11 on community character of so many front-loading
12 garages, the appearance of these driveways, it
13 encourages people to buy more and more automobiles.

14 There's a real public cost in terms of the
15 21:59:10 maintenance of roads, in terms of traffic congestion,
16 in terms of climate change. So I think that's a
17 legitimate concern to put out there, and I also would
18 say I think this is probably the wrong place to try
19 and control that.

20 21:59:33 MEMBER KESSLER: And I couldn't agree
21 with you more.

22 MEMBER DOYLE: So I'm done. I guess I
23 support the proposal.

24 MEMBER KESSLER: We'll save social

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1 engineering for another meeting.
2 MEMBER DOYLE: Right.
3 MEMBER KESSLER: I'd like to make a
4 motion to close the public hearing.
5 21:59:56 MEMBER SCHUETZ: Second.
6 MEMBER AMATANGELO: Second.
7 CHAIRMAN WALLACE: He seconded first.
8 She seconded second.
9 It's been moved and seconded. Is there any
10 22:00:08 discussion on the motion to close the public hearing?
11 (No response.)
12 MEMBER KESSLER: Doyle.
13 MEMBER DOYLE: Yes.
14 MEMBER KESSLER: Schuetz.
15 22:00:13 MEMBER SCHUETZ: Yes.
16 MEMBER KESSLER: Amatangelo.
17 MEMBER AMATANGELO: Yes.
18 MEMBER KESSLER: Gaugel.
19 MEMBER GAUGEL: Yes.
20 22:00:21 MEMBER KESSLER: Holderfield.
21 MEMBER HOLDERFIELD: Yes.
22 MEMBER KESSLER: Pretz.
23 MEMBER PRETZ: Yes.
24 MEMBER KESSLER: Wallace.

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1 CHAIRMAN WALLACE: Yes.

2 MEMBER KESSLER: Kessler, yes.

3 CHAIRMAN WALLACE: All right. The

4 public hearing is closed.

5 22:00:25 That concludes Item 4 on the agenda.

6 Item 6, which is General Amendment of the

7 City of St. Charles.

8 MEMBER KESSLER: I'd like to make a

9 motion to recommend approval of General Amendment,

10 22:00:35 City of St. Charles, Chapter 17.24, "Off-Street Parking

11 Loading and Access," Section 17.24.070, "Design of

12 Off-Street Parking Facilities" pertaining to

13 requirements for access drives (driveways) for

14 one/single and two-family dwellings.

15 22:00:52 CHAIRMAN WALLACE: Is there a second?

16 MEMBER SCHUETZ: Second.

17 CHAIRMAN WALLACE: It's been moved and

18 seconded. Any discussion on that motion?

19 (No response.)

20 22:01:02 MEMBER DOYLE: No discussion or are you

21 calling a vote?

22 CHAIRMAN WALLACE: I'm sorry. We're

23 calling a vote.

24 MEMBER DOYLE: Yes.

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1 MEMBER KESSLER: Schuetz.
2 MEMBER SCHUETZ: Yes.
3 MEMBER KESSLER: Amatangelo.
4 MEMBER AMATANGELO: Yes.
5 22:01:12 MEMBER KESSLER: Gaugel.
6 MEMBER GAUGEL: Yes.
7 MEMBER KESSLER: Holderfield.
8 MEMBER HOLDERFIELD: Yes.
9 MEMBER KESSLER: Pretz.
10 22:01:15 MEMBER PRETZ: Yes.
11 MEMBER KESSLER: Wallace.
12 CHAIRMAN WALLACE: Yes.
13 MEMBER KESSLER: Kessler, yes.
14 CHAIRMAN WALLACE: All right. That item
15 22:01:18 passes unanimously. Thank you.
16 And for meeting announcements, we have
17 meetings on June 17th, July 8th, and July 22nd.
18 Anyone not going to be at any of those meetings?
19 MEMBER KESSLER: Not planning on it but
20 22:01:32 anything could happen.
21 MEMBER AMATANGELO: Not sure.
22 MEMBER DOYLE: July 22nd I'll be gone.
23 CHAIRMAN WALLACE: All right. Is there
24 a motion to adjourn -- I'm sorry. Any additional

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1 business from Plan Commission members?
2 (No response.)
3 CHAIRMAN WALLACE: Staff?
4 (No response.)
5 22:01:57 CHAIRMAN WALLACE: Citizen?
6 (No response.)
7 MEMBER PRETZ: Is there a training
8 tomorrow?
9 MR. COLBY: I think it's on Thursday.
10 22:02:02 MEMBER PRETZ: Wrong date, sorry.
11 MS. TUNGARE: But show of hands how many
12 of you are attending the training.
13 MEMBER PRETZ: I'm going to be a
14 little late.
15 22:02:19 MR. COLBY: We're not involved with
16 running the training.
17 MEMBER PRETZ: But I thought you were
18 telling them if we were coming or not.
19 MR. COLBY: Yes. If you are planning to
20 22:02:28 go, let us know so they know you're going to be there.
21 CHAIRMAN WALLACE: All right. Is there
22 a motion to adjourn?
23 MEMBER KESSLER: So moved.
24 MEMBER SCHUETZ: Second.

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22:02:40

CHAIRMAN WALLACE: All in favor.
(Ayes heard.)
CHAIRMAN WALLACE: Opposed.
(No response.)
CHAIRMAN WALLACE: This meeting of
St. Charles Plan Commission is adjourned at 10:02 p.m.
PROCEEDINGS CONCLUDED AT 10:02 P.M.

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	600-660 S. Randall Rd. (Randall Shoppes)		
	City Staff:	Russell Colby, Planning Division Manager Ellen Johnson, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 6/17/14	X	MEETING 6/17/14	X
APPLICATIONS UNDER CONSIDERATION:				
Special Use for Planned Unit Development; PUD Preliminary Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Architectural Elevations, dated 2/10/14 and 5/15/14			
Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)	Landscape Plan (revised), dated 3/12/14			
Applications- Special Use & PUD Preliminary Plan	Monument Sign Elevation, dated 3/5/14			
PUD Preliminary Plans, dated 2/10/14				
EXECUTIVE SUMMARY:				
<p>The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St. New owners/developers, First Rockford Group, have submitted applications for Special Use for a PUD and PUD Preliminary Plan to enable improvements to the property. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • A small building addition to square off an angled recess at the interior corner of the building. • Potential for a building addition on the north side of the building. • Complete renovation of the exterior of the building. • Complete reconstruction and expansion of the parking lot. • Enhanced freestanding sign. • New landscaping. <p>The property as it exists today has a number of zoning non-conformities that make redeveloping the site difficult. Therefore, the applicant is requesting a Planned Unit Development (PUD) for the project. The Plan Commission reviewed a Concept Plan for this proposal on 4/14/14.</p>				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Conduct the public hearing and close if all testimony has been taken.				
Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.				
Staff recommends approval of the applications contingent upon resolution of outstanding staff comments.				

Community & Economic Development
 Planning Division

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 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
 And the Members of the Plan Commission

FROM: Ellen Johnson
 Planner

RE: Special Use for PUD and PUD Preliminary Plan for 600-660 S Randall Rd.

DATE: June 17, 2014

I. APPLICATION INFORMATION:

Project Name: 600-660 S Randall Rd. (Randall Shoppes)

Applicant: Dyn Rote, LLC

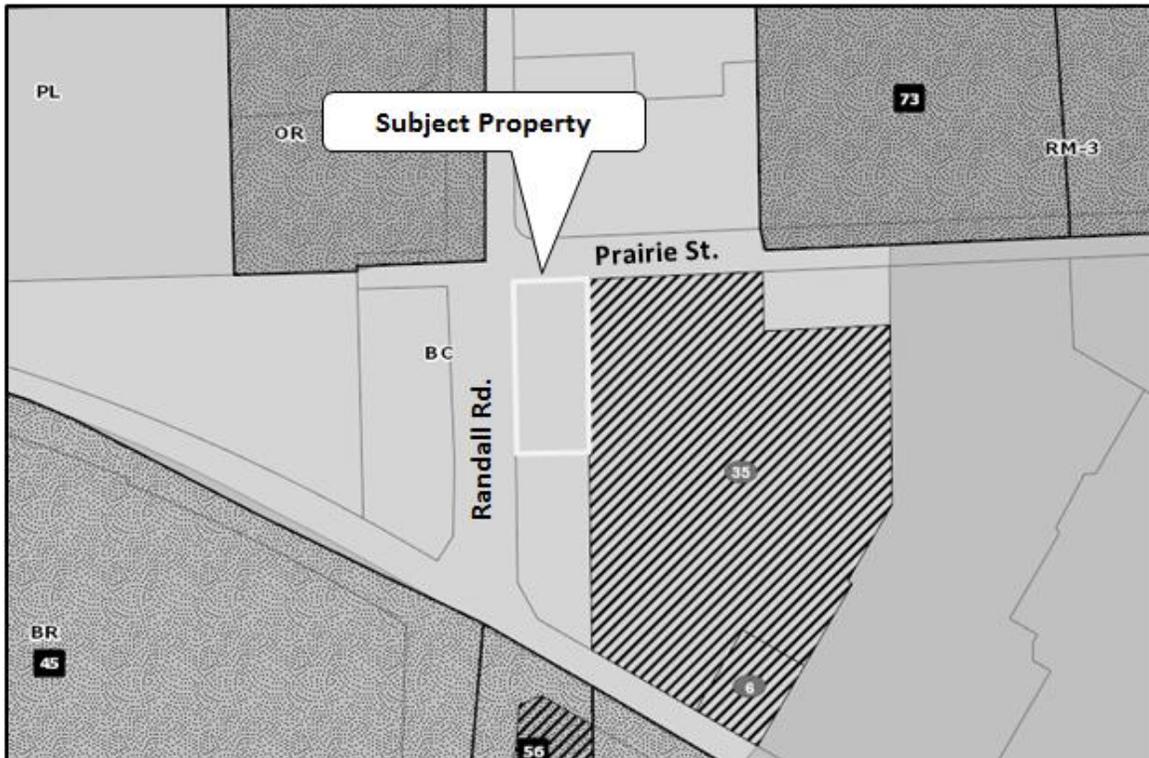
Purpose: Review Special Use for PUD application and supporting PUD Preliminary Plan to renovate and expand the existing multi-tenant commercial building and parking lot at the southeast corner of S Randall Rd. and Prairie St.

General Information:		
Site Information		
Location	600-660 S Randall Rd.	
Acres	.991 acre	
Applications	1) Special Use for PUD 2) PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.26 Landscaping & Screening 17.28 Signs 17.22.040 Site Lighting 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts	
Existing Conditions		
Land Use	Existing multi-tenant commercial/retail building	
Zoning	BC- Community Business	
Zoning Summary		
North	BC- Community Business	Multi-tenant commercial/retail building
East	BC- Community Business/Special Use	Jewel Osco store with Drive-Through
South	BC- Community Business	Fifth Third Bank with Drive-Through
West	BC- Community Business	Multi-tenant commercial/retail building
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

Property History

The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St.

In 1968, the subject lot was created by subdivision, along with the Fifth Third Bank lot to the south. Although Randall Rd. has been widened over the years, no portion of the original lot was ever removed for road widening. The adjacent Jewel and Fifth Third Bank sites were developed in 1979. The Subject Property was developed in 1987.

Proposal

New owners/developers, First Rockford Group, are proposing to improve the property through a Planned Unit Development (PUD) due to several zoning non-conformities that make redevelopment of the site difficult. The proposal includes:

- A small building addition to square off an angled recess at the interior corner of the building.
- Potential for a building addition on the north side of the building.
- Complete renovation of the exterior of the building.
- Complete reconstruction and expansion of the parking lot.
- Enhanced freestanding sign.
- New landscaping.

Concept Plan Review

Per Section 17.04.410.C of the Zoning Ordinance, a Concept Plan review is required prior to an applicant submitting an application for a PUD. The Plan Commission reviewed the Concept Plan for this proposal at its meeting on April 4, 2014, followed by Planning & Development Committee on April 14, 2014.

The Plan Commission was supportive of redevelopment of the property and determined that the proposal advances three of the purpose statements for PUDs established in Section 17.04.400.A and is therefore appropriate for a PUD:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

The Plan Commission was interested in the applicant pursuing cross-access with the Jewel parking lot to the east. The applicant has not provided staff with an update regarding cross-access.

III. STAFF ANALYSIS

Staff performed an analysis of the submitted PUD Preliminary Plans for conformance to all relevant guidelines and standards of the City's plans and ordinances. The following is a detailed description of Staff's analysis:

A. COMPREHENSIVE PLAN

Land Use Designation

The Comprehensive Plan Land Use designation for this property is *Corridor/Regional Commercial*.

West Gateway Sub Area Plan

The West Gateway Sub Area Plan on p. 94 identifies an objective that could be advanced by the proposal:

- *Enhancement of the character of both existing and new development through onsite landscaping, attractive building design and materials, and more consistent sign regulation.*

The West Gateway Improvement Plan on p. 96 identifies a number of site design issues with properties in the vicinity of the site, including:

- The need for parking lot improvements (landscaping and screening).
- Lack of cross access between sites.
- Lack of sidewalk connections.

Design Guidelines

The Gateway and Corridor Design Guidelines starting on p. 132 identify a number of items that could be improved through the proposed project, such as:

- Creating a better visual presence and identifiable front entrance for the building.
- More architectural prominence for a highly visible corner site.
- Higher quality building materials.
- Improved parking lot lighting (replacement of flood lighting).
- Parking lot improvements, including curbing and landscape screening.
- Potential for cross access to adjacent sites.
- Improved signage.

B. ZONING STANDARDS

The property is zoned BC Community Business. Staff reviewed the submitted plans vs. the requirements of the Zoning Ordinance. The following table summarizes this review (deviation requests are highlighted with ***bold italics***):

Category	Zoning Ordinance Standard	Existing Site	Proposed Changes
Lot Area	1 acre	<i>0.991acre</i>	
Lot Width	N/A	135.48 ft	
Building Setbacks:			
<i>Front (Prairie St)</i>	20 ft.	140 ft.	80 ft.
<i>Exterior Side (Randall Rd)</i>	20 ft.	49.9 ft.	
<i>Interior Side (east)</i>	10 ft.	<i>5.4 ft.</i>	
<i>Rear (south)</i>	30 ft.	<i>2.6 ft.</i>	
Parking/Paving Setbacks:			
<i>Front (Prairie St)</i>	20 ft.	<i>10 ft.</i>	
<i>Exterior Side (Randall Rd)</i>	20 ft.	17 ft & 0 ft.	<i>6 ft. & 0 ft.</i>
<i>Interior Side (east)</i>	0 ft.	0 ft.	
<i>Rear (south)</i>	0 ft.	20 ft.	0 ft.
Maximum Building Gross Floor Area	75,000 sf	10,092 sf	11,256 to 13,667 sf

Maximum Building Coverage	40%	23.4%	26% to 31.6%
Parking Stall Size	9 x 18 ft (2 ft overhang allowed where parking stalls abut green space)	9 x 18 ft	
Drive-Aisle Width	24 ft	24 ft	
Parking Requirement	Stalls per 1,000 sf. GFA: Retail: 4 Office: 3 Restaurant: 10	44	58 to 69
Minimum Percentage of Landscape Area	15%		<i>11% (approx.)</i>
Perimeter Parking Lot Landscaping	50% screening of parking stalls	None	To meet ordinance
Internal Parking Lot Landscaping	10% of the parking lot area (for new parking lots only)	None	TBD
Building Foundation Landscaping	8 ft. (for new areas of the building)		None for Addition

Non-Conformities/Proposed Deviations

Existing

The most significant existing zoning non-conformities are the building location on the lot (rear and interior side yard setbacks) and the parking lot setback along Randall Rd.

The Zoning Ordinance requires 15% of the lot area to be landscaped. The existing site may be conforming in terms of the percentage of greenspace; however most of this greenspace is not actually landscaped.

Parking Lot

The proposed deviations would decrease the parking lot setback along Randall Rd. in order to accommodate an additional row of parking. The reconstructed parking lot would be brought into conformance with the design and landscape screening requirements.

Nearby parking lots to the south (Fifth Third) and to the north of Prairie Street also have non-conforming parking lot setbacks along Randall Rd. in the range of 0 to 5 ft.

The proposed improvements to the site would reduce the percentage of greenspace; however it is anticipated that the percentage of landscaped area would increase vs. what exists today.

Building Addition

The optional building addition to the north would meet all zoning requirements, with the exception of Building Foundation Landscaping, which per ordinance would normally be required along the newly constructed portions of the building.

C. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of Chapter 17.26 Landscaping and Screening. The plan includes:

- Landscaping along the Prairie St. and Randall Rd. frontage and south property line.
- One landscaped parking lot island.

As proposed, insufficient information is provided to determine whether all applicable requirements are met. The applicant can alter the Landscape Plan to meet the following requirements, or request deviations from the requirements through the PUD:

- To meet 75% parking lot screening requirement, plantings should be at least 30” tall. Also, a shade, ornamental, or evergreen tree is required every 50 feet. This means that 6-7 trees along Randall Rd. frontage and 2 trees along Prairie St. frontage are needed. As proposed, the Prairie St. tree requirement is met, but an additional 2 trees are required along Randall Rd. (Section 17.26.090.3)
- Dimensions of all landscaped areas should be provided so the percentage of landscape area can be calculated. The requirement is 15%. (Section 17.26.060)
- Landscaping around the monument sign must extend at least 3’ from outer edge of the sign base on all sides. Landscape with shrubs, grasses, and/or perennials to a height of 12” to 3 ft. (Section 17.26.100)
- Refuse Dumpsters must be enclosed and screened on all sides by a masonry screen wall or opaque fence, at a height sufficient to provide screening of the container. The enclosure must be gated and situated on a concrete apron that extends at least 6 ft. (Section 17.26.120.A)

Regarding design of the planting beds, staff has the following comments:

- Plantings should be drought and salt tolerant. The following proposed plant selections should be revised. The Plant Palette (Title 17 Appendix C) should be used for guidance when choosing plants:
 - Yew (shrub)- Not acceptable due to salt sensitivity.
 - Blue Rug Juniper (ground cover)- Not acceptable due to salt intolerance.
 - Gold Mount Spirea (shrub)- Revise to “Gold Mound Spirea”. Should be 24” at planting rather than 18” as indicated on plan.

D. BUILDING ARCHITECTURE

Staff has reviewed the submitted building elevations for conformance with the standards established in Zoning Ordinance Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts. The elevations generally conform to those standards.

The existing building is outdated in design and lacks a visual presence on the corner. The proposed enhancements will give the building a more modern appearance and taller design elements will give the building more prominence.

E. SIGNAGE

The existing monument sign at the site complies with the current standards for freestanding signs. The developer proposes to enhance the existing sign with a masonry base and cap that matches the improvements to the building.

New wall signage will replace the existing. While the building elevations indicate the general location of the signs, they should be scaled to indicate dimensions. The following requirements from Chapter 17.28 must also be met:

- 1 sign per business
- Maximum area of each sign is 1.5 sq. ft. per linear foot of wall on which the sign is located.
- Height cannot be taller than the building itself

- Signs cannot project more than 12 inches from the building wall.

F. SITE ENGINEERING & UTILITY CONSIDERATIONS

- It is unclear whether the applicant plans to replace the existing sidewalk along the building foundation. If so, the new sidewalk must be 4 ft. wide.
- The site is below one acre; therefore stormwater detention is not required. However, because disturbance of the site will exceed 5,000 sf, a stormwater permit will be required. Drainage of the site will be reviewed at the time of building permit for the parking lot to ensure that post-development stormwater run-off does not exceed the pre-development runoff.
- Utilities serving the building may need to be relocated for the building addition.
- An additional fire hydrant may be required as there does not appear to be a fire hydrant located within 75 ft. of the Fire Dept. connection to the building.
- Upgraded electric service may be needed depending on the tenants, and this may require the installation of an additional transformer on the site.

Cross Access

Staff has recommended to the applicant that cross-access to adjacent sites would be desirable; however allowing for access to either the Jewel or Fifth Third site would require amending a larger access and easement agreement affecting these properties and the former St. Charles Mall property. Staff requests that the developer plan for and agree to cross access, should it become available at a future date. At the Concept Plan review, the Plan Commission requested an update from the applicant regarding the potential for cross-access.

IV. RECOMMENDATION

Conduct the public hearing on the Special Use for PUD and close if all the testimony has been taken.

Staff has placed the Special Use and PUD Preliminary Plan items on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the applications contingent upon resolution of outstanding staff comments. The findings of fact to support that recommendation were provided by the applicant as part of their Special Use application and are attached.

V. ATTACHMENTS

- Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)
- Application for a Special Use; received 5/22/2014
- Application for PUD Preliminary Plan; received 5/22/2014
- Preliminary Plans, dated 2/10/14
- Architectural Elevations, dated 2/10/14 and 5/15/14
- Landscape Plan (revised), dated 3/12/14
- Monument Sign Elevation, dated 3/5/14

Electric Utility Comments – 600-660 S Randall Rd.:

- The existing building is served by single phase 120/240V from the small transformer on the eastern side of the building. That is likely to be inadequate with any modern tenants. We would recommend that they develop a plan with a three phase transformer pad. The transformer pad would be 75" x 105" and would need to be at least 5' from a wall. Additionally, the front of the transformer would require 10' of level clearance.
- If they wish to proceed in placing a three phase transformer, there would be additional discussions regarding the cost estimate and the required conduit installation between our switchgear on Prairie (identified as transformer on the plans) and the new transformer.
- The three phase transformer clearance is on the attached, page 2 specifically.

Comments from:

Thomas Bruhl, P.E. | Electric Services Manager
2 E. Main Street , St. Charles, IL 60174-1984
phone: 630.377.4407 | fax: 630.377.7009 | www.stcharlesil.gov
tbruhl@StCharlesIL.gov

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 6/9/2014

To: Ellen Johnson
Russell Colby

From: Christopher Tiedt, PE 

RE: 600-660 S. Randall Rd.

I have reviewed the submittal for general conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. Revised site plans were not submitted as part of this application and therefore the previous comments from the Concept Plan review remain.

Those comments are as follows:

1. Project site is under 1-acre in size and therefore stormwater detention requirements do not apply, however, any disturbance greater than 5,000 sf will require a stormwater permit. The proposed concept, disturbance appears to be greater than 5,000 sf and therefore a stormwater permit will be required.
2. Per the Stormwater Ordinance requirements, post-development run-off cannot exceed pre-development run-off. Part of the permit submittal will require calculations demonstrating that the addition of the proposed impervious surface will not increase run-off from the site.
3. Utilities on the north end of the existing building (water and electric), will need to be relocated as part of the proposed addition.
4. During Preliminary Engineering, it will need to be determined if additional storm sewer is required to properly drain the site.
5. A grease trap or other additional utility improvements may need to be installed depending on the proposed uses going into the units.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.



Memo

Date: 04/02/2014

To: Russell Colby

From: Lt. Brian Byrne

Project: 2014PR008 - 600-660 S. Randall Rd.

Application Number: 2014AP013

Concept Plan-Review

The Fire Department offers the following Comments:

1. It appears as though the existing fire service main and the fire department connection will be in conflict of the new addition.
2. An additional fire hydrant may be required as there is not a hydrant with 75' of the fire department connection.
3. The building addition and site modifications will not reduce access to the building or site for the Fire Department. Access is adequate as drawn.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

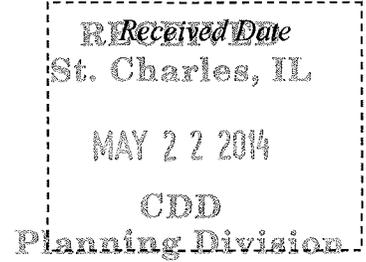


COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

CITYVIEW	
Project Name:	600-660 S. Randall Rd
Project Number:	2014 -PR- 008
Application Number:	2014 -AP- 002



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-33-302-001-0000	
	Street Address (or common location if no address is assigned): 600-660 Randall Rd.	
2. Applicant Information:	Name Dyn Rote, L.L.C.	Phone 815-229-3000
	Address 6801 Spring Creek Rd. Rockford, IL 61114	Fax 815-229-3001
		Email marvin@firstrockford.com
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BC Community Business

What is the property currently used for? Commercial Strip Center

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Planned Unit Development

If the proposed Special Use is approved, what improvements or construction are planned?

Reconstruction of the parking lot, installation of landscaping and rehabbing the existing building.

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

❑ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

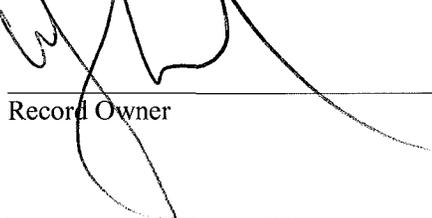
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


5/19/14

 Record Owner Date

 Applicant or Authorized Agent Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Sunil Puri, being first duly sworn on oath depose and say that I am
Manager of Dyn Rote, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------------|-------|
| <u>Puri 2004 Dyn Trust</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Sunil Puri, Manager
Sunil Puri

Subscribed and Sworn before me this 19th day of
~~March~~ May, 20 14.

[Signature]

Notary Public



FINDINGS OF FACT SHEET – SPECIAL USE

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.



600 S. Randall Rd.

Project Name or Address

3/19/2014

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The granting of the special use permit for a PUD will permit the redevelopment of this site in a manner that will attract new business to the community and allow the use of what has become an obsolete building and site design.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The property has direct access onto Prairie street and that access will not change as part of this special use.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The granting of this special use will have no negative impact on the use and enjoyment of the surrounding properties, nor diminish or impair property values. The proposed redevelopment will significantly enhance the property which will only help the surrounding properties.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The granting of this special use will not impede or otherwise impact the ability to develop or improve the surrounding properties. It is our hope that the investment of funds into the redevelopment of this site will encourage other properties in the vicinity to invest funds into their properties as well enhancing the overall neighborhood. The use of the building following this permit will not change from its permitted uses as currently zoned.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The granting of this special use will enhance the general welfare of the community given the significant investment that will occur as part of this process, increasing the property value of the subject property as well as enhancing the area as a whole. There will be no detrimental effects to the health, safety, comfort or welfare of the community.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Except as varied pursuant to this request for a Special Use for PUD, this special use will conform to the existing Federal, State and local legislation and regulations, and will otherwise meet the requirements of this Title.

FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)



The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Planned Unit Development meets the applicable standards. Therefore, you need to “make your case” by explaining specifically how the project meets each of the following standards.

600 S. Randall Rd.
PUD Name

3/19/2014
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

This property was developed in a manner that has made the current configuration of the building and its associated parking obsolete. The granting of this special use permit for a PUD will allow us to redevelop the property in a manner that will satisfy the tenant standards for a modern building. This will also allow us to make more efficient use of the land in support of attracting tenants to this property and the community as a whole. Further, the proposed redevelopment provides for creative use of the existing site constraints and the building design that will take a clearly dated and obsolete overall design and create an attractive development out of what has become an eyesore, thus integrating this property into this area of the community that has seen an large amount of investment in more recent years.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The existing site has minimal landscaping, and the landscaping that is provided is deteriorated and generally poorly designed and implemented. The PUD proposal includes a significant upgrade to the landscaping that is clearly superior to the current design, which generally only has a few bushes and grass. In addition, the proposed redevelopment of the site provides for a much higher quality architectural design than that which is found in the building today.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION



CITYVIEW	
Project Name:	<u>600-660 S. Randall Rd.</u>
Project Number:	<u>2014 -PR- 008</u>
Application Number:	<u>2014 -AP- 021</u>

Instructions:

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-33-302-001-0000	
	Proposed Name of PUD: 600-660 Randall Rd.	
2. Applicant:	Name Dyn Rote, L.L.C.	Phone 815-229-3000
	Address c/o First Rockford Group, Inc. 6801 Spring Creek Rd. Rockford, IL 61114	Fax 815-229-3001
		Email marvin@firstrockford.com
3. Record Owner:	Name Same as Applicant	Phone
	Address	Fax
		Email
4. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

Attachment Checklist

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:**
 - An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ❑ **PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **PLAT OF SURVEY:**
 - A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**
 - Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>
- ❑ **ENDANGERED SPECIES REPORT:**
 - Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>
- ❑ **PLANS:**
 - All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.
 - Copies of Plans:**
 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **SITE/ENGINEERING PLAN:**
 - A plan or plans showing the following information:
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose

3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

38. Certification of site engineering plans by a registered professional engineer

39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

□ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

□ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set.

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

❑ PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

❑ SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

❑ INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

❑ SUBDIVISION PRELIMINARY PLAN CHECKLIST:

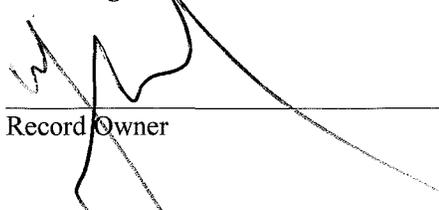
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

❑ APPLICATION FOR SPECIAL USE FOR A PUD:

The application for PUD Preliminary Plan must be accompanied by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

❑ HISTORIC DESIGNATION: Is the property a designated Landmark or in a Historic District? _____

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

5/19/14

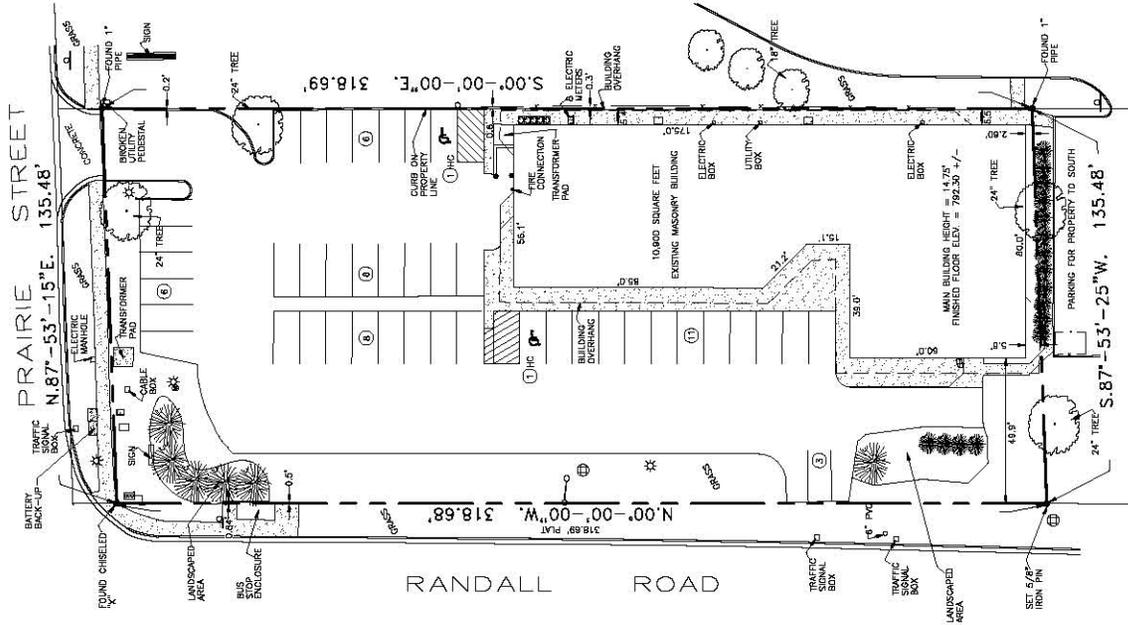
Date

Applicant or Authorized Agent

Date

LEGAL DESCRIPTION

LOT 1 OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS



Site Plan-Existing
1-24

Existing Retail Building Remodeling to Randall Shoppes
 600-660 Randall Road
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-10-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Permit Review

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Project No. 1406

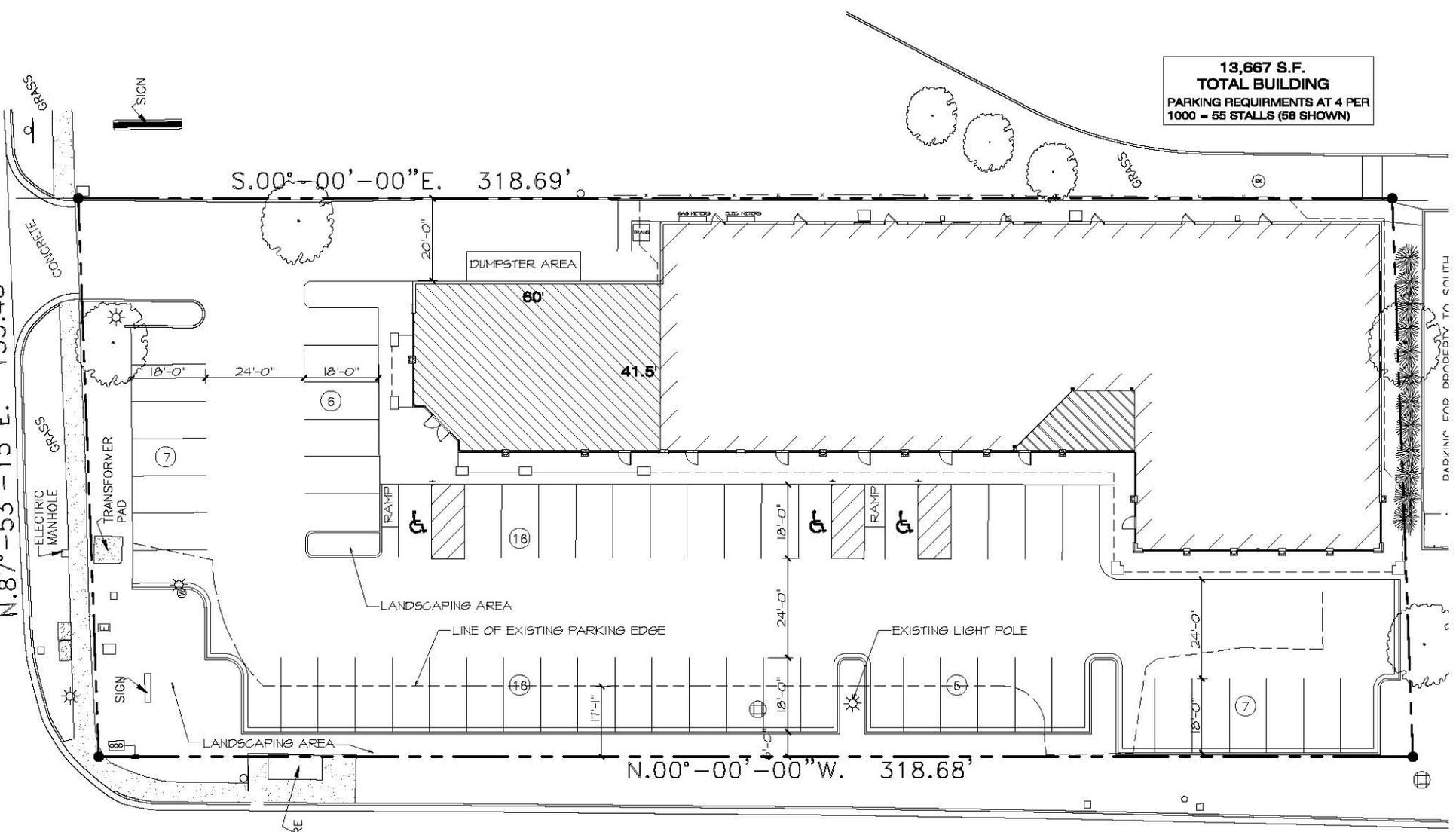
Scale 1" = 20'-0"

Sheet Title SITE PLAN-EXISTING

Ref. North Sheet No. C100

PRELIMINARY

PRAIRIE STREET
N.87°-53'-15"E. 135.48'



13,667 S.F.
TOTAL BUILDING
PARKING REQUIRMENTS AT 4 PER
1000 = 55 STALLS (58 SHOWN)

BUS
STOP
ENCLOSURE

RANDALL ROAD

PARKING FOR DEARBORN TO SOUTH

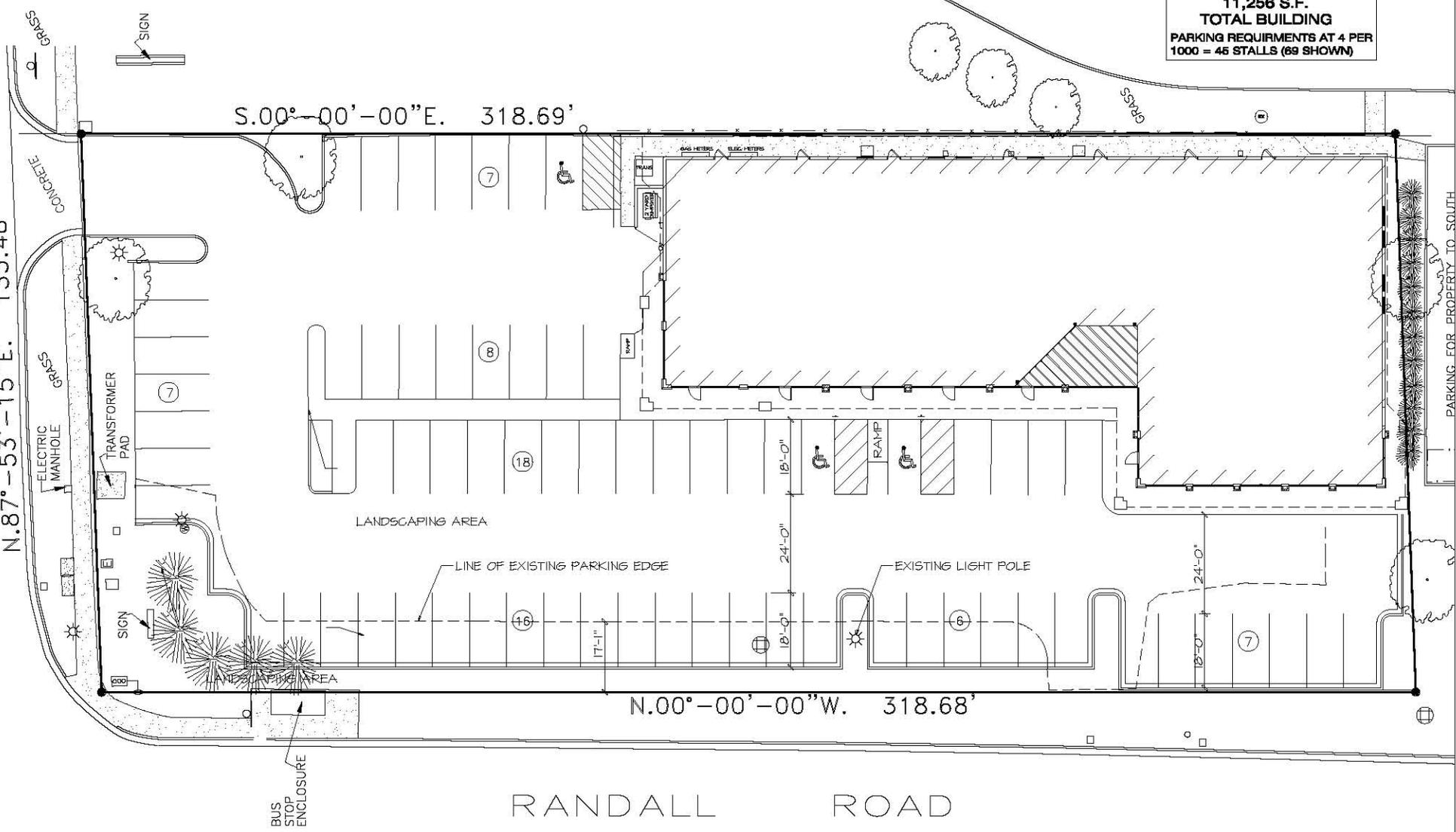
PRAIRIE STREET
N.87°-53'-15"E. 135.48'

S.00°-00'-00"E. 318.69'

N.00°-00'-00"W. 318.68'

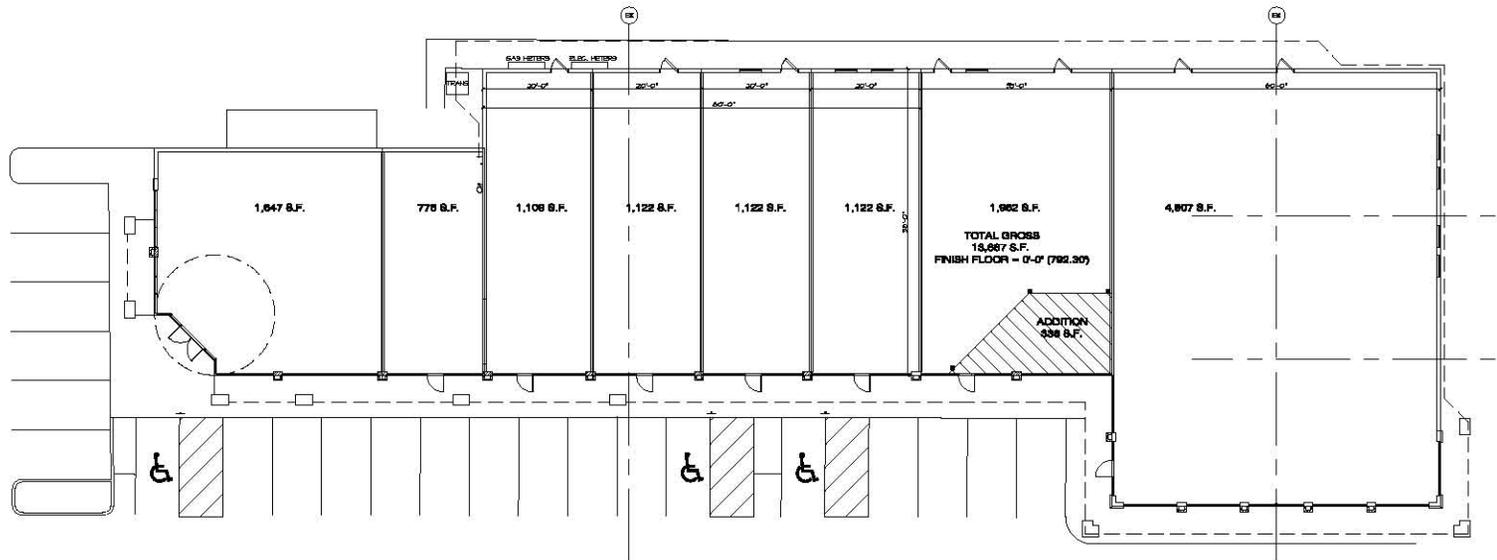
RANDALL ROAD

11,256 S.F.
TOTAL BUILDING
PARKING REQUIREMENTS AT 4 PER
1000 = 45 STALLS (69 SHOWN)



PARKING FOR PROPERTY TO SOUTH

Existing
 Retail Building
 Remodeling
 to
Randall Shoppes
 600-660 Randall Road
 St. Charles, Illinois



Floor Plan-Option One
 9/27 - 11-0'

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-10-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Permit Review

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Project No. _____

1408

Scale _____

3/32" = 1'-0"

Sheet Title _____

FLOOR PLAN OPTION ONE

Ref. North _____ Sheet No. _____

A101

PRELIMINARY

Existing
 Retail Building
 Remodeling
 to
Randall Shoppes
 600-660 Randall Road
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT
 DIMENSIONS AND CONDITIONS AT THE SITE PRIOR
 TO SUBMITTING A BID. THE CONTRACTOR SHALL
 COORDINATE ALL DRAWINGS WITH ACTUAL FIELD
 CONDITIONS PRIOR TO PROCEEDING WITH THE
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NO.	DATE	DESCRIPTION
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2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Prelim. Review

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Project No. _____

1405

Scale _____

3/32" = 1'-0"

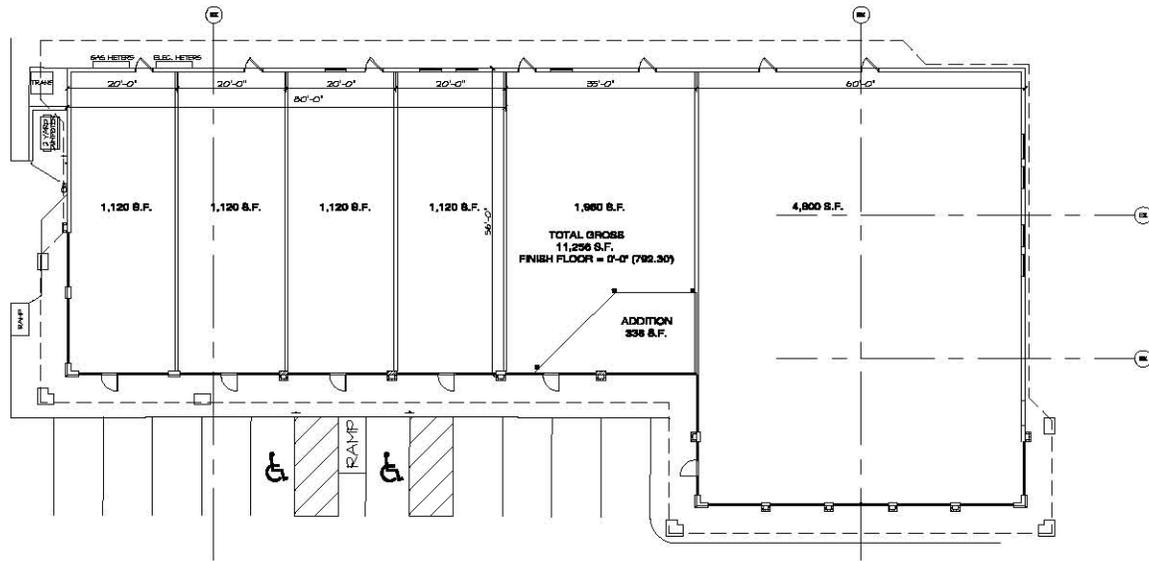
Sheet Title _____

FLOOR PLAN OPTION TWO

Ref. North _____ Sheet No. _____

A101

PRELIMINARY



Floor Plan-Option 2
 3/32" = 1'-0"

THE CONTRACTOR SHALL DETERMINE EXACT
 DIMENSIONS AND CONDITIONS AT THE SITE PRIOR
 TO SUBMITTING A BID. THE CONTRACTOR SHALL
 CORRECT ALL DIMENSIONS WITH ACTUAL FIELD
 CONDITIONS PRIOR TO PROCEEDING WITH THE
 WORK AND NOTIFY THE ARCHITECT OF ANY
 DISCREPANCIES. THE DRAWING IS THE PROPERTY
 OF McCLELLAN BLAKEMORE ARCHITECTS AND
 MAY NOT BE REPRODUCED WITHOUT THE PRIOR
 WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-10-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Prelim. Review

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Project No. _____

1405

Scale _____

1/8" = 1'-0"

Sheet Title _____

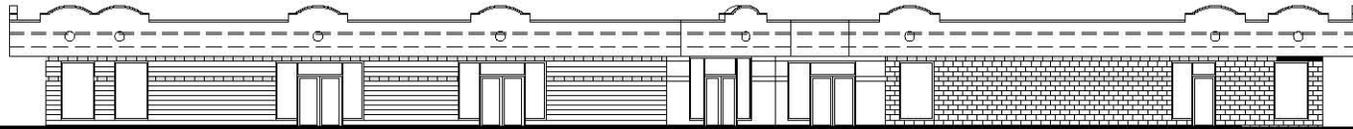
CONCEPTUAL ELEVATIONS

Ref. North _____ Sheet No. _____

A201

PRELIMINARY

T.O. EXISTING CORNING
 ELEV. 14'-0"
 T.O. EXISTING CANOPY
 ELEV. 4'-0"
 FINISH FLOOR
 ELEV. 4'-0"



Conceptual West Elevation #1
 1/8" = 1'-0"

T.O. CORNING
 ELEV. 11'-0"
 T.O. EXISTING CORNING
 ELEV. 7'-0"
 T.O. EXISTING CANOPY
 ELEV. 4'-0"
 FINISH FLOOR
 ELEV. 4'-0"



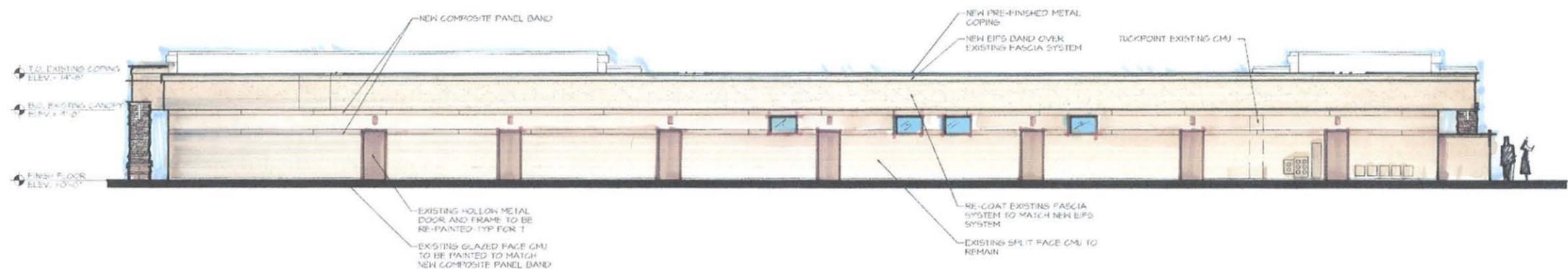
Conceptual West Elevation
 1/8" = 1'-0"

Existing Retail Building Remodeling to Randall Shoppes
 600-660 Randall Road
 St. Charles, Illinois

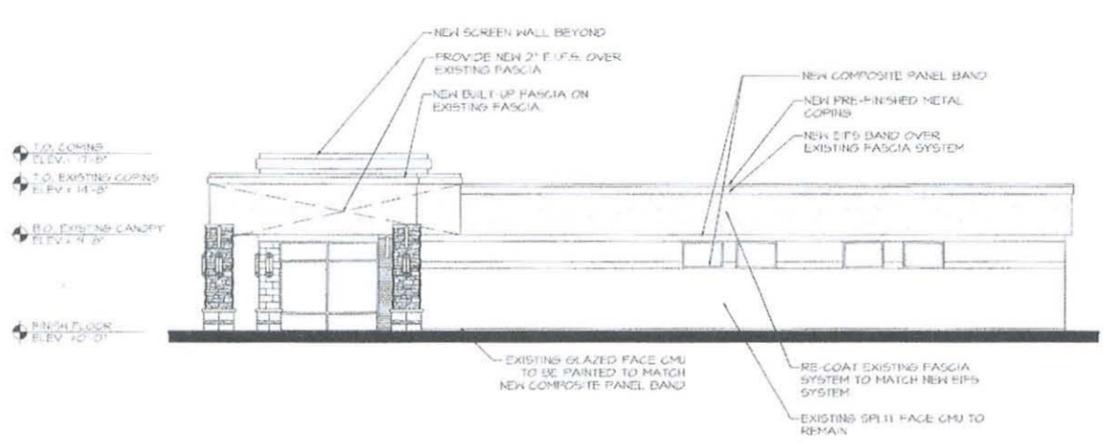
THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	5-15-14	Building Improvements

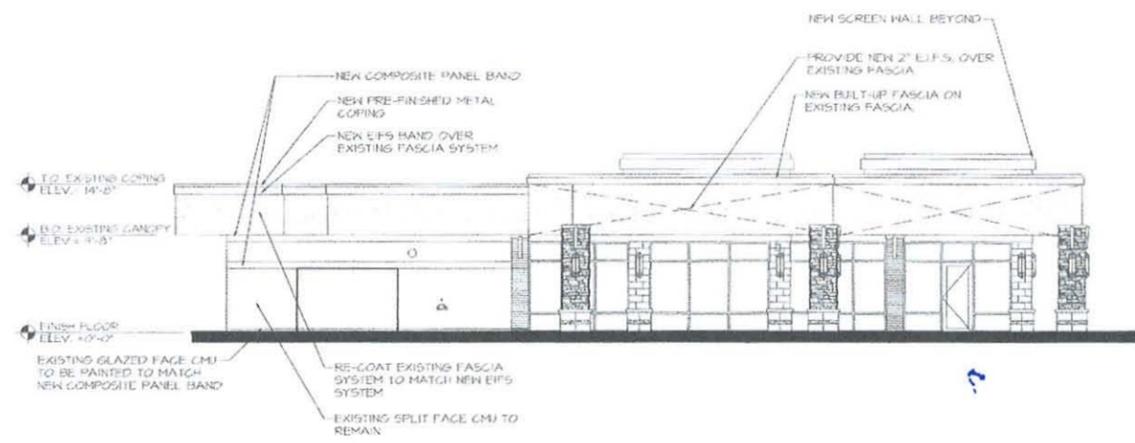
© COPYRIGHT McClellan Blakemore Architects 2014
 Project No. 1406
 Scale 1/8" = 1'-0"
 Sheet Title ELEVATIONS
 Ref. North Sheet No. A201
PRELIMINARY



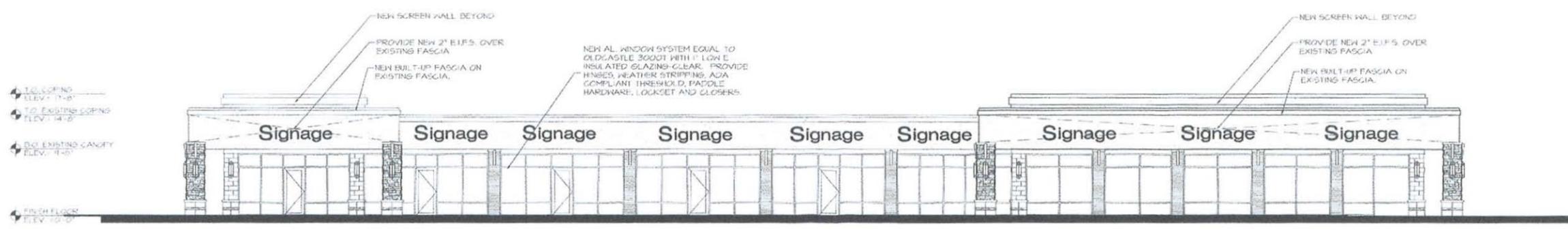
East Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



North Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

RECEIVED
St. Charles, IL

MAY 22 2014

2: Project: 1406 - Randall Shoppes Retail Remodeling/Improvements - Rockford, IL - 05/15/14 - 10:00 AM - 10:00 AM - 10:00 AM



Building Option One

RECEIVED
St. Charles, IL

MAY 22 2014

CDD
Planning Division



Conceptual Rendering
New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14

1



Building Option One

RECEIVED
St. Charles, IL

MAY 22 2014

CDD
Planning Division



Conceptual Rendering
New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14



Building Option Two

RECEIVED
St. Charles, IL

MAY 22 2014

CDD
Planning Division



New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14

3



Building Option Two

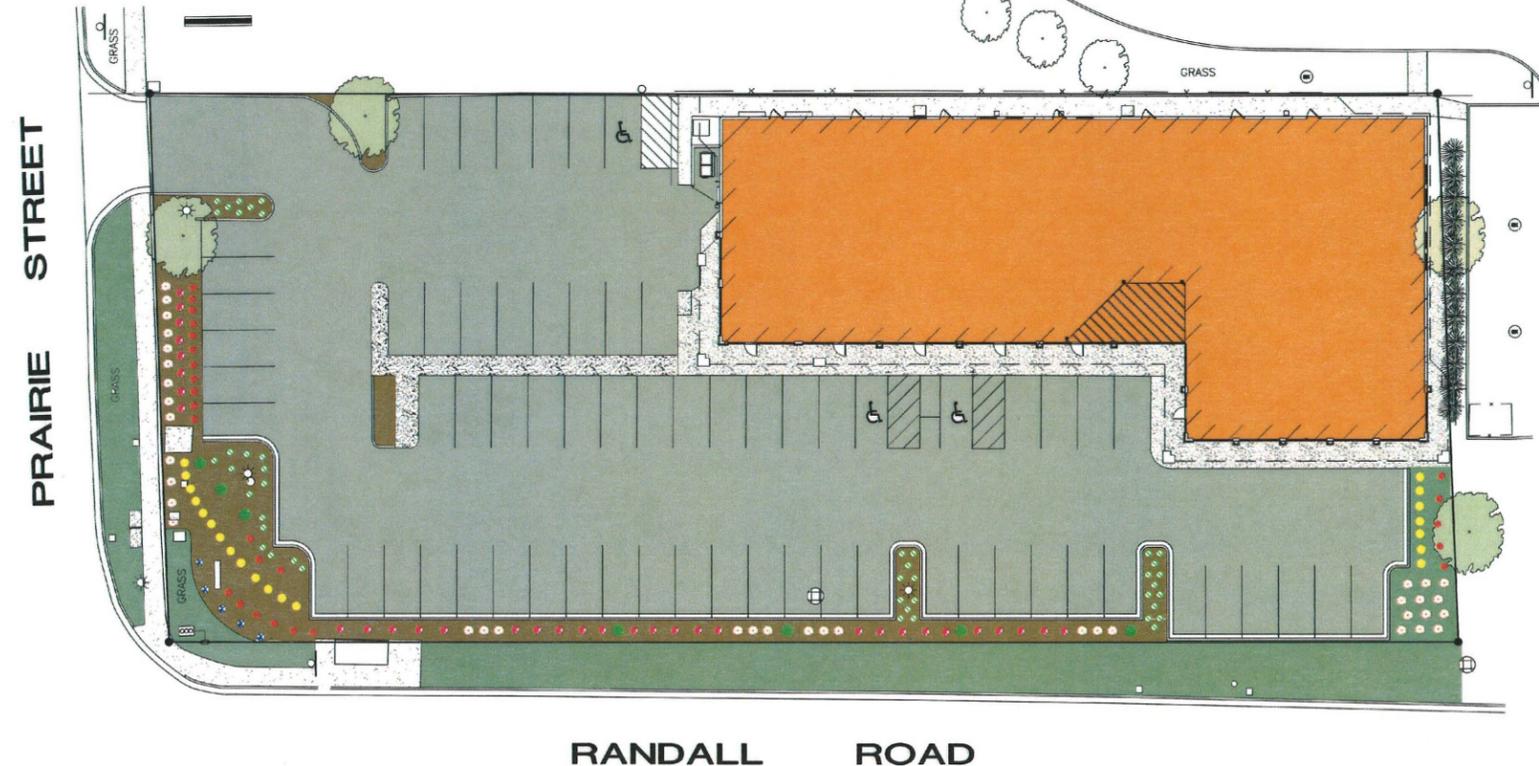
RECEIVED
St. Charles, IL
MAY 22 2014
CDD
Planning Division



Conceptual Rendering
New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14



RANDALL ROAD

 **LANDSCAPE PLAN**
SCALE: 1" = 20'-0"

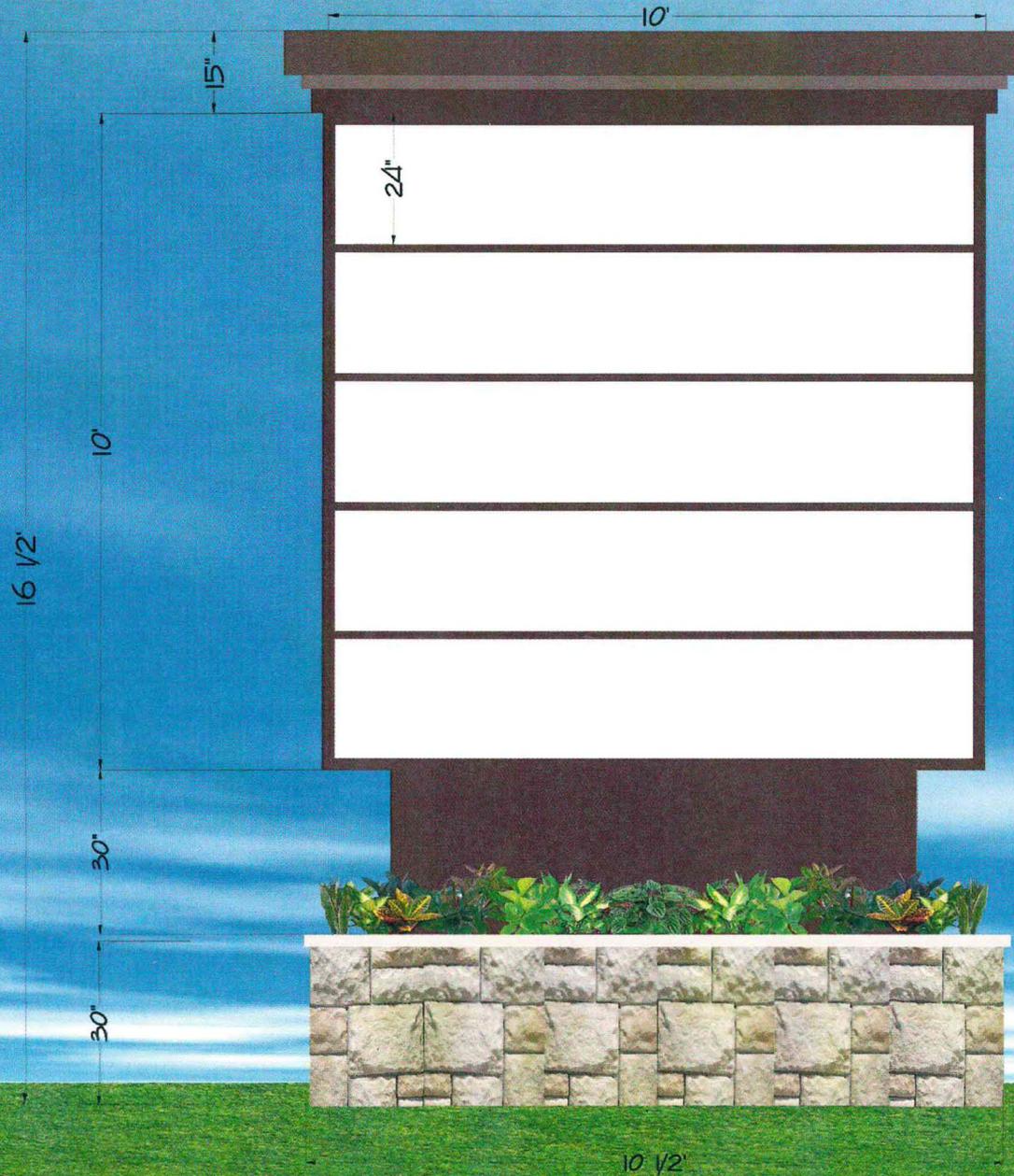
PLANT LIST			
KEY	BOTANNICAL NAME / COMMON NAME	QUANTITY	SIZE
	DENSE, YEW	33	24"
	TINA CRABAPPLE	7	2.5"
	KARL FOESTER GRASSES	20	1 GAL.
	CHICAGO FIRE BURNING BUSH	37	24"
	NEARLY WILD ROSES	25	18"
	GOLD MOUNT, SPIREA	44	18"
	BLUE RUG, JUNIPER	5	6"

REVISIONS	BY

A & T
LAWN CARE
AND
LANDSCAPING, INC

RANDALL RD.
ST. CHARLES, IL

DRAWN
JN
CHECKED
DATE
3-12-14
SCALE
1" = 20'-0"
JOB NO.
14010
SHEET
L-1
OF SHEETS



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Company First Rockford Group

Date 03/05/14

Notes St. Charles Monument

Approval



ROCKFORD
PH: 282-4141
FAX: 282-4157

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	2425 W Main St.- Buona Beef		
	City Staff:	Russell Colby, Planning Division Manager Ellen Johnson, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 6/17/14	X	MEETING 6/17/14	X
APPLICATIONS UNDER CONSIDERATION:				
Special Use for two Drive-Through Facilities; Subdivision Preliminary Plan; Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Site Plan, dated 5/5/14			
Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)	Engineering Plans, dated 5/9/14			
Applications: Special Use, Subdivision Preliminary Plan, Final Plat of Subdivision	Architectural Elevations, dated 5/5/14			
Final Plat of Subdivision (revised), dated 6/12/14				
EXECUTIVE SUMMARY:				
<p>The subject property, 2425 W Main St., is the site of the former Deck Yard. Contract purchaser, St. Charles Main Street Partners, LCC, have submitted applications for Special Use for two Drive-Through Facilities, Subdivision Preliminary Plan, and Final Plat of Subdivision to facilitate redevelopment of the property. The proposal includes:</p> <ul style="list-style-type: none"> • Subdivision of the four existing parcels into three new lots. • Two new buildings: a Buona Beef restaurant (3,940 sq. ft.) which will include an outdoor dining area and a two-tenant retail/restaurant building (7,000 sq. ft.). • Two Drive-Through Facilities, each with 15 stacking stalls. • Reconstruction of the parking lot to include 131 parking spaces. • Cross access between the proposed lots. • New Landscaping around the site. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
<p>Conduct the public hearing on the Special Use and close if all testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.</p> <p>Staff recommends approval of the Special Use and Preliminary and Final Plat of Subdivision applications, subject to the following conditions:</p> <ul style="list-style-type: none"> • Revision of engineering plans to match the Site Plan. • The owner obtaining authorization to include the Rental Max property in the subdivision. • Access to the site as approved by IDOT. • Addressing all outstanding staff comments. • Compliance with all other zoning and subdivision code requirements. 				

Community & Economic Development
Planning Division

Phone: (630) 377-4443
Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Ellen Johnson
Planner

RE: Special Use for two Drive-Through Facilities at 2425 W Main St. and Final Plat of Subdivision

DATE: June 17, 2014

I. APPLICATION INFORMATION:

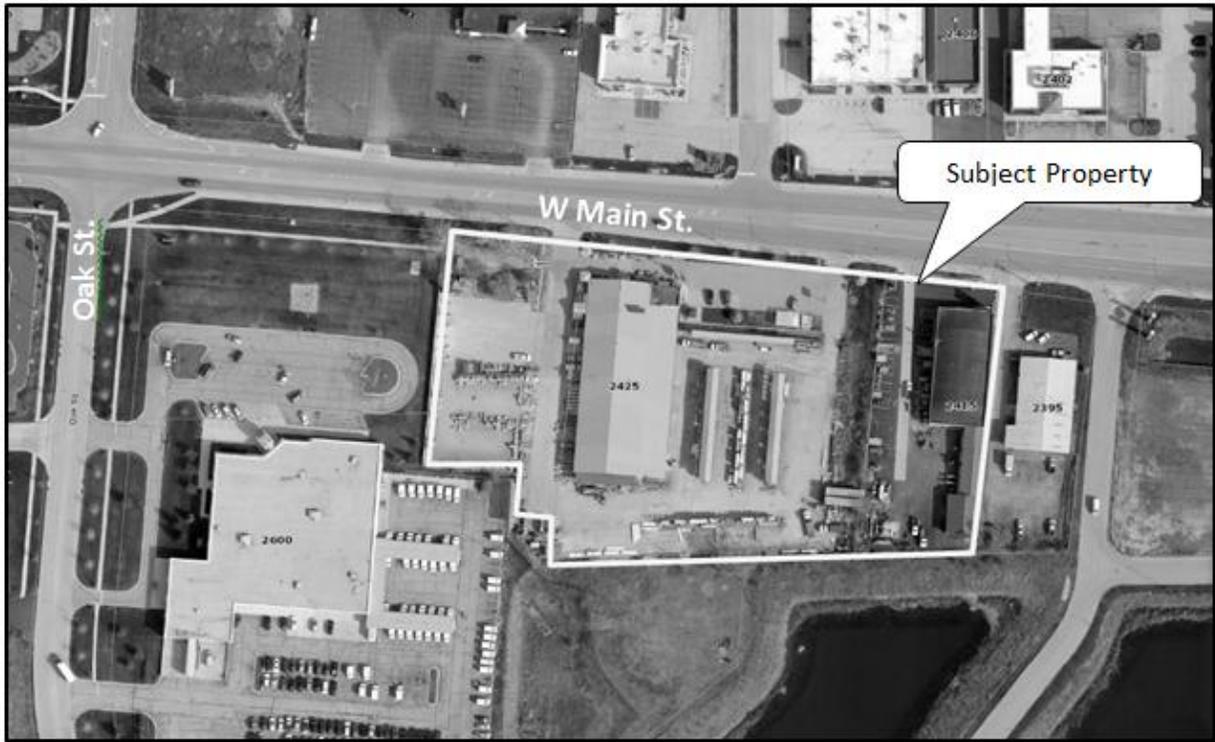
Project Name: 2425 W Main Street – Buona Beef

Applicant: St. Charles Main Street Partners, LLC

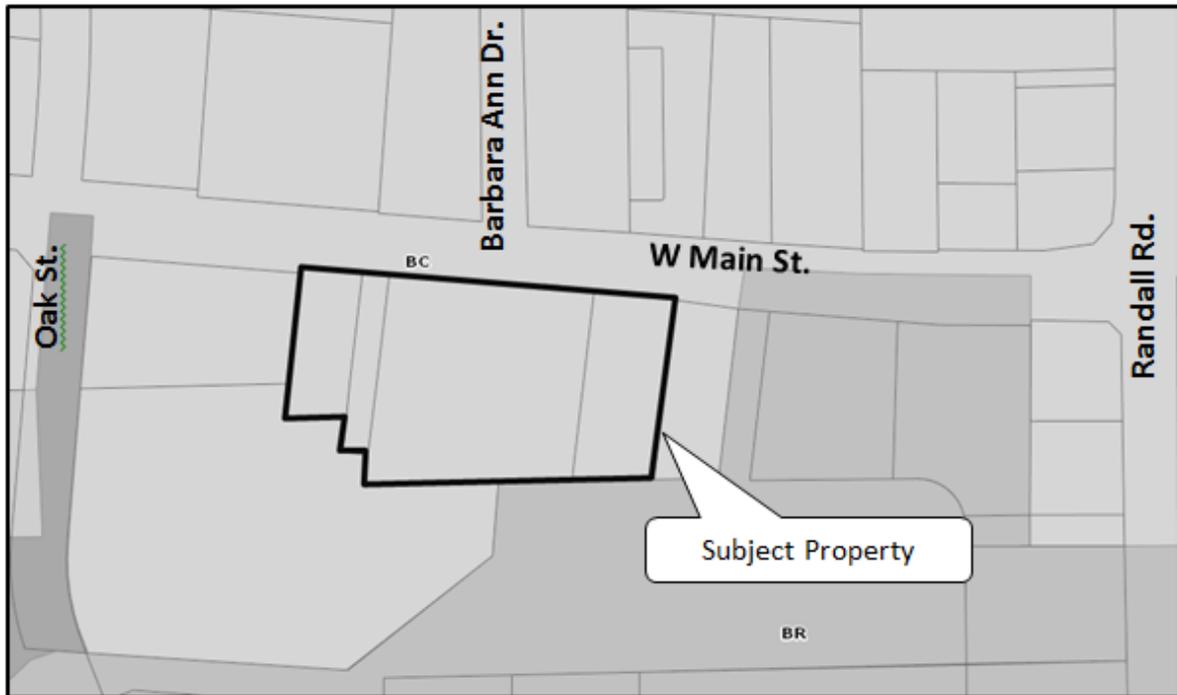
Purpose: Review Special Use Application for two Drive-Through Facilities and Preliminary/Final Plat of Subdivision in support of redevelopment of the former Deck Yard.

General Information:		
Site Information		
Location	2425 W Main Street	
Acres	3.34 acres	
Applications	1) Special Use for two Drive-Through Facilities 2) Subdivision Preliminary Plan 3) Final Plat of Subdivision	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts 17.26 Landscaping and Screening Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant commercial building- former Deck Yard	
Zoning	BC- Community Business	
Zoning Summary		
North	BC- Community Business	St. Charles Bowl, Liquor & Wine, Multi-tenant retail
East	BC- Community Business	Rental Max
South	BC- Community Business / BR- Regional Business	US Post Office, detention pond
West	BC- Community Business	US Post Office
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

The subject property, 2425 W Main Street, is located on the south side of W Main St. between Randall Rd. and Oak St. A vacant one story building, the former Deck Yard, is currently located on the property.

Property History

The three western parcels of the subject property were annexed into the City of St. Charles in 1998 and included an existing retail business, the Deck Yard. Upon annexation the property was rezoned to B-3 General Business District and Special Uses for an Outdoor Sales Area and an Open Sales Lot were approved. The eastern parcel of the subject property was annexed into the City in 2000 along with another parcel adjacent to the east.

Proposal

The three western parcels are currently under contract. The future owner, St. Charles Main Street Partners, LLC, is proposing to subdivide and redevelop the property upon demolition of the existing structures. The proposal includes:

- Subdivision of four existing parcels into three new lots.
- Two new buildings: a Buona Beef restaurant (3,940 sq. ft.) which will include an outdoor dining area and a two-tenant retail/restaurant building (7,000 sq. ft.).
- Two Drive-Through Facilities, each with 15 stacking stalls.
- Reconstruction of the parking lot to include 131 new parking spaces (on proposed Lots 2 and 3).
- Cross access between the proposed lots.
- New Landscaping around the site.

III. STAFF ANALYSIS

Staff performed an analysis of the submitted Site Plan for conformance with all relevant standards of the City's Ordinances. The following is a detailed description of Staff's analysis:

A. COMPREHENSIVE PLAN

Land Use Designation

The Comprehensive Plan Land Use designation for this property is *Corridor/Regional Commercial*.

West Gateway Sub Area Plan

The West Gateway Sub Area Plan on p. 94 identifies two objectives that could be advanced by the proposal:

- *Enhancement of the character of both existing and new development through onsite landscaping, attractive building design and materials, and more consistent sign regulation.*
- *Improved mobility and access throughout the corridor, including between adjacent development sites or blocks.*

B. ZONING STANDARDS

This property is zoned BC- Community Business. Staff has reviewed the submitted plans to ensure conformance with the applicable bulk and setback regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The table below summarizes this review:

Category	Zoning Ordinance Standard	Proposed Lot 3 (multi-tenant retail restaurant)	Proposed Lot 2 (Buona Beef)	Proposed Lot 1 (No improvements at this time)
Lot Area	1 acre	1.080 acre	1.536 acre	1.614 acre
Lot Width	N/A			
Building Setbacks:				
<i>Front</i>	20 ft.	90 ft.	69'2"	N/A
<i>Side</i>	10 ft.	67'5" & 37'2"	117'7" & 14'3"	N/A
<i>Rear</i>	30 ft.	69 ft.	167 ft.	N/A
Parking/Paving Setbacks:				
<i>Front</i>	20 ft.	20 ft.	20 ft.	N/A
<i>Interior Side</i>	0 ft.			
<i>Rear</i>	0 ft.			
Maximum Building Gross Floor Area	75,000 sf	7,000 sf	3,940 sf	N/A
Maximum Building Coverage	40%	14.8%	5.8%	N/A
Maximum Building Height	40 ft.	22 ft.	19'3" (top of screen); 26.5' (tower)	N/A
Parking Stall Size	9 x 18 ft. (2 ft. overhang allowed where parking stalls abut green space)	9 x 18 ft.	9 x 18 ft.	N/A
Drive-Aisle Width	24 ft.	24 ft.	24 ft.	
Parking Requirement	Stalls per 1,000 sf. GFA: Retail: 4 Restaurant: 10 15 stacking stalls for drive-thru	62 stalls + 15 stacking stalls (52 stalls + 15 stacking stalls required- 40 for restaurant and 12 for retail)	69 stalls + 15 stacking stalls (40 stalls + 15 stacking stalls required)	N/A

Staff Comments:

- There are inconsistencies between the Site Plan and the engineering plans submitted by the applicant, including differences in parking stall sizes, building square footage and dimensions, setbacks, and access drive widths. For some of the discrepancies, the dimensions shown on the engineering plans do not meet zoning requirements. For example, front yard parking setbacks are shown as 20' on the Site Plan, but 19.5' on the Geometric Plan (20' is required). The applicant has indicated that the Site Plan is correct and the zoning requirements shown in the table above were based off of the Site Plan. Staff requests the applicant revise the engineering plans to be consistent with the Site Plan.

Staff also requests the applicant make the following changes to the Site Plan:

- The parking spaces shown on proposed Lot 1 should be removed, as improvements are not being made at this time.
- Verify that all requirements for Site Lighting are met, including the 4:1 uniformity ratio of exterior lighting requirement and light pole height, which is not to exceed 40 ft. (Section 17.22.040)

C. DRIVE-THROUGH FACILITIES

The applicant is proposing one Drive-Through Facility to serve the Buona Beef building and another to serve the multi-tenant retail/restaurant building. Staff has reviewed the proposed Drive-Through Facilities for conformance with the standards of **Section 17.24.100 Drive-Through Facilities**. The following table details that review:

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces	15	15 (for each drive-through)
Required Stacking Space Size	9' x 20'	?
Screened from Public Street	Concealed from view of public street	Yes- Located on east side of buildings

Staff Comments:

- While the proposal appears to meet the stacking space requirements, the applicant needs to add stacking space size to the Site Plan to ensure the requirement is met.

D. LANDSCAPE PLAN

While a complete Landscape Plan that meets the requirements of Section 17.26 will not be required until time of building permit, staff conducted a preliminary review of the intended landscaped areas to ensure that adequate landscaping will be able to be provided on the site.

It appears that the landscaping requirements will be satisfied, through staff requests the applicant add more information to the Site Plan pertaining to size of landscaped areas to verify this:

- The ‘Proposed’ column on the Landscape Requirements table shown on the Site Plan should be completed.
- Show dimensions of landscape islands. Ensure that islands meet the minimum width requirement of 8’ and area of 160 sq. ft. (Section 17.26.030.K)
- Verify that Lots 2 and 3 together met the minimum landscaping percentage of 20%.
- At least 50% of the total horizontal length of the sides and rear building foundation must be landscaped. The landscaping may be distributed among the side and rear walls. For the proposed Buona Beef, this means that a total of 106.5’ along the side and rear walls must be landscaped. As proposed, 80’ would be landscaped. Due to the drive-through on the building’s east side, to meet the requirement decorative surfaces like pavers can be used for the outdoor dining area on the west side of the building. (Section 17.26.080)
- Landscaping around the freestanding pylon sign must extend at least 3’ from the outer edge of the sign base on all sides. Landscape with shrubs, grasses, and/or perennials to a height of 12” to 3 ft. (Section 17.26.100)

E. BUILDING ARCHITECTURE

Staff has reviewed the proposed elevations for the Buona Beef building to the extent possible based on information provided. The proposed building appears to meet the design standards set forth in Section 17.06.030, although a full design review will occur at the time of building permit. No elevations were provided for the multi-tenant building at this time.

F. ACCESS

The applicant is proposing to utilize the two existing access points off of W Main St. Because Rt. 64 is a state highway, staff contacted IDOT regarding the access points. IDOT staff expressed concern over the fact that the two drives do not line up with Barbara Ann Drive and the St. Charles Bowl access point. IDOT may require the drives be shifted west to line up with those drives. This will not cause major alterations to the Site Plan.

G. FINAL PLAT OF SUBDIVISION

The applicant has submitted a Final Plat of Subdivision. The applicant is proposing to alter the boundaries of the four existing parcels to create three new lots. Lot 3 (westernmost lot) will contain the multi-tenant retail/restaurant building and a Drive-Through Facility. Lot 2 will contain Buona Beef and a Drive-Through Facility. When initially submitted, proposed Lot 1 (0.726 acre) did not meet the 1 acre lot size requirement in the BC zoning district and would therefore not be a buildable lot.

The applicant recently submitted a revised Final Plat showing Lot 1 encompassing two existing parcels- the 0.726 acre parcel in addition to the parcel on which the Rental Max to the east of that parcel is located, for a total proposed Lot 1 of 1.614 acres. Staff did not have adequate time to conduct a thorough review of the revised Final Plat or get feedback from IDOT regarding the revisions, since the addition of the Rental Max parcel adds an access point to the subdivision.

IV. RECOMMENDATION

Conduct the public hearing for the Special Use and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the Special Use and Preliminary and Final Plat of Subdivision applications, subject to the following conditions:

- Revision of engineering plans to match the Site Plan.
- The owner obtaining authorization to include the Rental Max property in the subdivision.
- Access to the site as approved by IDOT.
- Addressing all outstanding staff comments.
- Compliance with all other zoning and subdivision code requirements.

The findings of fact to support the recommendation for approval of the Special Use were provided by the applicant as part of their Special Use application and are attached.

V. ATTACHMENTS

- Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo)*, St. Charles Fire Department (Memo)
- Application for a Special Use; received 5/22/14
- Application for Subdivision Preliminary Plan; received 6/ 12/14
- Application for Final Plat of Subdivision; received 5/22/14
- Final Plat of Subdivision (revised); dated 6/12/14
- Site Plan; dated 5/5/14
- Engineering Plans; dated 5/9/14

- Architectural Elevations; dated 5/5/14

**Note that Development Engineering Division Memo from Chris Tiedt includes comments regarding the initial Final Plat submittal. Comments on the revised Final Plat will be provided to the applicant.*

Electric Utility Comments – 2425 W Main St. – Buona Beef

- Service to the two proposed buildings will be underground from the south east. The developer will be responsible for hiring a contractor to install conduits to existing electric utility facilities, and on-site conduit, boxes, and foundations per City standards.
- We would recommend positioning a transformer between the two buildings such that they could share a single transformer. This would save real estate and cost. Addressing the transformer location at this time is recommended so that landscape plans and parking lot plans will not have a conflict at a later date. The typical transformer foundation for this development would be 75" x 105", and clearances should also be considered. The three phase transformer clearance is on the attached, page 2 specifically.
- Transformers placed such that they are at risk of vehicle contact will require concrete bollards, per City standard.
- The City of St. Charles is a zero standard electric utility, and all costs related to the development for electric utility labor, contract labor, or material shall be the responsibility of the developer.
- The installation will follow the specifications and standards of the Electric Utility.

Comments from:

Thomas Bruhl, P.E. | Electric Services Manager
2 E. Main Street , St. Charles, IL 60174-1984
phone: 630.377.4407 | fax: 630.377.7009 | www.stcharlesil.gov
tbruhl@StCharlesIL.gov

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 6/11/2014

To: Ellen Johnson
Russ Colby

From: Christopher Tiedt, P.E. 

RE: 2425 W. Main St- Buona Beef project

I have reviewed the submittal for the proposed project located at the afore-mentioned address. The following documents were reviewed.

- Final Plat of Subdivision for Buona St. Charles prepared by Spaceco, Inc. dated 5/8/2014 (3-pages)
- Site Improvement Plans for Buona Beef, 2425 W. Main St prepared by Spaceco, Inc. dated 5/15/2014 (12-pages)
- Architectural plans including Site Plan, Site Lighting Plan, and Exterior Elevations prepared by Hague Architecture dated 5/15/2014 (4-pages)

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for the applicant's consideration:

Final Plat of Subdivision:

1. The proposed subdivision monument at the SW corner of the property shall be relocated to the NW corner of the property.
2. Please revise the note calling out "Set Concrete Monument" to "Set Monument per City Standards".
3. The applicant needs to be reminded that the City of St. Charles has adopted more stringent documentation standards, see 16.06.050(C)5, with the newly adopted Title 16 and that a cost for the installation of these monuments needs to be included in the Engineers estimate and the performance guarantee.
4. Detention easements and associated provisions per City Code need to be included on the Final Plat of Subdivision.
5. An access easement to the proposed detention basin and associated provisions per City Code need to be included on the Final Plat of Subdivision.

6. Cross-access easements with provisions to allow public access across all lots need to be included on the Final Plat of Subdivision.
7. Public utility easements for all proposed public utilities (Public watermain, public sanitary sewer, City Electric) and associated easement provisions per City Code need to be included on the Final Plat of Subdivision.
8. A 10' wide perimeter easement along all property lines of each proposed lot and associated provisions per City Code need to be included on the Final Plat of Subdivision.
9. Please provide a chart on the Subdivision Plat that includes the following information:
 - a. Please number all easements being granted on each lot.
 - b. Please include the area for each easement being granted on each lot.
 - c. Please include the total area of the subdivision.
10. It is suggested that the property set aside for public road per document #1106449 on Lot 3 be vacated as part on the Final Plat of Subdivision.
11. IDOT may require additional ROW dedication along Route 64 to obtain a continuous 60' wide ROW through this area.

Final Engineering Plans:

12. Sheet C1: The Cover page should be signed and sealed by an Illinois Licensed PE.
13. Sheet TS1: Please add a note that identifies that the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.
14. Sheet TS1: Note 23A should be revised to reflect that the maintenance guarantee is for 15% and not 10% of the approved Engineers Estimate.
15. Sheet TS1: Note 24D should reflect that trench backfill is required within the zone of influence and not 2 feet within paved surfaces. Refer to the City of St. Charles Engineering Design and Inspection Policy Manual for additional details.
16. Sheet C2: Please replace current sidewalk detail with standard City details.
17. Sheet GM: Please provide a turning template to insure that a WB-50 can be routed safely through the site. This will be required to demonstrate adequate Fire Department access within the site.
18. Sheet GM: Parking stall dimensions and overall site layout are different than sheet A-01 that was submitted. Architect should coordinate with the Engineer so both plan sets match.
19. Sheet GM: The sidewalk on the west side of the multi-tenant building should have a 6' width given the shorter parking stall length adjacent to the sidewalk.
20. Sheet GM: Access locations onto Route 64 must be approved by IDOT. It would be the City's preference that the proposed easterly access point is moved further west to line up with Barbara Ann Drive on the north side of Route 64 and the proposed westerly access point be moved further west to line up with the existing access point to the St. Charles Bowl.
21. Sheet GM: The easterly access point appears to be too narrow and should be widened to accommodate anticipated traffic.
22. Sheet GM: Improvements on Lot 1 have not been identified and "plans by others" have not been submitted. It would be beneficial to receive these plans to insure a uniform development.

23. Sheet GM: How will the common access drive parallel to Route 64 terminate at the east end property line? Is coordination with the neighboring property taken place? If not, curbing and signs should be considered.
24. Sheet GR: Please provide a stage storage chart on this sheet identifying the proposed detention volumes and leave a blank column for the as-built volumes.
25. Sheet GR: Please provide T/W and B/W elevations a minimum of every 50' for all proposed retaining walls.
26. Sheet GR: All retaining walls greater than 4' in height will require that structural calculations, signed and sealed by a licensed Illinois Structural Engineer, are submitted a minimum of 90 days prior to construction of the wall.
27. Sheet GR: Please identify the location of the 100-year emergency overflow location of the detention pond.
28. Sheet GR: It is unclear in the middle of Lot 1 how the overland flows will travel south, but the 100-year overland flows will travel north.
29. Sheet GR: How will the changes in elevations be handled along the west property line without exceeding 3:1 slopes? Will retaining walls be added in this area?
30. Sheet UT: Please provide more information and a detail for the restrictor structure. The City requires the use of an orifice/weir wall type of control structure.
31. Sheet GR: Please verify rim and invert elevations called out for restrictor structure. (R-773.44 and Inv.- 780.0)
32. Sheet UT: Storm structure CB-310 appears to be placed over existing watermain. This is not acceptable and will not be allowed. Please clarify as needed.
33. Sheet UT: Please provide storm sewer calcs demonstrating the design can convey a 10-year rain event.
34. Please identify all downspout locations and how they connect to proposed storm sewer.
35. Sheet UT: Each building must have a separate domestic and fire service line tapped off of a publicly owned watermain per City code. Please add the domestic services and B-Box locations.
36. Sheet UT: Please label and identify all utilities as to what is publicly owned (sanitary sewer main extension) and privately owned (storm sewer, sanitary and water services).
37. Sheet UT: Please provide all invert elevations of the drop connection as well as existing sewer inverts at the point of connection on the north side of Route 64.
38. Sheet SE1-SE3: Please identify the location of the construction entrance and concrete wash-out area.
39. Sheet SE1-SE3: Inlet protection along Route 64 may be required as well.
40. Sheet SPEC: Please add a note that identifies the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.
41. Sheet SPEC: Note 6 under "General Notes" should call out "Non-shear" couplings are to be used. Please review and correct all notes to reflect current standards identified in the Engineering Design and Inspection Policy Manual. It can be found at the following web-page.

<http://www.stcharlesil.gov/departments/public-works-engineering/policy-manual>

42. Sheet DET01-DET02: Please include a restrictor structure detail.

Public Works Comments:**Sewer:**

43. Correct note #2 on sheet 6 – all sewers shall be SDR26 not SDR35.
44. Suggest relocating grease basin #2 further east and out of drive-thru lane as currently shown. Any maintenance or repair activities would essentially close the lane. Relocate approximately 30-40 ft. east just outside designated parking and extend the kitchen and domestic lines as well as manhole S4.
45. The directional bore under Rte. 64 should utilize C900 or SDR21 pipe. Three grease basins are immediately upstream and will produce hydrogen sulfide gas that will prematurely deteriorate ductile iron pipe.
46. Provide drop detail for existing sanitary manholes.
47. All flared end sections will need trash guards. Provide detail of guards.
48. Provide detail of all grease basins.

Water:

49. The existing well needs to be identified more clearly.
50. Please identify how the well will be abandoned.
51. All domestic water lines will need to have no lead brass fittings called out per IEPA and the City code.
52. PC valves must have epoxy coating, stainless steel bolts and meet City requirements.
53. Poly wrap and brass wedges on water mains as required.
54. Separation at crossings with the water main needs better detail. The sanitary crossing uses bottom of water main and top of PVC but not distance between. Sanitary over the water main must be water main quality for 10' in each direction.

Architectural Plans:

55. Sheet A-01: Parking stall dimensions and overall site layout are different than Sheet GM that was submitted. Architect should coordinate with the Engineer so both plan sets match. See comment 18.
56. Sheet A-02: Site lighting plan is not shown for Lot 1, even though it is part of the subdivision.
57. Sheet A-02: Light pole G4-T3 is shown to be placed directly over the proposed sanitary manhole. Please correct.

Stormwater Comments:

58. A stormwater permit, permit application fee and full report with all calculations and exhibits as required by the Kane County Stormwater Ordinance must be submitted and reviewed prior to any engineering approval. Part of this review will require a review by an outside wetland review specialist selected by the City of St. Charles, but paid for by the developer.

General Comments:

59. The existing well and septic system will need to be abandoned properly and per City and County standards during site demolition. These abandonments will need to be witnessed by the appropriate City staff and all appropriate documentation completed and submitted to the City for our files.
60. A site stabilization and landscaping plan has not been submitted for review.
61. Will the westerly building be under single ownership?
62. IEPA permits will be required for public main extensions.

63. An IDOT permit will be required for all proposed work in the Route 64 ROW.
64. An Engineer's estimate for monumentation, proposed public improvements and drainage improvements, including site stabilization and landscaping, needs to be submitted for review and approval. Ultimately, a financial guarantee for these items will need to be put into place prior to the start of construction.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.



Memo

Date: 06/12/2014
To: Ellen Johnson
From: Lt. Brian Byrne
Project: 2014PR014 - 2425 W. Main St.- Buona Beef
Application Number: 2014AP024

Site Plan-Review

The Fire Department offers the following Comments:

1. The Multi-Tenant building on lot 3 shows two fire service water mains. Separate fire service mains are not required for each tenant space.
2. A fire hydrant is required to be located within 75' of the fire department connections. Existing hydrant locations will be adequate if the FDC is located on the North side of the buildings.
3. The site circulation may not be adequate for the development, pending the outcome of IDOT's review. We require a WB50 turning template for circulation. Please provide drawing showing the results of the WB50.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

CITYVIEW	
Project Name:	2425 W. Main - Buona
Project Number:	2014 -PR- 014
Application Number:	2014 -AP- 024

Received Date
RECEIVED
St. Charles, IL
MAY 22 2014
CDD
Planning Division

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-29-400-106, 09-29-400-107, and 09-29-400-108	
	Street Address (or common location if no address is assigned): 2425 W. MAIN STREET, ST. CHARLES, IL	
2. Applicant Information:	Name ST. CHARLES MAIN STREET PARTNERS LLC	Phone 708.706.0550
	Address 610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305	Fax
		Email THAGUE@KEYSTONE VENTURES, LLC.COM
3. Record Owner Information:	Name TED PALPANT	Phone 719.395.0911
	Address 1900 MOUNTAIN VIEW FR BUENA VISTA, CO 81211	Fax
		Email COLORADO SOUTHERN ENERGY@WILDBLUE.NET
4. Billing: To whom should costs for this application be billed?	Name ST. CHARLES MAIN STREET PARTNERS LLC	Phone 708.706.0550
	Address 610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305	Fax
		Email THAGUE@KEYSTONE VENTURES, LLC.COM

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: CORRIDOR / REGIONAL COMMERCIAL

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? BC - COMMUNITY BUSINESS

What is the property currently used for? COMMERCIAL (VACANT, PREVIOUS USE - DRIVE YARD)

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

BC - RETAIL AND SERVICE USES - DRIVE THROUGH FACILITY

If the proposed Special Use is approved, what improvements or construction are planned?

3,940 SQ FT BUBBA RESTAURANT BUILDING, 7,000 SQ FT MULTI-TENANT BUILDING

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

❑ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

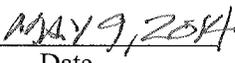
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

- 17. Angle of parking spaces
- 18. Parking space dimensions and aisle widths
- 19. Driveway radii at the street curb line
- 20. Width of driveways at sidewalk and street curb line
- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner	Date
	
Applicant or Authorized Agent	Date

May 5, 2014

City of St. Charles
Two East Main Street
St. Charles, Illinois 60174-1984

Re: 2425 W. Main Street, St. Charles, Illinois

Dear City Representatives,

I warrant and represent that, as the owner of the referenced property, I have entered into a Real Estate Purchase and Sale Agreement with 6801 Investments, LLC for the sale of the property, and we acknowledge and consent to 6801 Investments, LLC, or a related entity, filing a Special Use Application for the proposed restaurant/retail development.

A handwritten signature in black ink that reads "Ted C. Palpant". The signature is written in a cursive, flowing style with a large initial "T" and "P".

Ted C. Palpant

**BUONA RESTAURANT DEVELOPMENT
2425 WEST MAIN STREET, ST. CHALRES, ILLINOIS**

LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$: THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1184.10 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 46 MINUTES 0 SECONDS, MEASURED FROM THE EAST TO NORTH, WITH THE NORTH LINE OF SAID SECTION 32, 235 FEET TO THE CENTERLINE OF STATE ROUTE NO. 64 FOR THE POINT BEGINNING: THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE 305 FEET TO A POINT 70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 32 (MEASURED ALONG THE LAST DESCRIBED LINE): THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, 145.2 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN ANGLE OF 96 DEGREES 14 MINUTES 0 SECONDS, MEASURED FROM WEST TO NORTH WITH THE LAST DESCRIBED LINE, 289.7 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64 AFORESAID; THENCE WESTERLY ALONG SAID CENTER LINE 145 FEET TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND EXCEPT PART LYING WESTERLY OF THE 261.44 FOOT EASTERLY LINE EXTENDED NORTHERLY OF SAID UNITED STATES POST OFFICE SUBDIVISION AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOVEMBER 1, 2004 AS DOCUMENT 2004K142515) (ALSO EXCEPT PART TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN CASE 11 EDKA 35), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1329.030 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 46 MINUTES 0 SECONDS, AS MEASURED FROM WEST TO SOUTH, WITH THE NORTH LINE OF SAID SECTION 32, 180.30 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, 373.56 FEET TO THE SOUTHWEST CORNER OF REA DIVISION, A SUBDIVISION IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS, RECORDED APRIL 20, 1971, IN BOOK 57 PAGE 2 OF PLATS, FOR THE POINT BEGINNING; THENCE NORTH 04 DEGREES 40 MINUTES 22 SECONDS EAST, 359.72 FEET ALONG THE WESTERLY LINE AND SAID WESTERLY LINE EXTENDED OF REA DIVISION TO THE CENTERLINE OF ILLINOIS STATE ROUTE 64; THENCE WESTERLY ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11,459.19 FEET AN ARC DISTANCE OF 101.98 FEET, CHORD BEARING NORTH 85 DEGREES 50 MINUTES 48 SECONDS WEST TO THE POINT OF TANGENCY; THENCE CONTINUING NORTH 85 DEGREES 35 MINUTES 05 SECONDS WEST, 230.91 FEET ALONG SAID CENTERLINE; THENCE SOUTH 04 DEGREES 24 MINUTES 32 SECONDS WEST, 394.06 FEET ALONG A LINE THAT IS 40 FEET EAST OF AND PARALLEL, AS MEASURED AT RIGHT ANGLES, TO THE EASTERLY LINE OF LANDS AS DESCRIBED IN DOCUMENT NO. 692383 AND SAID LINE EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF REA DIVISION IF EXTENDED WEST; THENCE NORTH 88 DEGREES 24 MINUTES 59 SECONDS EAST, 334.72 FEET ALONG SAID SOUTHERLY LINE EXTENDED WEST TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOVEMBER 1, 2004 AS DOCUMENT 2004K142515) (ALSO EXCEPT PART TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN CASE 11 EDKA 35), ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1329.30 FEET TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO FRANK WHEELOCK AND DOROTHY WHEELOCK AS DOCUMENT 692383 FOR A POINT OF BEGINNING; THENCE SOUTHERLY FORMING AN ANGLE OF 83 DEGREES 46 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) ALONG SAID EAST LINE AND ITS PROLONGATION 125.72 FEET; THENCE EASTERLY FORMING AN

ANGLES OF 90 DEGREES 04 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 40.00 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 55 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 345.64 FEET TO THE CENTERLINE OF STATE ROUTE 64; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID DOCUMENT 692383; THENCE SOUTHERLY ALONG SAID WEST LINE 219.92 FEET TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOV. 1 2004 AS DOCUMENT 2004K142515) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS THAT PART TAKEN CONDEMNATION CASE 11 EDKA 35.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

**BUONA RESTARUANT DEVELOPMENT
2425 WEST MAIN STREET, ST. CHARLES, ILLINOIS**

FINDINGS OF FACT SHEET – SPECIAL USE

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed development includes new restaurants and retail shops that will contribute to the availability of new goods and service to the residents of the City and the public.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilitates have been, or are being, provided.

The proposed development, as depicted on the attached plans, will be served with new utility connections for water, sanitary sewer, storm sewer, and electric service through the existing utility infrastructure or upgraded facilities that will be concurrently constructed with the project.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed development will demonstrate significant reinvestment into a site presently occupied by an older vacant commercial building and will re-position new restaurant and retail uses consistence with the BC – Community Business zoning district. The inclusion of new business activity and newly constructed buildings will have a positive impact on the surrounding neighborhood. The scale of the proposed development is consistence with the surrounding commercial uses.

D. Effect on Development of surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The subject site is zoned BC – Community Business, and the proposed development use of restaurants and retail shops are approved uses within the BC – Community Business zoning district. The proposed redevelopment plan has been designed to initiate the ability to create cross access with the neighboring properties, and proposes building locations in a manner consistence with its neighboring properties and thus will not impede the normal and orderly development and improvement of the surrounding properties.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

The proposed development of new restaurants and retail shops will enhance the availability of goods and services to the residents of the City, and will not be detrimental to or endanger the public health, safety, comfort, or welfare of the residents of the City.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

As depicted on the enclosed plans, the proposed development conforms to the zoning ordinances, and complies with the Design Guidelines as referred to within the zoning code and the 2013 Comprehensive Plan.

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SUBDIVISION PRELIMINARY PLAN APPLICATION

Received Date
RECEIVED
St. Charles, IL

MAY 12 2014

CDD
Planning Division

CITYVIEW	
Project Name:	Buona Beef - 2425 W. Main
Project Number:	2014 -PR- 014
Application No.:	2014 -AP- 027

Instructions:

To request approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the proposed subdivision on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s):	09.29.400.106 09.29.400.107 AND 09.29.400.108	
	Street Address (or common location if no address is assigned):	2425 W. MAIN STREET, ST. CHARLES, IL	
2. Applicant Information:	Name	ST. CHARLES MAIN STREET PARTNERS LLC	
	Address	610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60385	
	Phone	708.366.0550	
3. Record Owner Information:	Name	TED PALPANT	
	Address	19000 MOUNTAIN VIEW RR. BUENA VISTA, CO 81211	
	Phone	719.395.0191	
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	ST. CHARLES MAIN STREET PARTNERS LLC	
	Address	610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60385	
	Phone	708.366.0550	
		Fax	
		Email	THAGUE@KEYSTONE VENTURES LLC.COM
		Fax	
		Email	COLOPADO SOLAR ENERGY@WILDBLUE.NET
		Fax	
		Email	THAGUE@KEYSTONE VENTURES LLC.COM

Attachment Checklist

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Exhibit B of the Zoning Ordinance.
- ❑ **PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper
- ❑ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>
- ❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>
- ❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **PRELIMINARY PLANS:** Depicting all features listed in the Subdivision Preliminary Plan Checklist and the "Stormwater Management Requirements for Preliminary Plans."
- ❑ **SUBDIVISION PRELIMINARY PLAN CHECKLIST (COMPLETED)**
- ❑ **STORMWATER MANAGEMENT REPORT:** One copy of written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans.

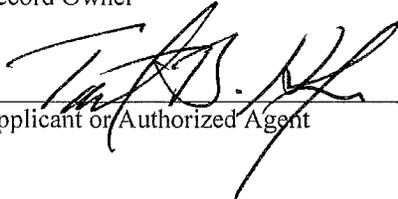
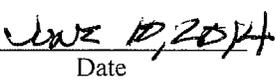
☐ **TREE PRESERVATION PLAN**

For sites with existing trees 6” or more in diameter: Twenty-two copies of a Tree Preservation Plan shall be submitted as part of the preliminary plan set and shall be at the same scale as the grading plan. Refer to attached “Tree Preservation Plan Requirements”.

☐ **ADDITIONAL WRITTEN INFORMATION:**

- Summary of Proposed Development sheet
- Proposed deviations from subdivision requirements, if any.
- For developments with residential units, Park and School Land/Cash and Inclusionary Housing worksheets

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

_____ Record Owner	_____ Date
 Applicant or Authorized Agent	 Date

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT APPLICATION

RECEIVED Date
St. Charles, IL
MAY 22 2014
CDD
Planning Division

CITYVIEW	
Project Name:	2425 W. Main - Buona
Project Number:	2014 -PR- 014
Application Number:	2014 -AP- 023

Instructions:

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

1. Property Information:	Parcel Number (s):	09.29.400.106, 09.29.400.107, and 09.29.400.108
	Proposed Subdivision Name:	2425 W. MAIN STREET, ST. CHARLES, IL
2. Applicant Information:	Name	ST. CHARLES MAIN STREET PARTNERS LLC
	Address	418 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60205
	Phone	708.766.0550
3. Record Owner Information:	Name	TED PALPAUT
	Address	1900 MOUNTAIN VIEW DR. BUENA VISTA, CO 81211
	Phone	719.395.0191
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	ST. CHARLES MAIN STREET PARTNERS LLC
	Address	418 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60205
	Phone	708.766.0550
	Fax	
	Email	THAGUE@KEYSTONE VENTURES.LLC.COM

Attachment Checklist

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ❑ **PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

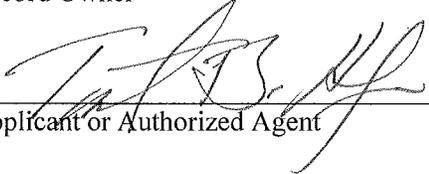
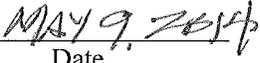
Copies of Plans:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- ❑ **WORKSHEETS (For residential developments):**
 - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
 - Inclusionary Housing Worksheet
- ❑ **ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

- Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

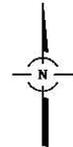
_____ Record Owner	_____ Date
 Applicant or Authorized Agent	 Date

FINAL PLAT OF SUBDIVISION BUONA ST. CHARLES

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

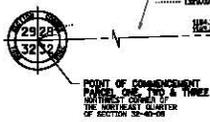
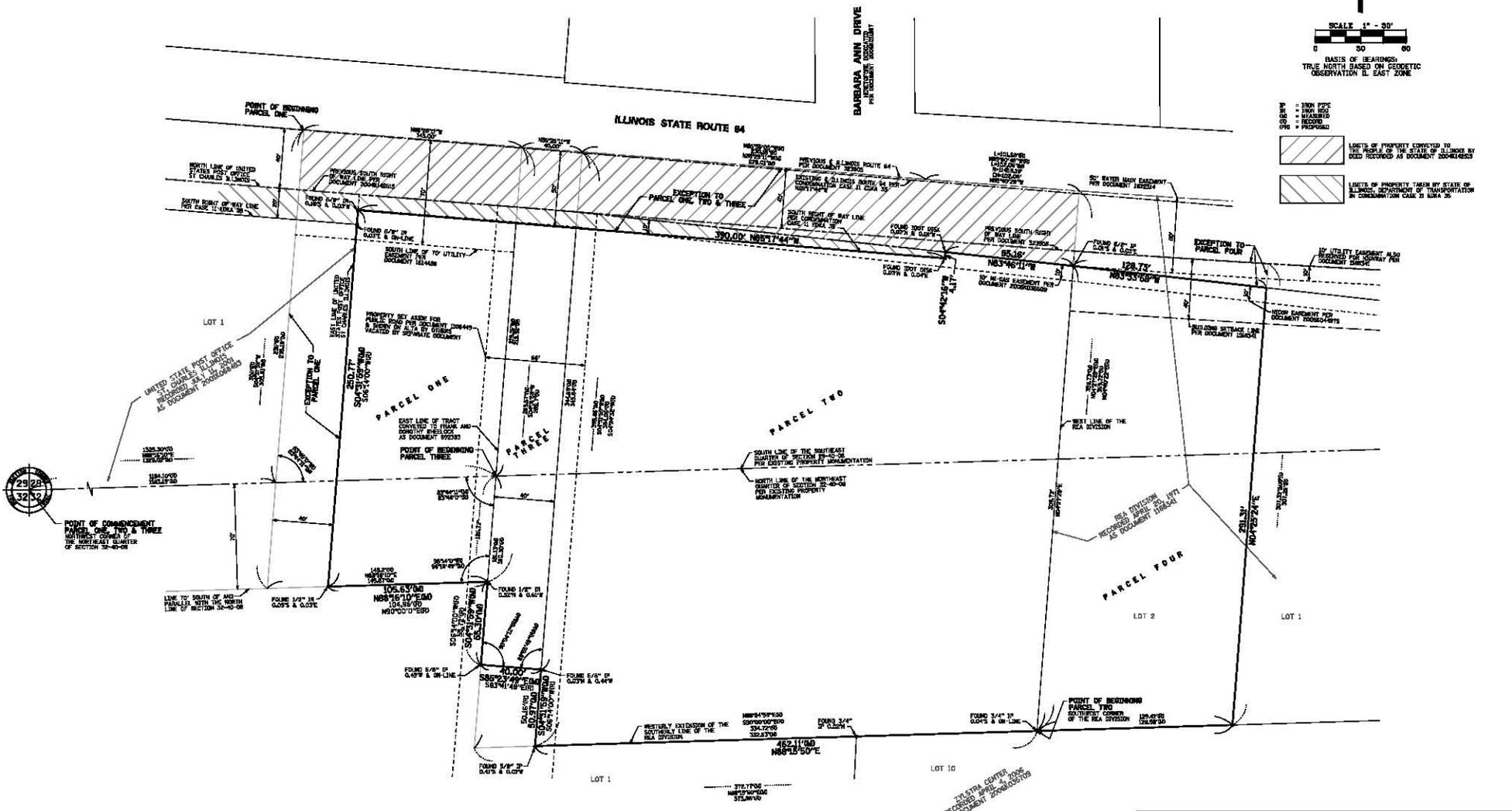
EXISTING BOUNDARY INFORMATION

SEE SHEET 2 FOR PROPOSED LOT LAYOUT



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION 11 EAST ZONE

- IR - IRON PIPE
 - HR - IRON ROD
 - BL - BRASS
 - CO - CONCRETE
 - PR - PROPOSED
- LIMITS OF PROPERTY CONTROLLED BY THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECEIVED AS DOCUMENT 20080485
- LIMITS OF PROPERTY TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY CONDEMNATION CASE 21 BOWA 35



PREPARED FOR
EVYSTONE VENTURES LLC
408 WILSON PLACE
RIVER FOREST, IL 60066

**FOR REVIEW
PURPOSES ONLY**

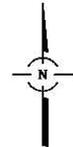
REVISIONS 05/12/2014		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9976 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 499-4940 Fax: (847) 499-4945	DATE: 05/08/2014 JOB NO: 0106 FILENAME: 0106SHP-01 SHEET 1 OF 3
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FINAL PLAT OF SUBDIVISION BUONA ST. CHARLES

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

PROPOSED LOT LAYOUT

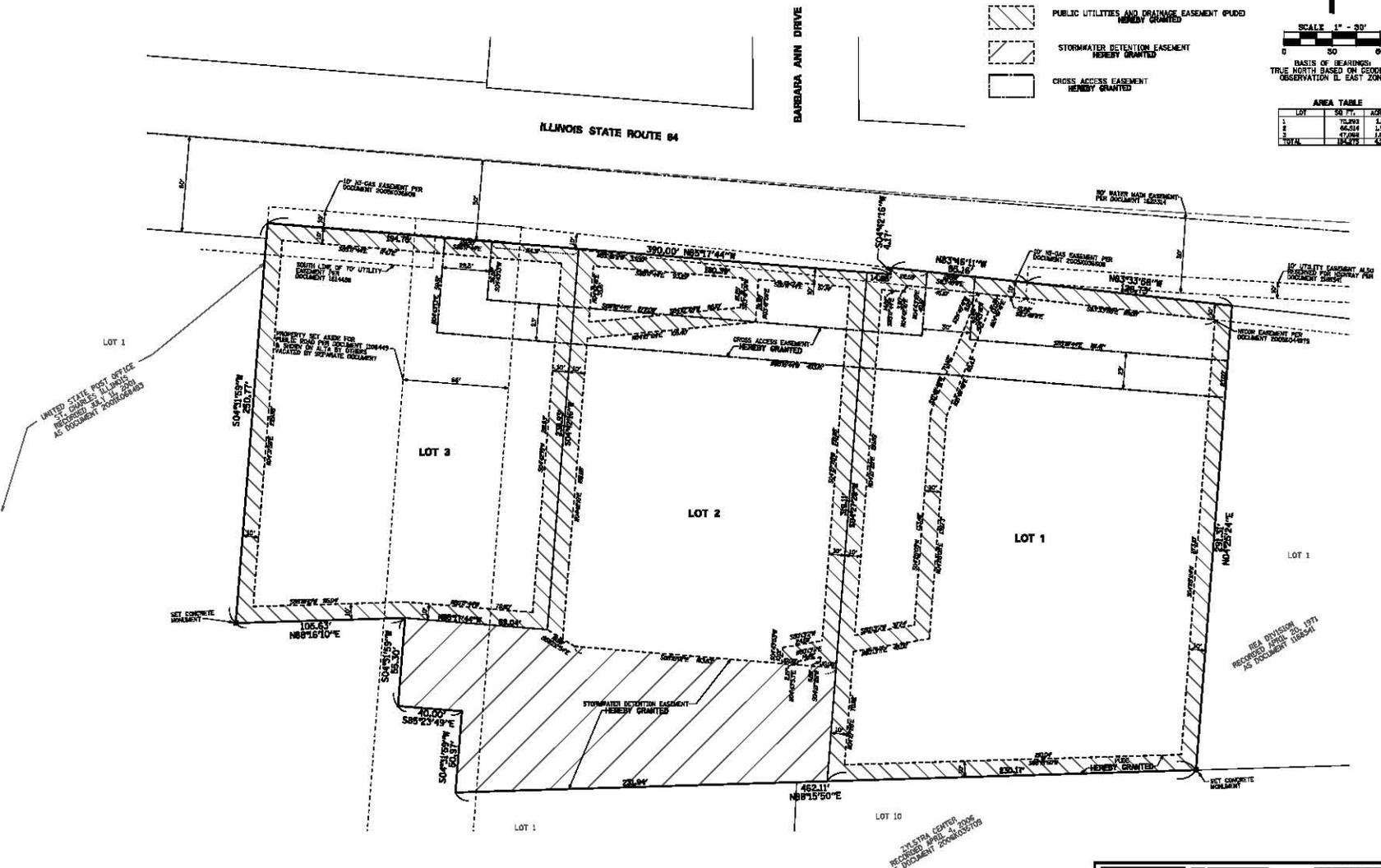
SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION



BASIS OF BEARINGS
TRUE NORTH BASED ON GEODETIC
OBSERVATION D. EAST ZONE

AREA TABLE			
LOT	AREA	PERCENT	TOTAL
1	75,293	1.814	
2	84,424	1.924	
3	17,089	0.398	
TOTAL	174,806	4.136	

- PUBLIC UTILITIES AND DRAINAGE EASEMENT PLUDD
HEREBY GRANTED
- STORMWATER DETENTION EASEMENT
HEREBY GRANTED
- CROSS ACCESS EASEMENT
HEREBY GRANTED



PREPARED FOR
KEYSTONE VENTURES LLC
400 WILSON PLACE
RIVER FOREST, IL 60306

**FOR REVIEW
PURPOSES ONLY**

REVISIONS	
08/12/2014	



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

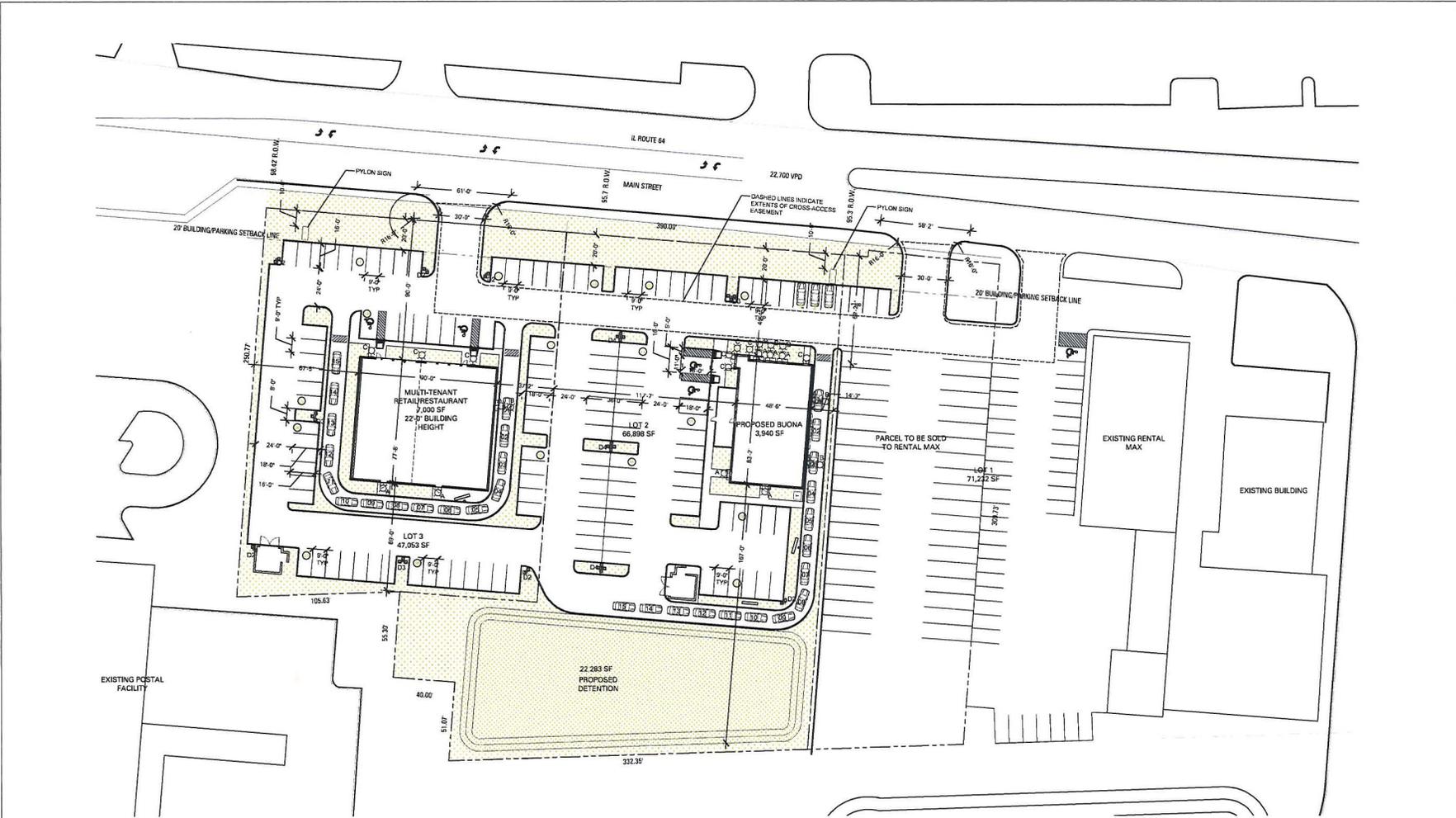
9976 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 494-4040 Fax: (847) 494-4045

DATE: 08/08/2014
JOB NO: 0106
FILENAME: 010651P-01
SHEET: 2 OF 3



**RETAIL DEVELOPMENT
 RESTAURANT & MIXED USE BUILDING**
 2025 W. MAIN STREET
 ST CHARLES, ILLINOIS 60174

CLIENT:



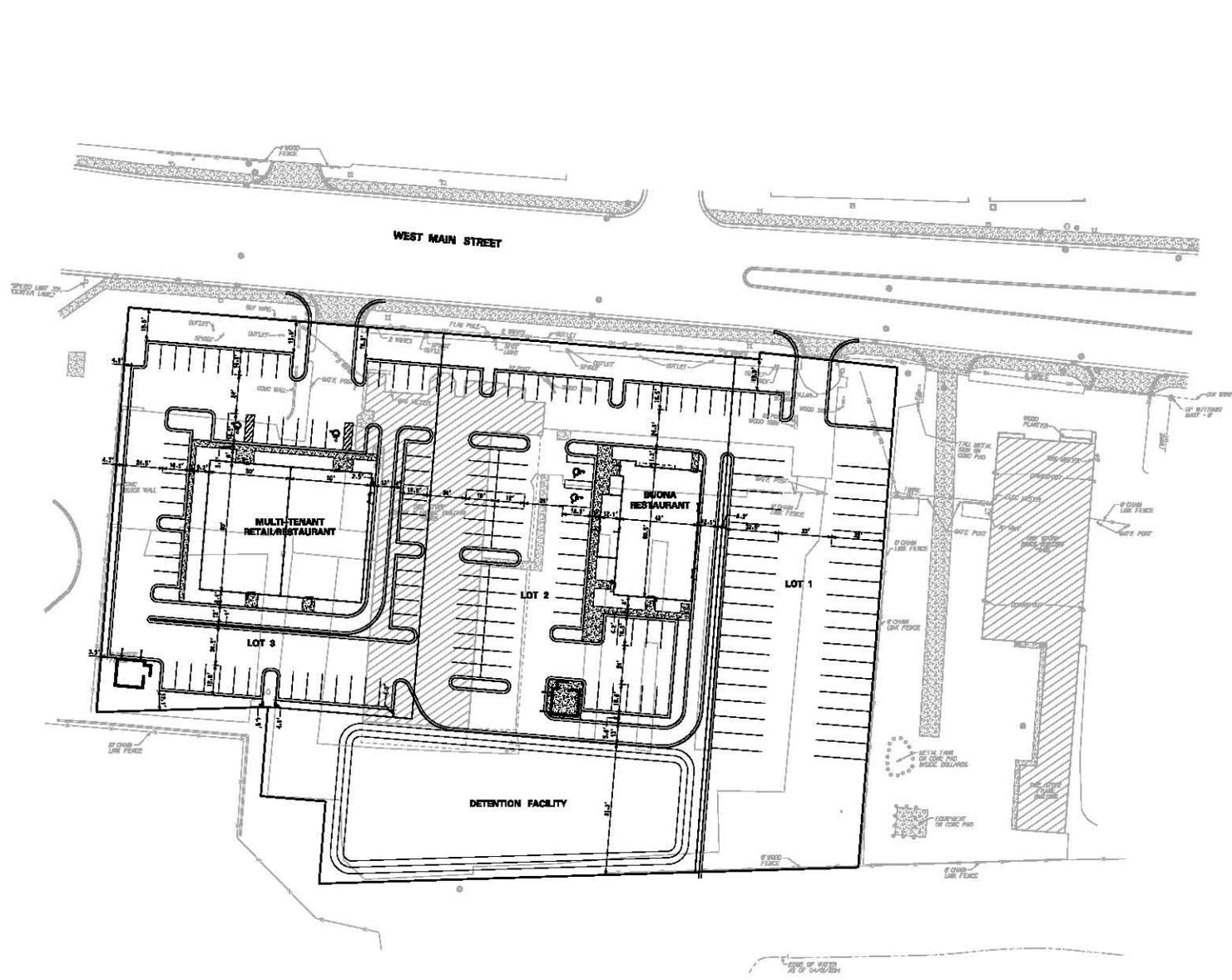
01 SITE PLAN
 SCALE: 1" = 20'

USE	FORMULA	SF	TOTAL REQUIRED	TOTAL PROPOSED	COMPLIANCE
LOT #2 RESTAURANT	16' x W 10000' GFA - 15' DRIVE THRU STACKING	3,940	40 SPACES / 15 STAGING	68 SPACES / 15 STAGING	YES
LOT #3 RETAIL RESTAURANT	10' x W 10000' GFA - 15' DRIVE THRU STACKING SPACES 4' x 10' 10000' GFA FOR RETAIL USE	RESTAURANT 4,000 SF MAX RETAIL 3,000 SF MAX	40 SPACES / 15 STAGING RETAIL 12 SPACES	40 SPACES / 15 STAGING	YES

LANDSCAPING REQUIREMENTS	REQUIREMENT	PROPOSED	COMPLIANCE
PERIMETER LANDSCAPING	75% WITH LIMITED 20' WIDE AND 1 TREE PER 50' LF	20'-0" WIDE	YES
PARKING LOT ISLANDS BETWEEN PARKING LANDSCAPING	MIN 8'-0" WIDE AND 100 SF	6'-0"	YES
LANDSCAPING	10%	YES	YES
DISTANCE BETWEEN ISLAND	60'-100'	YES	YES
FOUNDATION LANDSCAPING	8'-0" WIDE MIN. BID AND 75% OF FRONT ELEVATION AND 50% OF SIDE AND REAR ELEVATIONS TO BE LANDSCAPED	YES	YES
FOUNDATION LANDSCAPING	2' FRESH SIGN EACH DIRECTION	YES	YES
TRASH ENCLOSURE	TO BE SPACED AND GATED WITH 8'-0" CONCRETE	YES	YES
MECHANICAL SCREENING	ALL ROOF ON GROUND MOUNTED TO BE SCREENED OR HIDDEN FROM VIEW	YES	YES

ZONING ANALYSIS	ALLOWED / PERMITTED	PROPOSED	COMPLIANCE
ZONING	BC	BC	SPECIAL USE (DRIVE THRU)
LAND USE	EXISTING RETAIL SERVICES	RETAIL, DRIVE THRU	SPECIAL USE (DRIVE THRU)
LOT SIZE - LOT 2	MIN 45,000 SF	68,000 SF (11 BARS)	YES
LOT SIZE - LOT 3	MIN 45,000 SF	48,475 SF (11 BARS)	YES
BUILDING HEIGHT	40' FT	20' - 30'	YES
MINIMUM FRONT YARD SETBACK	20' BUILDING AND PARKING	20' PARKING	YES
MINIMUM SIDE YARD SETBACK	10' BUILDING	18' 0"	YES
MINIMUM REAR YARD SETBACK	5' BUILDING	8' FT	YES
MINIMUM REAR YARD SETBACK LANDSCAPE BUFFER YARD MIN (minimum of 3' and 2' max)	5' BUILDING	8' 0" PARKING	YES
MAX BUILDING COVERAGE LOT #1	40%	N/A	N/A
MAX BUILDING COVERAGE LOT #2	40%	5.7%	YES
MAX BUILDING COVERAGE LOT #3	40%	1.4%	YES
MAX FLOOR AREA LOT #2	75,000 SF	3,840 SF	YES
MAX FLOOR AREA LOT #3	75,000 SF	7,000 SF	YES

ISSUE DATE: 05.05.14
 PROJECT NUMBER: 2688.00
 DRAWN BY: PV
 CHECKED BY: JH
SITE PLAN
 A-01



NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

GEOMETRIC PLAN
 BUONA BEEF
 2425 WEST MAIN STREET
 ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND DEVELOPMENT
 9325 N. Maple Street, Suite 200
 Rosemont, Illinois 60018
 Phone: (847) 892-4000 Fax: (847) 892-4045



FILENAME:
 1801001.DWG

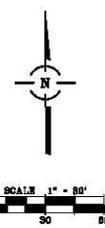
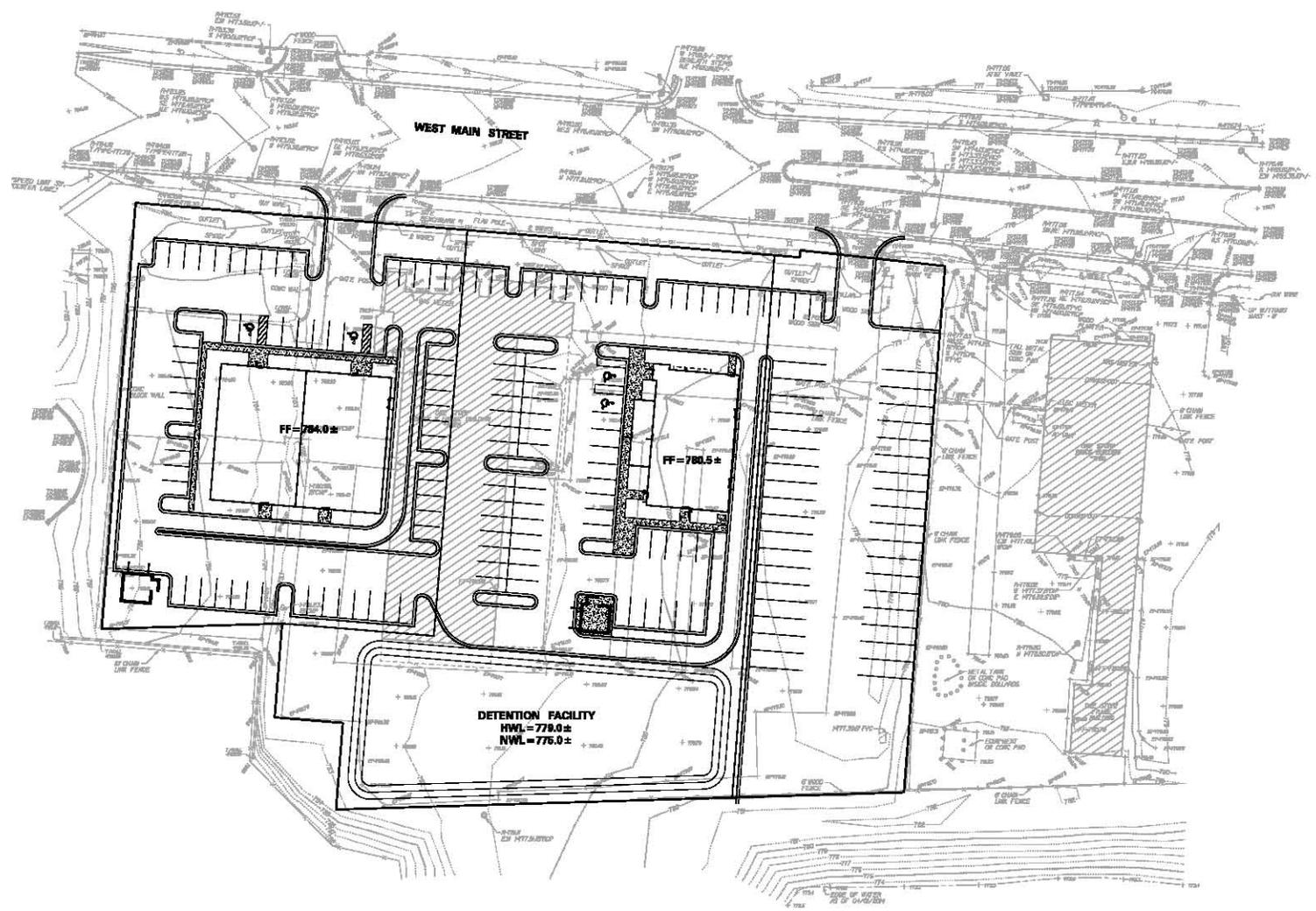
DATE:
 08/09/14

JOB NO.
 13016

SHEET
 GM

IN-PROGRESS

4 OF 12



- LEGEND**
- FF FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
EDGE OF PAVEMENT
- NOTES:**
1. ADD 800 TO ELEVATIONS SHOWN AS SOIL.
 2. ALL CURBS AND GUTTERS BE STANDARD PITCH UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

GRADING PLAN
BLUNA BEEF
2425 WEST MAIN STREET
ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS
STEELE ENGINEERING INC.
 925 N. Maple Street, Suite 200
 Naperville, Illinois 60563
 Phone (630) 694-6000 Fax (630) 694-6005



FILENAME:
 150508.DWG

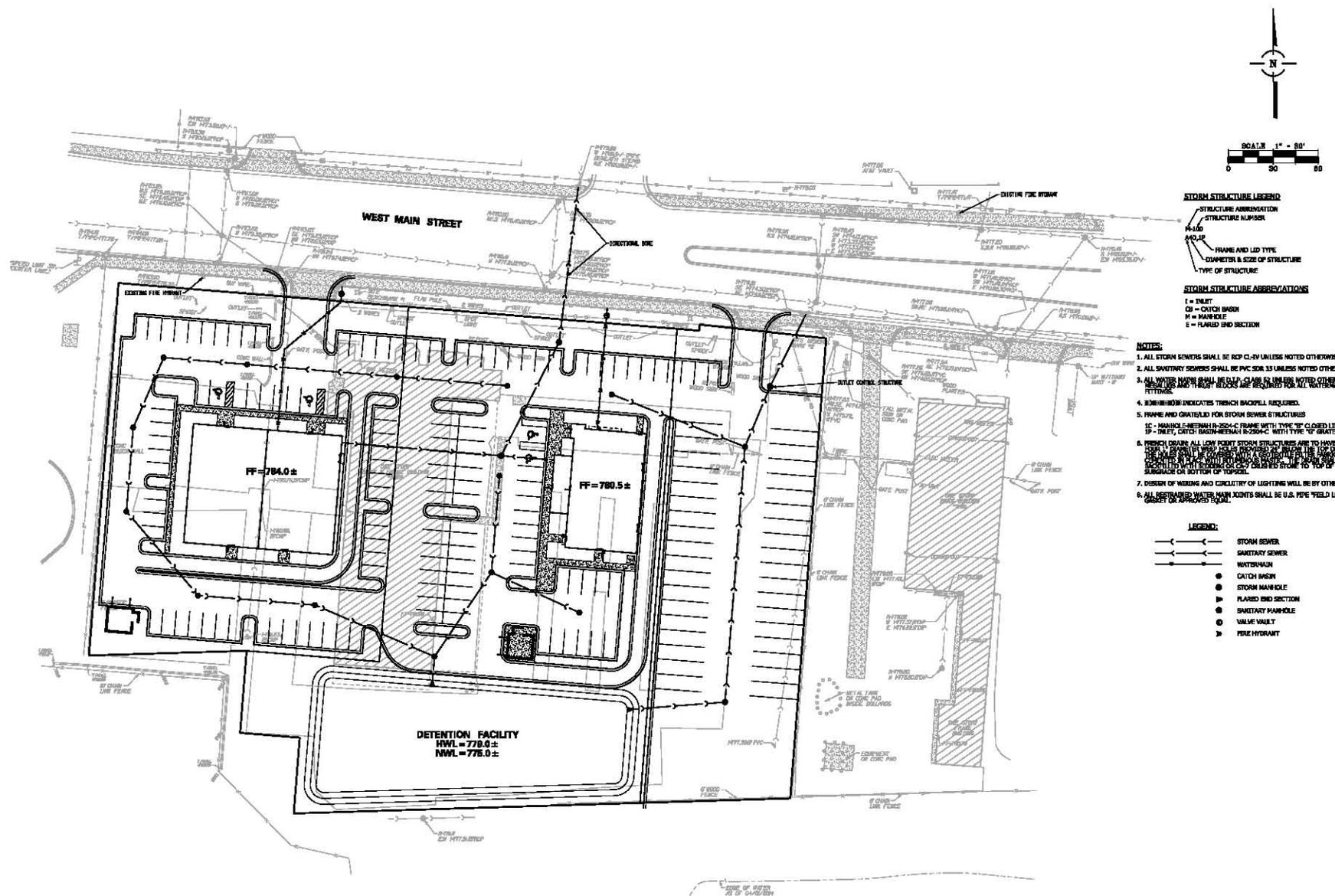
DATE:
 08/09/14

JOB NO.
 15018

SHEET
GR

IN-PROGRESS

5 OF 12



STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
 H-100
 H-100-E
 FRAME AND LID TYPE
 DIAMETER & SIZE OF STRUCTURE
 TYPE OF STRUCTURE

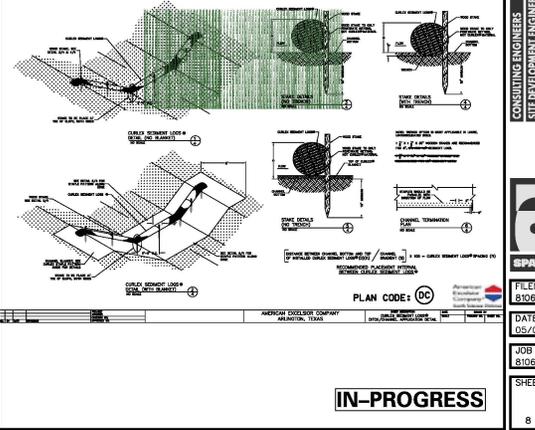
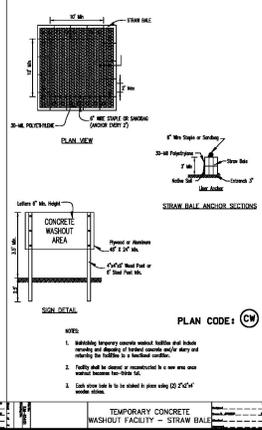
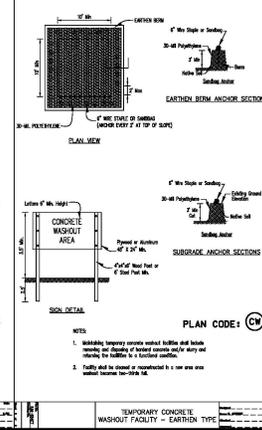
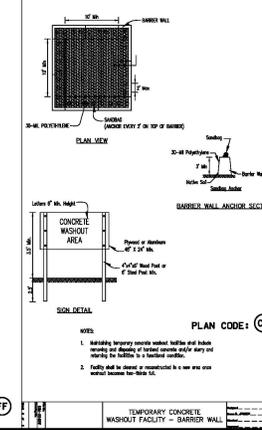
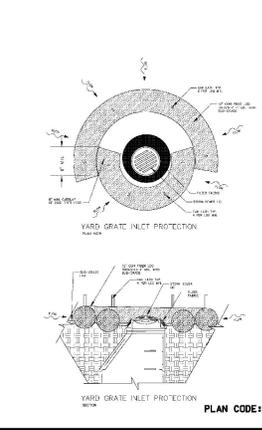
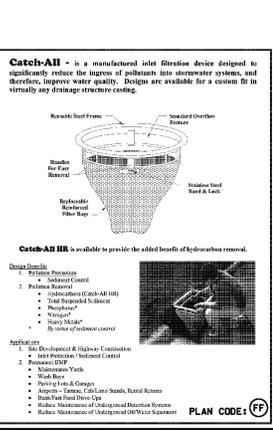
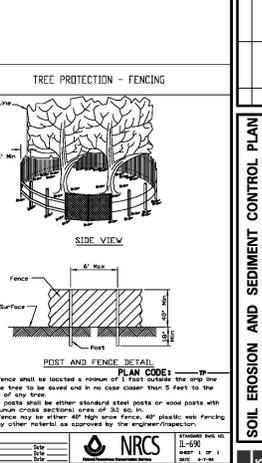
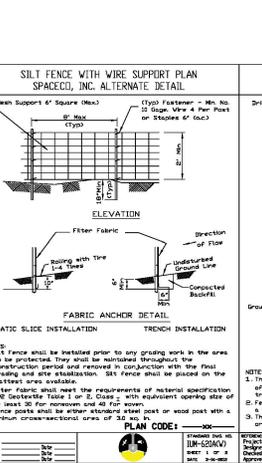
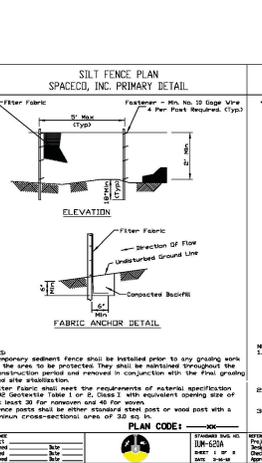
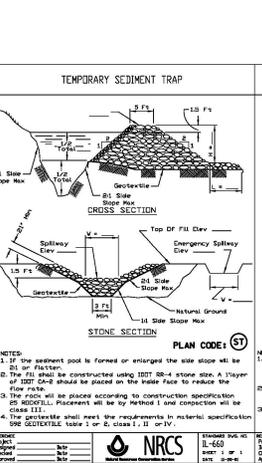
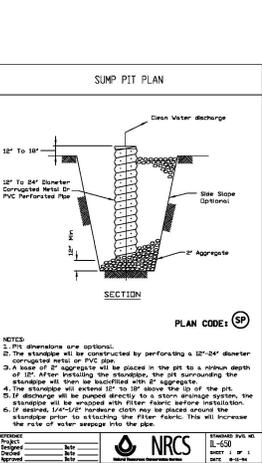
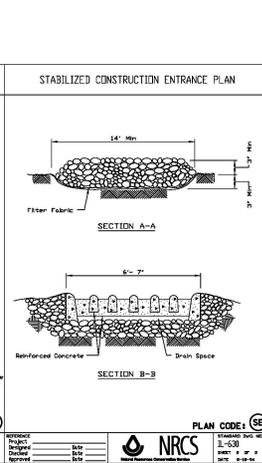
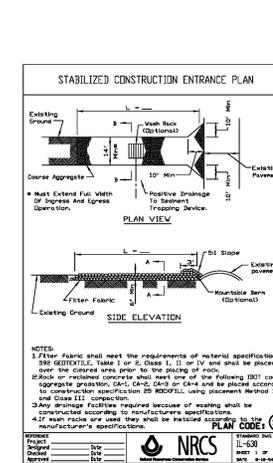
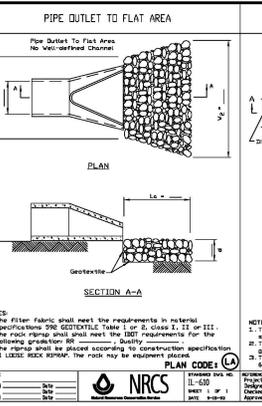
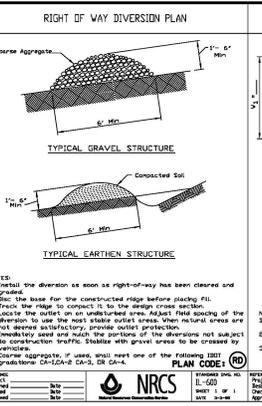
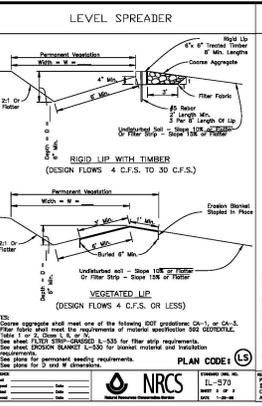
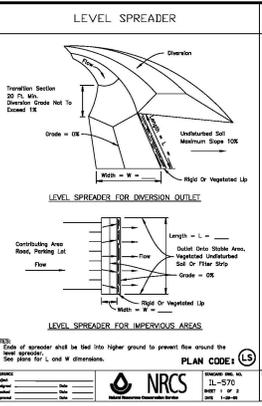
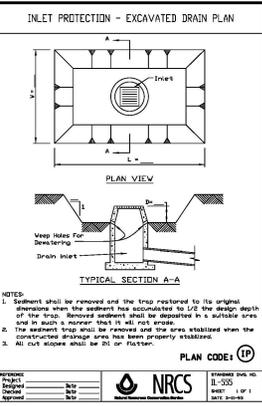
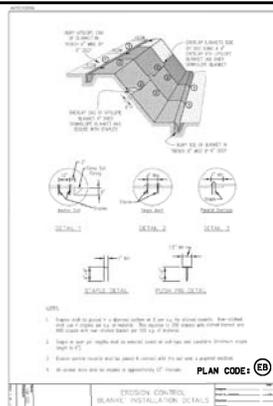
STORM STRUCTURE ABBREVIATIONS

I = INLET
 CB = CATCH BASIN
 M = MANHOLE
 E = FLARED END SECTION

- NOTES:**
1. ALL STORM SEWERS SHALL BE 8" RCP 45' UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC 30" 35 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE 4" CPVC 45 UNLESS NOTED OTHERWISE. MATERIALS AND FITTINGS SHALL BE AS NOTED FOR ALL WATERMAIN FITTINGS.
 4. DIMENSIONS INDICATES TRENCH BACKFILL REQUIRED.
 5. FRAME AND GRAVELLED FOR STORM SEWER STRUCTURES
 10" - MANHOLE-METAL R-250-C FRAME WITH TYPE "E" CLOSED LID
 18" - INLET, CATCH BASIN-METAL R-250-C WITH TYPE "F" GRATE
 6. TRENCH DESIGN ALL LOW POINT STORM STRUCTURES ARE TO HAVE 18" DIA. 12" HIGH CONCRETE RINGS TO BE SET IN THE TOP OF LID. THE RINGS ARE TO BE SET TO THE TOP OF THE LID. THE RINGS SHALL BE SET TO THE TOP OF THE LID. THE RINGS SHALL BE SET TO THE TOP OF THE LID. THE RINGS SHALL BE SET TO THE TOP OF THE LID.
 7. DESIGN OF WORKS AND CIRCULARITY OF LIGHTING WILL BE BY OTHERS.
 8. ALL REPAIRS TO WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD JOINT" METHOD OF REPAIR TO EQUAL.

- LEGEND:**
- ← STORM SEWER
 - ← SANITARY SEWER
 - ← WATERMAIN
 - CATCH BASIN
 - STORM MANHOLE
 - ▶ FLARED END SECTION
 - SANITARY MANHOLE
 - VALVE VAULT
 - ▶ FIRE HYDRANT

UTILITY PLAN	BUONA BEEF			
	2425 WEST MAIN STREET			
	ST. CHARLES, ILLINOIS			
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND DEVELOPMENT	925 N. Maple Street, Suite 200 Naperville, Illinois 60563 Phone: (630) 694-6000 Fax: (630) 694-6005			
FILE NAME:	PROJECT.DWG			
DATE:	08/09/14			
JOB NO.:	6308			
IN-PROGRESS	UT			
		8 OF 12		



SOIL EROSION AND SEDIMENT CONTROL PLAN

BUONA BEEF

2425 WEST MAIN STREET

ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9325 W. Higgins Road, Suite 200

Rosemont, Illinois 60018

Phone: (847) 694-4000 Fax: (847) 694-4005

SPACED INC.

FILENAME: 81085502.DGN

DATE: 05/09/14

JOB NO. 8108

SHEET

8 OF 12

IN-PROGRESS

CITY OF ST. CHARLES

GENERAL NOTES

- 1. THE CITY OF ST. CHARLES ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY WORK...

THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER...

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER...

WATER MAIN

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE OR REPLACE ANY DAMAGED OR DISTURBED FACILITIES AT HIS OR HER EXPENSE TO THE ORIGINAL CONDITION...

SEWER MAIN

WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, THE CONTRACTOR SHALL RESTORE AND MAINTAIN TEMPORARY COLLECTION OR OUTLETS FOR ALL PRIVATE AND PUBLIC DRAINAGE SYSTEMS...

INDEMNIFICATION

1.0 TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR CONSULTANTS...

LAWS AND REGULATIONS

THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO THE PROJECT AND THE PERFORMANCE OF THE WORK...

EXISTING UTILITIES

BEFORE THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UTILITIES, SUCH INFORMATION REPRESENTS THE BEST OPINION OF THE ENGINEER...

STANDARD SPECIFICATIONS

THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS AS ADOPTED AND AMENDED TO DATE...

LIABILITIES

THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND SPOUSE, THE ENGINEER, AS ADDRESSEES...

SAFETY AND PROTECTION

CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION, MAINTENANCE AND SUPERVISION OF ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK...

RECORD DRAWINGS CONTRACTOR'S RESPONSIBILITY

CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER TO PREPARE AND MAINTAIN RECORD DRAWINGS...

CONSTRUCTION LAYOUT

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE GRADE AND CENTERLINE OF THE NEW WORK...

Table with 4 columns: Fitting, Approximate Size, L, S, and R. Title: Minimum Restraint Lengths (in feet) back from both sides of fitting.

WATER MAIN RESTRAINT. THE CONTRACTOR SHALL CALL J.U.I.L. (i.e. 1-800-892-0122) TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES STAKED...

THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS, BUILDING ENTRANCES AND ALL OTHER ACCESS POINTS TO REMAIN UNOBTURATED...

REINFORCING CONCRETE

ALL ENFORCEMENTS AND SUB-GRADE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING SUB-GRADE TO THE CONTRACT.

UTILITIES

THE CONTRACTOR SHALL CALL J.U.I.L. (i.e. 1-800-892-0122) TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES STAKED...

POB SIDEWALK

THE SIDEWALK AND DRIVEWAY SHALL BE CONCRETE FOR AT LEAST 6 HOURS. THIS IS ACCOMPLISHED BY WEAVING REINBAR WITH PLASTIC MEMBRANE...

THE STATIONING/ELEVATIONS NOTED FOR ALL DRAINAGE STRUCTURES LOCATED ON THE POSITION TO BE CONSTRUCTED SHALL BE RESPONSIBLE FOR THE PROPOSED EDGE OF PAVEMENT...

WATER AND SEWER MAIN CONSTRUCTION

WATER AND SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION...

PAVEMENT MARKINGS

THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE PART OF THE PROJECT. MARKING SHALL BE PAINTED WITH WHITE STENCIL TRAFFIC MARKING...

TRAFFIC CONTROL

NO WORK SHALL OCCUR UNTIL TRAFFIC CONTROL REQUIREMENTS ARE MET. ALL TEMPORARY REGULATORY, WARNING AND GUIDE SIGNS WITHIN THE PROJECT AREA SHALL BE INSTALLED AND MAINTAINED...

FINAL ADJUSTMENT OF FRAMES, DRAINS AND LIDS

THE CONTRACTOR SHALL MAKE ALL NECESSARY FINAL ADJUSTMENTS TO EXISTING AND PROPOSED FRAMES, LIDS AND STRUCTURES TO MEET FINAL FINISHED GRADES.

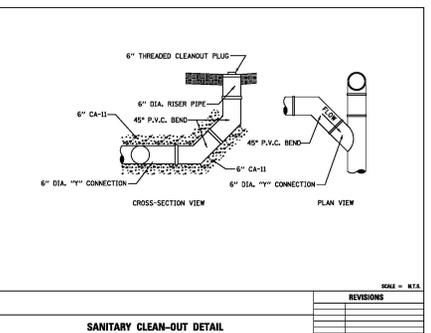
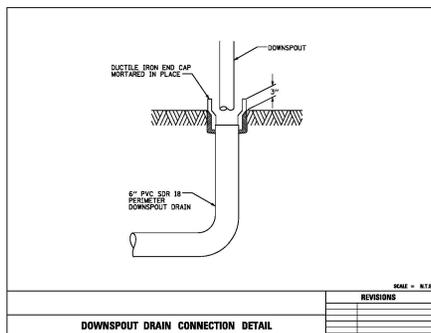
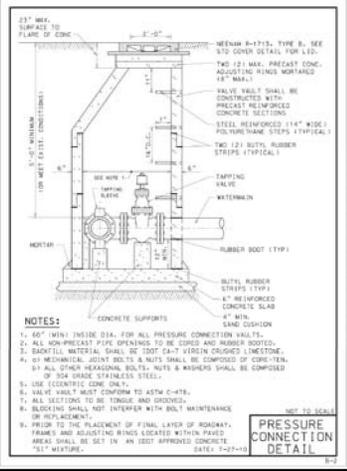
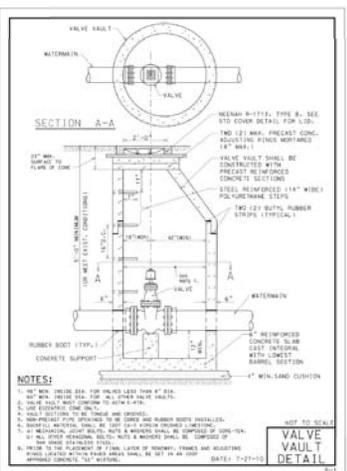
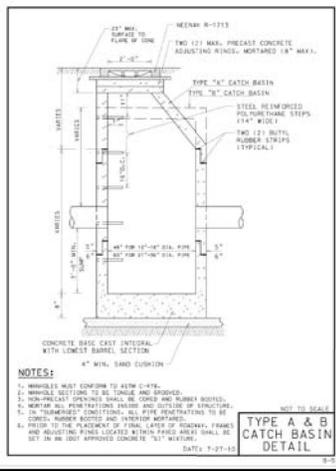
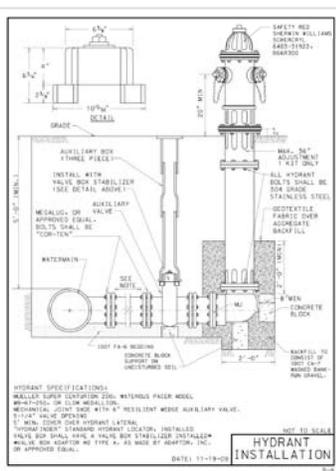
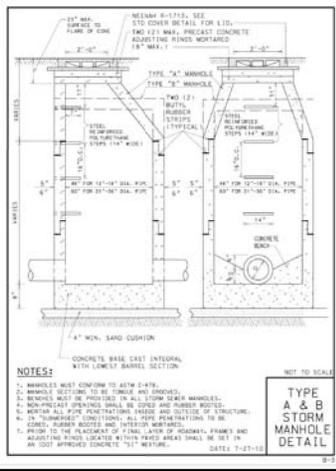
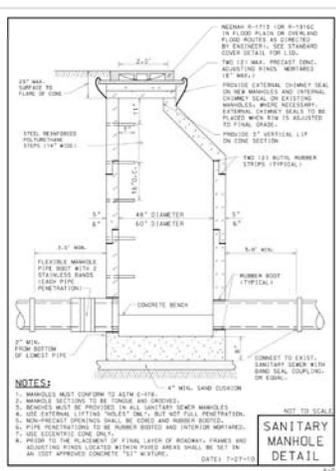
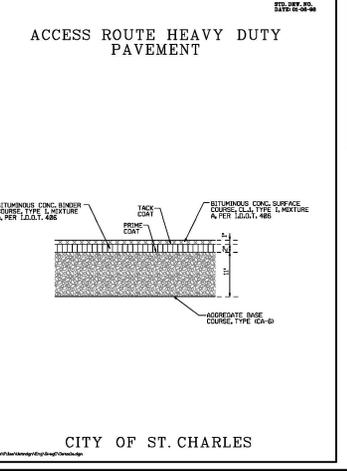
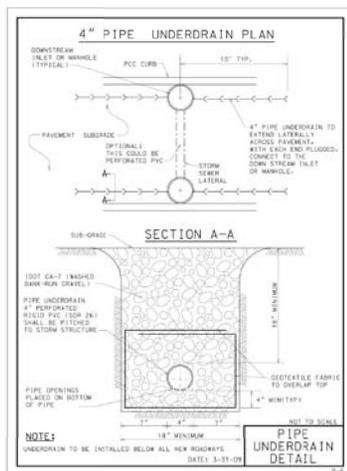
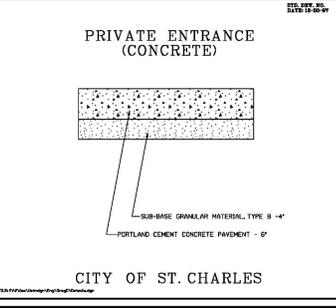
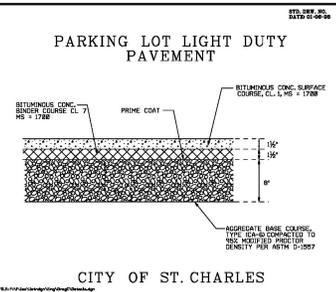
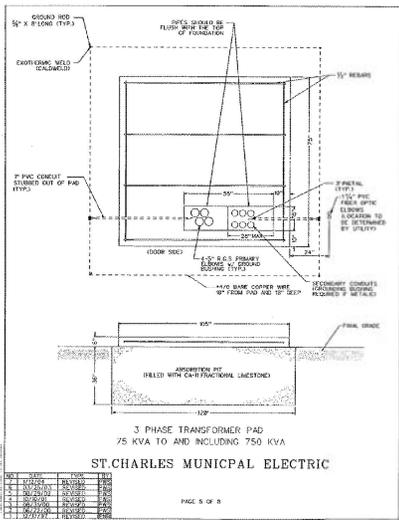
CONCRETE CURE

THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS, NOTIFY ALL AGENCIES AND PROVIDE ALL NECESSARY INFORMATION TO THE PUBLIC...

TRENCH BACKFILL

ALL TRENCHES UNDER OR WITHIN THREE FEET OF EXISTING OR PROPOSED PAVING SURF SHALL BE BACKFILLED WITH COMPACTED MATERIAL WITH TRENCH BACKFILL IN ACCORDANCE WITH STANDARD SPECIFICATIONS...

Vertical sidebar containing project information: SPECIFICATIONS, BLOWN DREIF, 2425 WEST MAIN STREET, ST. CHARLES, ILLINOIS. Includes logos for CONSULTING ENGINEERS, LABOR CONTRACTORS, and a logo for the City of St. Charles.



DETAIL - 1

BUONA BEEF

2425 WEST MAIN STREET

ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS

LAND SURVEYORS

933 W. High Road, Suite 200
Rosemont, Illinois 60018
Phone: (847) 694-4000 Fax: (847) 694-4005

SPACECO INC.

FILENAME: 830526101.DGN

DATE: 05/09/14

JOB NO: 8305

SHEET **DETO1**

11 OF 12

