

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, MARCH 3, 2015**

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Members Present: Vice Chair Tim Kessler  
Brian Doyle  
Steve Gaugel  
James Holderfield  
Laura Macklin-Purdy (7:06)  
Tom Pretz  
Tom Schuetz  
Sue Amatangelo

Members Absent: Chairman Todd Wallace

Also Present: Russell Colby-Planning Division Manager  
Ellen Johnson-Planner  
Chris Tiedt-Development Engineering Division Manager

Court Reporter

**1. Call to order**

The meeting was called to order at 7:00 p.m. by Vice Chair Kessler.

**2. Roll Call**

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

**3. Presentation of minutes of the February 3, 2015 meeting.**

**Motion was made by Ms. Amatangelo, seconded by Mr. Doyle and unanimously passed by voice vote to accept the minutes of the February 3, 2015 meeting.**

**4. 1337 Geneva Rd. (Grandview Capital, LLC)**

Application for Concept Plan

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

**5. Discussion of Residential Design Guidelines**

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

**6. Meeting Announcements**

a. Plan Commission

Tuesday, March 17, 2015 at 7:00 pm Council Chambers

Tuesday, April 7, 2015 at 7:00 pm Council Chambers

**Minutes – St. Charles Plan Commission**

**Tuesday, March 3, 2015**

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Tuesday, April 20, 2015 at 7:00 pm Council Chambers

b. Planning & Development Committee

Monday, March 9, 2015 at 7:00 pm Council Chambers

Monday, April 13, 2015 at 7:05 pm Council Chambers

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

**8. Adjournment at 9:06 p.m.**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----X  
In Re: :  
Regular Meeting including :  
Application for Concept Plan; :  
Property Located at :  
1337 Geneva Road. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, March 3, 2015  
7:00 p.m.

Job No.: 74360  
Pages: 1 - 115  
Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CCP, FAPR

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Report of proceedings held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a  
Certified Shorthand Reporter, Registered Diplomate  
Reporter, and a Notary Public in and for the State of  
Illinois.

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PRESENT:

- TIM KESSLER, Acting Chairman
- SUE AMATANGELO, Member
- BRIAN DOYLE, Member
- STEVE GAUGEL, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- CHRIS TIEDT, Development Engineering Manager

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P R O C E E D I N G S

CHAIRMAN KESSLER: Good evening, everyone.  
It's seven o'clock. This meeting of the St. Charles  
Planning Commission will come to order.

Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN KESSLER: Amatangelo.

MEMBER AMATANGELO: Here.

CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

CHAIRMAN KESSLER: Gaugel.

MEMBER GAUGEL: Here.

CHAIRMAN KESSLER: Kessler, here.

Okay. No. 3 on our agenda is "Presentation of  
the Minutes" of the February 3rd, 2015, meeting.

Is there a motion?

MEMBER AMATANGELO: So moved.

MEMBER DOYLE: Second.

CHAIRMAN KESSLER: All in favor?

(Ayes heard.)

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1 CHAIRMAN KESSLER: No. 4 on our agenda is  
2 "1337 Geneva Road, Grandview Capital, LLC, Application  
3 for a Concept Plan."

4 And we have -- the Applicant is here?

5 MR. BERNHARD: Yes.

6 MR. GREEN: Yes.

7 CHAIRMAN KESSLER: And anybody -- we'll go  
8 ahead. Why don't you present your copy of your plan.

9 MR. GREEN: Sure.

10 Do I need to turn this on to put it up there?

11 CHAIRMAN KESSLER: While he's getting set up,  
12 I just want to point out to everybody this is a concept  
13 plan, so the developer is looking for feedback. We'll  
14 ask questions after he does his presentation.

15 The audience, we'll have you, after the  
16 Planning Commission, ask questions. If you have  
17 questions or comments, we'll have you come up.

18 And then, finally --

19 (An off-the-record discussion was held.)

20 CHAIRMAN KESSLER: And then, finally, the Plan  
21 Commission -- we'll go through the Plan Commission, and  
22 we'll give our comments after the Applicant's  
23 presentation.

24 So are you all set?

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1 MR. GREEN: Yes.

2 CHAIRMAN KESSLER: And so are we. Go ahead.

3 MR. GREEN: My name is Jon Green, principal  
4 with Engineering Resource Associates, land surveyor, land  
5 planner, and civil engineer, and I represent the  
6 Applicant, Ken Bernhard from Grandview Capital and  
7 SeBern Homes, who is with me tonight.

8 And I'm going to introduce the project. We've  
9 been working with staff for some time, the better part of  
10 a year as we've gone back and forth, and we're proposing  
11 a three-unit townhome development on the property which  
12 is -- represents the southerly limits of the boundary of  
13 the city of St. Charles.

14 Immediately to the south of the subject  
15 property is Wheeler Park, located in the city of Geneva.  
16 And we have submitted a preliminary site plan, which is  
17 based on actual field-surveyed topographical conditions  
18 that show the various utilities and roadway and drainage  
19 improvements.

20 The Applicant has also submitted his  
21 architectural color renderings of the front, sides, and  
22 rear building elevations and, also, a colored landscape  
23 plan. We have foam board copies here for the benefit of  
24 the audience. I think you may also have them in your

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1 packets.

2 We're proposing the RM-1 zoning, which is the  
3 most restrictive multifamily zoning in the city of  
4 St. Charles. It's consistent with the existing  
5 multifamily development on the east side of Geneva Road.  
6 There's a development to the west of the property that is  
7 RM-2 zoning that's just slightly more dense.

8 The surrounding land use is that Geneva Road  
9 is the frontage. There's a unique access situation, in  
10 that there is an existing drainage easement that covers  
11 approximately 50 percent of the frontage. It's the area  
12 closest to Wheeler Park, and that represents the overflow  
13 for stormwater from Wheeler Park to an existing 4-foot  
14 square box culvert beneath -- through 31, which then  
15 makes its way on to the Fox River.

16 (Member Macklin-Purdy joined the proceedings.)

17 MR. GREEN: So we're honoring existing  
18 drainage patterns on the property and looking to put our  
19 driveway area that accesses the three separate  
20 attached-home garages to the existing curb cut that runs  
21 along Geneva Road, Illinois Route 31.

22 The property to the west of us is owned by the  
23 Geneva Park District. It's an old railroad spur, and  
24 then there's a secondary strip of land that you may be

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1 familiar with that has a bike trail on it. That trail is  
2 on a secondary strip of land owned by the St. Charles  
3 Park District, and we've had preliminary conversations  
4 with both the Geneva and St. Charles Park District  
5 regarding them granting us permission for access  
6 easements -- or check that -- for utility easements to  
7 extend both sanitary sewer and water mains to the  
8 property.

9           Although the city's within the corporate  
10 limits of the city of St. Charles, one of the hardships  
11 of developing the property is extending public water main  
12 and public sanitary sewer. Both the sewer and water  
13 infrastructure are located on -- the closest City of  
14 St. Charles sewer and water infrastructure is -- I'm  
15 forgetting the street name but -- it's Roosevelt Street.  
16 The closest water main is about 150 feet or so west of  
17 the existing bike trail, which is located about the  
18 second lot in on Roosevelt Street, on the north side of  
19 Roosevelt.

20           So we worked with staff on a couple of  
21 different alternate routes to bring sewer and water to  
22 the property, one of which included, per their direction,  
23 having us speak with the City of Geneva about accessing  
24 the City of Geneva utilities to serve this property. And

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1 we had meetings with the City of Geneva staff, and they  
2 were generally on board with it but realized that we  
3 would need an intergovernmental agreement in order to  
4 allow property within St. Charles to use City of Geneva  
5 water.

6 And we brought that back to the City of  
7 St. Charles staff, and staff at that time had decided  
8 that they wanted to direct us to bring -- do whatever it  
9 takes to bring City of St. Charles water and sewer to the  
10 property, so that is one of the infrastructure costs that  
11 this property has to deal with.

12 I suppose any previous structure was on well  
13 and septic, and, of course, that does not conform to  
14 current City Code, so we are needing to cross the park  
15 district property to the rear, cross the St. Charles Park  
16 District bike path property, and then work through  
17 Roosevelt Street right-of-way for about a hundred to  
18 150 feet west of the bike path in order to bring sewer  
19 and water in. I just wanted to summarize that.

20 We do have, essentially, e-mail letters of  
21 cooperation. We met with both directors of both park  
22 districts, and they are generally okay with us -- the  
23 concept of us crossing their rights-of-way with the  
24 necessary easements. We haven't finalized it but they're

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1 aware of our development.

2 With this, I will turn it over to Ken Bernhard,  
3 who will walk you through the amenities of the townhome  
4 development and the elevations, materials, and the  
5 landscaping.

6 MR. BERNHARD: Hello. I'm Ken Bernhard from  
7 Grandview Capital and SeBern Homes.

8 We're a local custom home builder. This is  
9 our main business. We buy properties in our Grandview  
10 Capital business, so that explains probably why you are  
11 seeing "Grandview Capital" here. We are best known,  
12 though, as SeBern Homes. We have a model off of Randall  
13 and Red Gate in St. Charles. We have been there for some  
14 time.

15 We're a custom home builder. This product  
16 here is something a little different than I think what we  
17 see when we think of townhomes in the area. What we  
18 wanted to do is create something that was more in  
19 line with a residential home.

20 So with that, we wanted to have a lot of  
21 interest to the front elevation. We feel, as you're  
22 coming into St. Charles, it would almost become a  
23 landmark. You would know you're in St. Charles; there's  
24 a beautiful project on the west side of Route 31 as you

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1 enter.

2           Some of the features: We have transoms in the  
3 second story with additional roofs that extend higher  
4 than the main roof -- or actually -- I say "main roof"  
5 but then -- a lower gutter line than what you'd typically  
6 see. We have copper over the front entryway of the  
7 two outer end units. So as we're entering these homes,  
8 we're trying to use some of these nicer products,  
9 obviously more costly, and these homes would be a more  
10 costly townhome.

11           When we acquired the property, we looked at it  
12 and thought, "Okay. Can we compete with Ryland or  
13 Pulte?" and we realized pretty quickly we can't compete  
14 with them. That's not what we're good at. We're really  
15 good at custom products, custom homes, and creating homes  
16 of interest. That's what we enjoy doing.

17           And so as we started to develop this, we  
18 wanted to add accents that would set this product apart  
19 from most townhomes in the area and, also, you know, keep  
20 the value up. When we realized we can't compete with  
21 Pulte at 400,000, we said, "Okay. We need to be 5-,  
22 maybe 600,000 on these." We don't have our exact pricing  
23 at the time because we don't have the exact plans  
24 finished, but with the numbers that we've been running,

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1 you know, it's a 5- to \$600,000 product.

2 The sides -- we have been turning the brick  
3 and then terminating and then going into cedar sides and  
4 rear.

5 One of the problems that we're running into in  
6 the cost area is bringing in this sewer and water.  
7 Typically most of these products -- homes and  
8 developments -- have water and sewer close to them.  
9 Ours -- as Jon explained, sewer and water is behind us  
10 maybe 150, 200 feet. Obviously, there's a lot of expense  
11 involved in bringing that in.

12 Landscapingwise, what we have set up is, along  
13 Route 31, we have a thread of maples in the park area,  
14 and then we have some evergreens in the front, and then  
15 we have some spruce as well as some ornamental trees off  
16 the sides of the two homes. And then there's little  
17 planting beds between each one of the driveways to kind  
18 of soften that.

19 The garage doors are a faux wood product that  
20 we use on a lot of our homes now. We use these same  
21 doors on homes that are valued anywhere between 800,000  
22 to about 2 million, so it's a very nice door. It will  
23 give you the feel of wood without all the maintenance  
24 that goes with it, as well as there are windows in there.

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1           One of our signature details is the arch gable  
2 bracket detail. We have that on the home. We have  
3 stained wood shutters, stained arch brackets, so there's  
4 a lot of detail on the front of this home. And, again,  
5 I feel like it would be a beautiful product as you enter  
6 into St. Charles.

7           Any other questions?

8           Size of home? Did I mention that? The end  
9 units are about 3300. The center unit's about 3800.

10          CHAIRMAN KESSLER: Okay. We'll -- questions.

11          Plan Commission, let's just go through and, if  
12 we can, limit, you know, our comments to questions at  
13 this point, and we'll make our comments at the end.

14          Anyone? Tom?

15          MEMBER SCHUETZ: Yeah.

16          Ken, as far as the height of these buildings,  
17 I've read through this but I don't recall.

18          What is the height as far as feet?

19          MR. BERNHARD: I think it was 49 foot  
20 3 inches.

21          MEMBER SCHUETZ: 49?

22          MR. BERNHARD: Yes.

23          MEMBER SCHUETZ: What does that do to the  
24 sight line from, say, the neighboring communities to the

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1 parks and things?

2 MR. BERNHARD: Well, there's only one house to  
3 the north of us. So whether we brought that roof down --  
4 even if it was flat, he couldn't see through our home;  
5 right?

6 So one of the reasons why we go with  
7 steeper-pitched roofs is it's just much more dramatic.  
8 So our tract home builders that are building these stock  
9 kind of box homes, they go with maybe an 8/12 pitch. We  
10 try and go with a 12/12. That's what we used here, is a  
11 12/12.

12 We could lower that. It's not out of the  
13 world to see if we could lower the front to back to bring  
14 down the overall height and still keep the gables on the  
15 front of the house at a 12/12, on a steeper pitch. So  
16 that -- that would help to bring down the overall height  
17 if you felt that was just too tall.

18 MEMBER SCHUETZ: All right. Thanks.

19 CHAIRMAN KESSLER: Jim.

20 MEMBER HOLDERFIELD: I guess -- I've got a  
21 squeaky chair here. I'm sorry.

22 I guess this might be a question to you; I'm  
23 just trying to get my head around this.

24 We go to -- and we're talking about the

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1 minimum lot width. And what we're saying here is that  
2 the concept plan is 55 square feet per unit. Okay?

3 Now, that's along the -- the frontage of this  
4 lot is 164, I think, so that would -- is about what --  
5 the 55 per. That doesn't have to be maintained all the  
6 way to the back of the lot?

7 MR. COLBY: No. The requirement for minimum  
8 lot width is the width at the building setback line. So  
9 the lot could, from that point, taper back almost to a  
10 point.

11 MEMBER HOLDERFIELD: Is that right?

12 MR. COLBY: Yeah.

13 CHAIRMAN KESSLER: I have a question. I'm not  
14 sure if this is for staff.

15 One of the three variances, if you will, from  
16 RM-1 zoning -- there are three: Maximum building  
17 coverage of 35 percent as opposed to 30, maximum building  
18 height of 49 three compared to 35 feet, and the minimum  
19 side yard of 7.37 feet compared to 10.

20 And, you know, I'm curious. I mean, I know  
21 this lot. I know that it's, you know, fronted on 31 and  
22 to the south is Wheeler Park and to the west is Geneva  
23 and St. Charles Park District and the bike trail.

24 This -- "hit any key to continue." Very good.

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1 Thanks.

2 MR. BERNHARD: Okay.

3 CHAIRMAN KESSLER: This may be for staff, but  
4 this 10 feet -- now, in RS-3 it's a combined width of  
5 16 feet, no less than 6 feet on either side. And in RM-1  
6 it's 10 feet, and I assume that means specifically  
7 10 feet on either side.

8 And is there anything in -- because -- I guess  
9 this would be a reason to go into a PUD. If you were to  
10 say, "Okay. 10 feet from the house on the north and the  
11 balance on the other side," you couldn't do that under  
12 RM-1, could you? You couldn't shift the building?

13 MR. COLBY: No, you couldn't. You'd have to  
14 maintain the 10 feet on each side along the full length  
15 of the property line.

16 CHAIRMAN KESSLER: Is that something that  
17 could be accommodated through a PUD?

18 MR. COLBY: Yes. That's -- the setback can be  
19 varied through a PUD.

20 CHAIRMAN KESSLER: And setback side to side?

21 MR. COLBY: Yes.

22 CHAIRMAN KESSLER: All right.

23 Another question I have is, do we have any  
24 information on the height of the building next door, to

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1 the north? The house.

2 MR. COLBY: We do not.

3 CHAIRMAN KESSLER: Because it's curious --  
4 I know that that property drops significantly. And I  
5 think we looked and it was about -- I think it's close  
6 to -- it's at least 10 feet from the south -- or the  
7 north end of the lot next door to the south end of the  
8 lot we're talking about here.

9 And I just wonder how that building height  
10 would compare to the height of the house next door  
11 because this is a very odd lot. This is a very odd --  
12 I think.

13 MR. BERNHARD: That is a two-story home to the  
14 north of us, though.

15 MEMBER HOLDERFIELD: Is it to the north or the  
16 south?

17 CHAIRMAN KESSLER: No, to the north. This lot  
18 is to the south of the old corn flake house. This is  
19 right on the border.

20 MR. GREEN: If I might add -- I'm looking at  
21 my engineering data. And based on field survey  
22 measurement I performed, the top of foundation of the  
23 existing home to the north is at Elevation 710.4, and the  
24 proposed top of foundation for our project is presently

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1 at 704.

2 So the house to the north is over 6 feet  
3 higher than, essentially, the garage floor line of what  
4 you're looking at tonight. So, relatively speaking, you  
5 could be 6 feet taller on this property than the neighbor  
6 and -- but still be the same height.

7 Does that make sense?

8 MEMBER SCHUETZ: Right. Yeah.

9 CHAIRMAN KESSLER: One of the things I noticed  
10 in the staff comments is -- this is for the Plan  
11 Commission -- is, does the -- does this property or these  
12 particular variances lend to a PUD as opposed to just  
13 altering RM? You know, it's a land use change, but it  
14 could also be, you know, changes -- special uses on that  
15 land use.

16 And is this something that would make sense  
17 for a PUD?

18 There are PUDs around it. Willowgate's a PUD.  
19 I don't know about The Oaks. Is The Oaks a PUD?

20 MR. COLBY: Yes.

21 CHAIRMAN KESSLER: It is?

22 So any of the multifamily that's anywhere near  
23 it's already in a PUD.

24 Brian.

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1 MEMBER DOYLE: During the presentation you  
2 mentioned that to the west the properties are RM-2. In  
3 the staff Applicant information summary, it reads that to  
4 the west the zoning is RS-3, suburban single-family  
5 residential.

6 Could you help me?

7 MS. JOHNSON: Yeah.

8 If -- yes. If you look on that map on page 2,  
9 it shows the domain of the surrounding properties.  
10 Directly west it's RS-3 but then, you know, in a couple  
11 hundred feet the RM-2 starts.

12 MEMBER DOYLE: On the other side of Roosevelt?

13 MS. JOHNSON: Yeah.

14 MEMBER DOYLE: On the other side of Roosevelt.

15 And is the RM-2 district a denser district  
16 than --

17 MS. JOHNSON: Yeah.

18 MEMBER DOYLE: And is that a PUD?

19 MS. JOHNSON: Yes.

20 MEMBER DOYLE: The RM-2 district is a PUD?

21 MS. JOHNSON: Yeah.

22 CHAIRMAN KESSLER: Is that RM-2 -- just so  
23 I get my bearings -- is that The Oaks?

24 MS. JOHNSON: Yes.

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1 CHAIRMAN KESSLER: Okay. That's the one Brian  
2 was referring to? Okay.

3 MEMBER DOYLE: And the -- it says on the east  
4 we have RS-3, suburban single-family residential, and  
5 RM-1, mixed medium density residential PUD.

6 So it's -- there's two different districts  
7 depending whether you're looking northeast or southeast;  
8 is that correct?

9 MS. JOHNSON: Yeah.

10 If you look at that map, directly to the west  
11 is RS-3 and then to the northwest is RM-1, the Willowgate  
12 PUD.

13 MEMBER DOYLE: Okay.

14 CHAIRMAN KESSLER: What map are you  
15 referring to?

16 MS. JOHNSON: On page 2 of the staff memo.

17 CHAIRMAN KESSLER: Page 2. Okay.

18 MEMBER DOYLE: The aerial photo?

19 MS. JOHNSON: Yeah, the aerial photo.

20 CHAIRMAN KESSLER: Okay. And so the RS-1  
21 is -- are those two houses -- the one directly across the  
22 street from that?

23 MS. JOHNSON: Yeah. RS-3, single-family.

24 CHAIRMAN KESSLER: RS-3, single-family.

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1 That's the one directly across the street, and then  
2 there's one more that is to the north; is that correct?

3 MS. JOHNSON: Yeah.

4 CHAIRMAN KESSLER: Any other questions from  
5 the Plan Commission?

6 MEMBER DOYLE: Yeah.

7 CHAIRMAN KESSLER: Go ahead.

8 MEMBER DOYLE: So I guess one question that  
9 I'd like to put out there is, when we considered the PUD  
10 for the property on Randall Road and Prairie, one of the  
11 considerations was that typically PUDs are not -- we  
12 avoid a PUD that's a single parcel. We want to use a PUD  
13 against a number of parcels or a more coordinated  
14 planning approach.

15 So with that principle in mind and knowing  
16 that we do make exceptions to that if there are  
17 extenuating circumstances, my question for either staff  
18 or for the Applicant would be, why should we consider a  
19 single parcel for a PUD if that's, in fact, where this is  
20 leading?

21 MR. GREEN: I just wanted to point out, if you  
22 may, some of the -- just development hardships of the  
23 property, perhaps the drainage easement that's an  
24 existing natural topographical feature in the front

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1 50 feet of the property. You recall, from driving by the  
2 site, it is like a 4-foot gorge that kind of falls off  
3 Route 31 -- there's actually a guardrail there.

4 And it's part of what drives the project to be  
5 pushed towards the back as it is, you know, in the wedge,  
6 so to speak, because we're required by engineering and  
7 drainage law to honor the existing drainage feature  
8 that's on the -- that was an easement that was platted  
9 probably by IDOT perhaps years ago when the box culvert  
10 was improved beneath 31.

11 And secondary to that is there's a guardrail  
12 along the whole front of the property line that precludes  
13 the property from having more than just one definitive  
14 curb cut on the north end.

15 Separate from that, given that it's kind of  
16 the bookend of the city of St. Charles, the southerly  
17 limits, there are extenuating needs to bring City of  
18 St. Charles utilities here. And the City can appreciate  
19 the benefit of us bringing sewer and water from the rear,  
20 particularly the water. We're bringing it from the rear,  
21 from the west side of Roosevelt, and needing a  
22 directional bore beneath Roosevelt and, also, extending  
23 it all the way to the front, to Geneva Road.

24 And through discussions with staff, the staff

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1 liked it being brought to the front so that ultimately it  
2 could be continued north on 31 and offer an enhancement  
3 to this whole part of town in terms of -- of course, we  
4 know that a looped water main is better for water quality  
5 and circulation.

6 So those are some infrastructure things that  
7 this project is bringing to the community that it  
8 otherwise wouldn't have.

9 But separate from that, it has some unique  
10 geometry, given the unique shape and the drainage  
11 features in the front that would warrant a PUD from --  
12 not only does it have the drainage easement in the back,  
13 but the property itself slopes about 8 to 10 feet from  
14 the back corner to the front corner, and we've -- we've  
15 accommodated that with our design.

16 MEMBER DOYLE: So let me follow up.

17 You're a custom home builder. Why not build  
18 this as a custom single-family home?

19 MR. BERNHARD: That's easy. First off, the  
20 property presently, in my opinion, is an eyesore. It's  
21 not attractive, doesn't look good. So why not build a  
22 single-family home there?

23 The cost of bringing in the infrastructure is  
24 just way too high. We have talked to potential buyers

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1 for that lot, to put a single-family home on it. I have  
2 a guy who wants to spend about a million two. Can't be  
3 done. His house is way too small; he wouldn't have the  
4 amenities. It just doesn't mathematically work.

5 And then, on top of that, he goes, "A million  
6 two. I'm going to be on Route 31. I've got the  
7 guardrail, a ditch in my front yard. What kind of an  
8 investment is that?" Obviously, it's not a very wise  
9 investment.

10 But we think, what better to put in that lot  
11 than these beautiful townhomes? And it -- correct me if  
12 I'm wrong, but there's -- I don't know that there's a lot  
13 more that we could add to the front elevation of that  
14 home to make that look better. And I think that is  
15 stunning.

16 MEMBER DOYLE: So if I'm one of the  
17 prospective, you know --

18 MR. BERNHARD: Buyers?

19 MEMBER DOYLE: -- buyer -- or, you know, say  
20 I'd like a single-family home and it's on a park, it's on  
21 a -- it abuts a bike trail --

22 MR. BERNHARD: Right.

23 MEMBER DOYLE: -- why do those amenities  
24 not --

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1 MR. BERNHARD: Route 31.

2 MEMBER DOYLE: Route 31?

3 MR. BERNHARD: Route 31 is too busy. They do  
4 not want to spend a million-plus dollars and live on  
5 Route 31 when there's other choices. I mean, there's a  
6 lot of other choices, and there's a lot of relatively  
7 inexpensive land.

8 I'm sure you know of Prairie Lakes, so there's  
9 that area there. Now, people do want to live in town,  
10 and we are seeing more people talk to us about teardowns,  
11 but they don't want to be on 31. They want to be, you  
12 know, close to the downtown area on a quiet street. They  
13 want a good, solid investment.

14 MEMBER DOYLE: And why does a townhome product  
15 overcome that obstacle in the way that a single-family  
16 home won't?

17 MR. BERNHARD: Brought the price down in half.  
18 So now we're at half of that.

19 Now, where can you live in -- if you want to  
20 have a maintenance-free home, you know, there are  
21 existing townhomes, but there's nothing new, at least at  
22 this caliber, being built. And I think these are going  
23 to sell very quick. There's only three and they're  
24 basically custom homes.

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1           So our typical details that we would put into  
2           a 6- or 8- or million-dollar home are being found on this  
3           product here. We're able to divide that cost up amongst  
4           three units.

5           MEMBER DOYLE: I just have a couple more  
6           questions.

7           So I agree that the front elevation is very  
8           attractive. The -- as I look on the detail on page 21 of  
9           the staff packet, this is the -- sort of -- I guess this  
10          is the landscape plan.

11          The size of the three townhomes together and  
12          the amount of space in the back for patios, decks,  
13          et cetera, it strikes me that the massiveness is not  
14          insignificant.

15          Page 21 -- yeah. There you go. Back out a  
16          little bit from there.

17          MR. BERNHARD: Uh-huh.

18          MEMBER DOYLE: You know, south -- north to  
19          south, the building takes up probably, what, 95 percent  
20          of the --

21          MR. BERNHARD: -- width of the lot?

22          MEMBER DOYLE: Yeah.

23          And with the height on top of that, it just --  
24          it feels very large. And it feels that it will

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1       overshadow the homes to the north.

2                   And so I guess my last question -- two  
3       questions for you that are related: One is, did you look  
4       at a duplex, you know, a -- two -- like a small --

5                   MR. BERNHARD: Sure.

6                   MEMBER DOYLE: Did you consider a smaller -- a  
7       smaller offering?

8                   MR. BERNHARD: Yeah. They became very  
9       expensive duplexes.

10                  MEMBER DOYLE: And what about recreational  
11       space in the back of the property?

12                  MR. BERNHARD: What is the concern? Are you  
13       looking for a patio or a -- I'm not sure I'm following.

14                  MEMBER DOYLE: I just mean -- I mean, if I  
15       were a potential -- you know, one of the things that we  
16       saw -- in terms of public comments the Commission  
17       received -- is a question about open space.

18                  MR. BERNHARD: Uh-huh.

19                  MEMBER DOYLE: Now, obviously, in the front of  
20       the parcel, you're sort of boxed in by the easement and  
21       the need for --

22                  MR. BERNHARD: Drainage.

23                  MEMBER DOYLE: -- ingress and egress,  
24       et cetera.

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1 In the back of the parcel, is there room for  
2 the prospective tenants or property owners to, you know,  
3 enjoy -- have company over, enjoy --

4 MR. BERNHARD: So I guess the question is,  
5 could you have a private area back there?

6 And one of the thoughts that -- you know, this  
7 is early on. But one of the thoughts is, can we have  
8 that private kind of patio back there? And we think we  
9 can achieve that.

10 You know, if you notice how the center unit  
11 kind of projects out here, so we believe that we can have  
12 a patio in this kind of vicinity in here and then, you  
13 know, have some evergreens, possibly, for a little break  
14 on each side of that unit. And then, you know, have some  
15 kind of patio in this vicinity as well as at the rear of  
16 the property. Between our property line and where that  
17 bike path is, it must be -- I don't know -- maybe 20 feet  
18 of trees before you get to that. And, of course, to the  
19 south you have the park. So it's a lot of opportunity  
20 for you to get outside and enjoy the park, the bike path,  
21 and so forth.

22 MEMBER DOYLE: Okay.

23 CHAIRMAN KESSLER: Tom.

24 MEMBER SCHUETZ: Ken, I may have two

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1 questions.

2 On the same diagram here, not the  
3 landscaping -- that's my second question but -- on the  
4 parking there, as far as -- there's obviously no lot or  
5 any on-street parking. So you've got the three pads  
6 right there; is that correct?

7 MR. BERNHARD: Right. We've got the three  
8 pads here, so in front of each unit.

9 MEMBER SCHUETZ: So each unit gets an outside  
10 pad for like guests or something; is that right?

11 MR. BERNHARD: Correct.

12 So -- you're right. You have two cars here.  
13 The garage, you know, is here, so I'm assuming you would  
14 keep your garage inside -- or your car inside the garage.

15 MEMBER SCHUETZ: Right.

16 MR. BERNHARD: Two people come over who want  
17 to park in here and so forth. The good news is the bike  
18 path is in the backyard. You know, it's -- it would be  
19 optimal to have parking on the street here but that's not  
20 feasible.

21 MEMBER SCHUETZ: No, I don't think that is.

22 All right. I've seen your stuff as far as  
23 landscaping, and I know you do a fabulous job.

24 MR. BERNHARD: Thank you.

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1 MEMBER SCHUETZ: And your home -- I've seen  
2 a million of them -- I've been in several of them.  
3 They're fantastic.

4 But I have a question on the ravine out front,  
5 the drainage area. Is that going to be landscaped as far  
6 as like, say, something that will take water, like river  
7 birch or --

8 MR. BERNHARD: Well, there's a retaining wall  
9 out there, so we have to do something to soften it from  
10 the street approach. You know, some type of -- at a  
11 minimum -- vine or ground cover needs to crawl up it and  
12 soften that. But in addition to that, I would think we  
13 would want to do some river birch groupings to break that  
14 up a little bit.

15 So, yeah, something has to happen down there,  
16 and I'm seeing that as a grassy area because the only  
17 time we're really going to have water in there is when we  
18 get a hard rain.

19 MEMBER SCHUETZ: So it will soften the whole  
20 facade? And something filtered wouldn't obviously be as  
21 blocking -- as far as blocking the view, as you come in  
22 on 31 or down 31, of the town houses but the --

23 MR. BERNHARD: Right. I think our goal is to  
24 really make this into a landmark, you know. I think

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1 it's going to be "We're in St. Charles. It's right" --  
2 you know, "St. Charles starts where those beautiful  
3 townhomes are."

4 MEMBER SCHUETZ: And the last comment I have,  
5 I just want to make the comment as far as the PUD --  
6 they're all surrounded by -- this area, this lot is  
7 surrounded, staff, by all PUDs except for two homes; is  
8 that correct?

9 I've been there but I just was curious.  
10 I just want to make sure.

11 MS. JOHNSON: Uh-huh.

12 MEMBER SCHUETZ: Right?

13 MS. JOHNSON: Yeah, basically. I mean,  
14 technically the property to the south is zoned RS-3, but  
15 in terms of the actual buildings, the nearest buildings  
16 are mostly PUD except the three or four single-family  
17 homes.

18 MEMBER SCHUETZ: Okay.

19 CHAIRMAN KESSLER: Steve.

20 MEMBER GAUGEL: For staff, can you just  
21 confirm that there is no interest in the City getting  
22 into an intergovernmental agreement with Geneva for the  
23 utilities and that the intent of this property is to have  
24 the utilities from St. Charles extending to it?

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1 MR. COLBY: That's our understanding right  
2 now. That isn't to say that the agreement couldn't be  
3 entered into. But I think -- you know, one way or  
4 another, there's going to be utilities that need to be  
5 brought to this property for it to be developed. So  
6 whether it's that way or through St. Charles, the  
7 situation still exists, utilities need to be extended.

8 MEMBER GAUGEL: Okay. One other question. In  
9 terms of the flooding -- and maybe this is a question for  
10 Chris -- what can be done, if anything, to that ravine?  
11 And what impact is this property going to have? My  
12 concern would be to the east of the property and all of  
13 those properties on the other side of Route 31 that are  
14 going to experience water issues.

15 Is there anything that can be done to that  
16 ravine? Or what kind of studies would have to be done  
17 to, you know, come to a reasonable conclusion on this  
18 that won't cause any additional flooding problems?

19 MR. TIEDT: Certainly, as part of the  
20 development, should this move forward, a stormwater  
21 permit and associated report calculations would need to  
22 be provided at that time.

23 And part of the scope of that would be to  
24 identify the amount of water tributary to that box

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1 culvert, what impacts this development would have on  
2 that, and then, if there are any impacts, how could those  
3 be mitigated to prevent additional runoff occurring from  
4 downstream.

5 Now, to answer the question of what could be  
6 done to that area, I mean, I'd have to look at the  
7 verbiage of the particular easement. Realistically, a  
8 lot of times with drainage easements that I've worked  
9 with is you want to keep those areas free and clear of  
10 debris and obstacles to allow that water to pass freely  
11 over the -- you know, for overland flow conditions.

12 So if the developer and the easement  
13 provisions allow, this area could be cleaned up, you  
14 know. And whether it's grass or depending on the amount  
15 of water in that area -- I'm not really particularly  
16 familiar if it's somewhat damp or maybe you need wetlands  
17 plantings or something like that, but you certainly could  
18 enhance it. I mean, you don't want something that's just  
19 cluttered with all kinds of trees and foliage that will  
20 prevent overland flow or trap leaves or other debris to  
21 slow that down and cause upstream flooding.

22 MEMBER GAUGEL: Thank you.

23 CHAIRMAN KESSLER: Sue.

24 MEMBER AMATANGELO: This is for staff.

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1 I know that there's only three units going in  
2 here, but from the letters from the local homeowners,  
3 there was a tremendous concern about the traffic. Is  
4 there a need -- do you think? -- to do a traffic study in  
5 this situation or --

6 MR. TIEDT: I mean, we certainly could.  
7 I mean, there's only three residential units. I mean, we  
8 could certainly look at what impacts that may have on the  
9 surrounding area, but it's not like it's a 240-, 250-unit  
10 subdivision where there's a lot of traffic generated.  
11 I mean, you know, you assume every unit has two cars.  
12 You're looking at six cars that may be turning on and off  
13 Route 31.

14 I think what would probably -- should the  
15 project move forward, one of the things that maybe might  
16 be warranted looking at would be sight lines through  
17 there as far as -- you know, I think this stretch of  
18 Route 31 is fairly straight, but it would just be a  
19 matter of looking at sight lines and, if somebody is  
20 pulling out of a driveway, how far down Route 31 can they  
21 see based on foliage or, you know, other grasses or trees  
22 or whatever, you know, as you're pulling out from that  
23 area.

24 MEMBER AMATANGELO: Okay. Thank you.

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1 CHAIRMAN KESSLER: Okay. I'd like to invite  
2 the public to make comment or ask questions.

3 Anybody have anything that they want to add?

4 (No response.)

5 CHAIRMAN KESSLER: We've gotten some letters  
6 everybody's seen in their packet from the -- sent by  
7 residents. I think they were mostly from Willowgate and  
8 then from somebody who had -- someone in The Oaks, as  
9 well.

10 Sir, if you would, please state your name and  
11 your address.

12 MR. HATZIS: My name is Peter Hatzis,  
13 1335 Geneva Road, the owner of the cereal box house that  
14 we talked about earlier.

15 CHAIRMAN KESSLER: Oh, sure. Geez, how are  
16 you?

17 MR. HATZIS: It's been a while, Tim. It's  
18 been a while.

19 CHAIRMAN KESSLER: I know. Same barber.

20 MR. HATZIS: The one question I've got, Ken --

21 MR. BERNHARD: Yeah.

22 MR. HATZIS: -- is that retaining wall between  
23 my house and your development here.

24 I was reading the fine print with a magnifying

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1 glass but -- what is that retaining wall? Is that just a  
2 short one? a high one?

3 MR. GREEN: It's short. It's like a seawall.  
4 30 inches.

5 MR. BERNHARD: Like 30 inches, like a seawall.  
6 And so it's out of a block material.

7 MR. HATZIS: So that would go from the ground  
8 level that -- again, I assume you're backfilling that  
9 whole lot to make it more level.

10 MR. GREEN: Your property is higher than  
11 this --

12 MR. HATZIS: Yeah.

13 MR. GREEN: -- so that would allow us to step  
14 down.

15 MR. BERNHARD: Trying to lower the grade.

16 MR. GREEN: The foundation height on our  
17 property could be lower so that it's not too much higher  
18 than on the south end of this property because, across  
19 the frontage -- you know, the rendering shows the  
20 building flat, but the property slopes 6 feet.

21 So we're needing to kind of, at your lot line,  
22 just inside of ours, step down 30 inches or so to create  
23 a level plane and then continue on then on the south side  
24 of our project.

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1 MR. HATZIS: I've been cutting the grass for  
2 that lot, at least on the side yard, for the past 10,  
3 15 years since they knocked the house down just to make  
4 it a little more -- I guess the word would be -- pleasant  
5 to look at from 31.

6 Heightwise, 49 feet versus my house, your  
7 foundation, are you going -- when you measured mine --  
8 you know, my foundation sticks out of the ground about  
9 3 feet, 30-some inches.

10 Are you going from the top of my foundation or  
11 dirt level?

12 CHAIRMAN KESSLER: Tom, do you know where  
13 those measurements are made from? The foundation -- top  
14 of foundation, is it actually the top of the foundation?

15 MR. COLBY: Yes. It's typically -- maybe the  
16 Applicants can speak to that measurement.

17 MR. HATZIS: I'm just trying to get a height  
18 idea. Are our rooflines the same, or is yours going to  
19 be towering over me?

20 MR. BERNHARD: Good point.

21 MR. GREEN: Your ground elevation is 707, and  
22 your top of foundation is 710.

23 MR. HATZIS: Okay.

24 MR. GREEN: So the ground will still -- I'm

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1 looking at -- the ground elevation along your south side  
2 is 707.7.

3 MR. HATZIS: Well, there's two -- there's an  
4 addition on here.

5 MR. GREEN: Yeah. That's in the back.

6 MR. HATZIS: No, the addition's on the front.  
7 The original cereal box house is this little, tiny --

8 MR. GREEN: That's 710. And then the top  
9 of -- the exposed top of foundation that sticks out of  
10 the ground about 1 foot on the front half of the addition  
11 is 708 1/2, which is about a foot higher than the ground  
12 elevation.

13 Does that make sense?

14 MR. HATZIS: No.

15 Tim, does that mean higher or lower?

16 CHAIRMAN KESSLER: So what is yours?

17 MR. BERNHARD: Our foundation would be lower.

18 MR. GREEN: 704.

19 CHAIRMAN KESSLER: 704 compared to 710, so  
20 you're 6 feet higher. Top of foundation is 6 feet higher  
21 than the townhomes.

22 MR. HATZIS: Okay. I have an average two-  
23 story house with a 12/12 pitch. What do you think  
24 I have? 35 probably?

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1 MR. BERNHARD: You're probably 35, 38.

2 MR. HATZIS: Max, to the peaks?

3 MR. BERNHARD: Yeah.

4 CHAIRMAN KESSLER: So their house is going to  
5 be -- sounds like it will be about 5 -- 49 feet would  
6 be --

7 MR. BERNHARD: Yeah. We can still bring  
8 that -- we can still bring that down some.

9 CHAIRMAN KESSLER: -- it will be 6 feet  
10 higher.

11 MR. BERNHARD: We'll still have a good-looking  
12 home at the end.

13 MR. HATZIS: The other thing while I've got  
14 the floor is I've seen people -- I've owned the house for  
15 about 36 years. And when it went into different modes of  
16 ownership -- the last guy that owned it, it was a rental  
17 property, got into some sort of a friendly discussion  
18 with the City about his garage and the lot lines being  
19 nonconforming to the backyard. At the time he looked at  
20 developing it, too, and there was a -- is this one of  
21 these smart ones where you just move it or --

22 MR. BERNHARD: You roll it. There you go.

23 (An off-the-record discussion was held.)

24 MR. HATZIS: So it was my understanding that

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1 he looked at doing this. He was going to try to do  
2 two lots, one on each -- you know, one on the lower, one  
3 on the top.

4 And I assume that, for your lower one, you've  
5 got to be backfilling the heck out of that one section  
6 there, I would assume. About --

7 MR. BERNHARD: There's -- that's why we're  
8 dropping that northern section down. We're dropping all  
9 this lower so we have less to backfill.

10 MR. HATZIS: Oh, I see.

11 MR. BERNHARD: Yeah. So we're --

12 MR. HATZIS: Well, then you've got bedrock  
13 down there.

14 MR. BERNHARD: That's something I didn't think  
15 about.

16 MR. HATZIS: No. Seriously, you do.

17 MR. BERNHARD: That's something I didn't think  
18 about.

19 MR. HATZIS: Because -- that's why my house  
20 was built out of the ground. Now, that was my  
21 understanding from the old days, but I'm pretty sure  
22 bedrock is not too far down at all.

23 So, basically, I thought you had to -- and  
24 it's a real irregular lot. But I thought the backyard

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1 was 30 feet from the closest point so that your  
2 30 feet -- you'd kind of have to draw a line straight  
3 across here somehow at an angle.

4 Does that make any sense?

5 Again, the gentleman that owned the lot that  
6 sold it to the other guy that bought the vacant lot --  
7 that's got to be 10, 12 years ago, the guy out of DeKalb.

8 THE COURT REPORTER: I'm sorry?

9 (An off-the-record discussion was held.)

10 MR. HATZIS: The guy that -- the owner from  
11 DeKalb that had it as a rental property --

12 THE COURT REPORTER: Thank you.

13 MR. HATZIS: I didn't realize you were taking  
14 notes.

15 -- sold it to an architect out of Chicago  
16 about 10 years ago that was going to build town houses on  
17 there, a similar plan. Maybe his wife would want to move  
18 there, might want to build a single-family home. He  
19 didn't know.

20 Obviously, he went through some hardship, went  
21 into foreclosure, and that's how Ken acquired the  
22 property presently. So -- and at that price I would have  
23 bought it to cut the grass.

24 MR. BERNHARD: Right.

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1 MR. HATZIS: I looked at the property myself  
2 in those times when we were still, you know, young and  
3 trying to build things.

4 And a single-family house made sense if you  
5 could get it cheap. And, you know, the dirt costs that  
6 you spent for it is cheap, but you do have a problem with  
7 the other parts.

8 MR. BERNHARD: Right.

9 MR. HATZIS: Sherry, have you got anything?

10 MR. BERNHARD: You had a question, though, on  
11 the rear over here.

12 MR. HATZIS: Right.

13 MR. BERNHARD: So from here to here to the  
14 property line is 28 feet --

15 MR. HATZIS: Right.

16 MR. BERNHARD: -- so that's our closest point  
17 there.

18 MR. HATZIS: Well, Dennis, which was the  
19 landlord from DeKalb, he had it where he had to really  
20 push everything pretty far front.

21 MR. BERNHARD: He had -- I actually have his  
22 plans.

23 MR. HATZIS: Do you?

24 MR. BERNHARD: And the front of his --

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1 MR. HATZIS: It was a package.

2 MR. BERNHARD: It found its way to our  
3 doorstep.

4 And you -- over here across this whole area  
5 was all garage and driveway --

6 MR. HATZIS: Right.

7 MR. BERNHARD: -- and then all the backs were  
8 facing this way. So as you came down 31, you'd see the  
9 whole side of the building. It just seemed odd to me,  
10 that orientation.

11 And I thought, you know, "This is -- as good  
12 looking as we want to make this, why not orientate that  
13 to Route 31?" And it kind of lines up with your home, as  
14 well, then.

15 CHAIRMAN KESSLER: Okay.

16 MR. HATZIS: Thank you.

17 CHAIRMAN KESSLER: Thanks.

18 Anybody else?

19 (No response.)

20 CHAIRMAN KESSLER: Any other comments from the  
21 audience?

22 (No response.)

23 CHAIRMAN KESSLER: Well, then, at this time  
24 I'd like to kind of point out a couple of things that we

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1 have in our packets that -- this process to approve would  
2 go through a map amendment to rezone the property from  
3 RS-3 to RM-1.

4 If you were going to do a PUD, you'd have to  
5 establish a PUD with unique zoning standards to make  
6 these changes. And if you did a PUD, you'd have to come  
7 through with a preliminary plan to improve the physical  
8 developments of the property.

9 Now, you wouldn't need the special use for the  
10 PUD or PUD preliminary plan if the development was  
11 adjusted to comply with the setback and bulk requirements  
12 of the RM-1 district.

13 So what I understand -- correct me if I'm  
14 wrong -- is that if the building height came down and the  
15 mass decreased and the side and rear yard setbacks came  
16 into compliance at 10 feet, then they wouldn't have to go  
17 through any sort of additional PUD. Is that correct?

18 MS. JOHNSON: Yes, that's correct.

19 CHAIRMAN KESSLER: And if they don't bring  
20 those into those standards, then we would require a PUD?

21 MS. JOHNSON: Yeah. The PUD would be the only  
22 way to accommodate it.

23 CHAIRMAN KESSLER: Okay. So the only way to  
24 accommodate the three things that are in play here -- the

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1 side yard setbacks, the building height, and the -- help  
2 me -- mass --

3 MR. GREEN: The coverage.

4 CHAIRMAN KESSLER: -- coverage -- thank you --  
5 would be to apply for a PUD.

6 For the Plan Commission I think what we should  
7 consider -- what Ellen is asking us to consider -- is,  
8 are townhomes an appropriate land use within the context  
9 of the surrounding uses? And would the deviation from  
10 the land use plan designation for this property from  
11 single-family to the attached residential necessitate an  
12 amendment to the land use plan? And, finally, is this,  
13 because of those things, a strong candidate for a PUD?  
14 And Brian points out something about, you know, we steer  
15 away from PUDs on single lots, but, hey, things do  
16 change.

17 So if everybody would kind of switch to page 8  
18 in your agenda here, we'd need to make some of these  
19 determinations if we were to advance them.

20 I just want to go through them. This isn't  
21 something we're doing tonight. This is a  
22 comprehensive -- a concept plan, so we're just trying to  
23 give feedback to the developer, and that feedback will be  
24 about the things that we've talked about, the sides that

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1 have -- you know, the height, how it fits into the rest  
2 of the surrounding neighborhood, but then, also, about  
3 whether we think this is appropriate for a PUD.

4 So if you'd look at those things on page 8 and  
5 review them, and then I'd like to go through, one by one  
6 on the Plan Commission, and let's give feedback to the  
7 developer.

8 MEMBER SCHUETZ: Who wants to start?

9 CHAIRMAN KESSLER: Pardon me?

10 MEMBER SCHUETZ: Who's going to start?

11 CHAIRMAN KESSLER: You are.

12 MEMBER SCHUETZ: Okay. All right.

13 In light of the property having its challenges  
14 over the years -- and that's a broad statement, I know.  
15 But in light of that and the other PUDs -- or excuse  
16 me -- the other -- yeah, the other PUDs that are  
17 surrounding the area, one thing I'd like to suggest, as  
18 I mentioned early on -- the first question was the  
19 height. If you could just try to keep it more in  
20 line with your neighbor, I think that would be a smart  
21 move.

22 MR. GREEN: Okay.

23 MR. BERNHARD: Okay.

24 MEMBER SCHUETZ: But, otherwise, it seemed to

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1 make sense to me. In light of the challenges in the  
2 property over the many years that it's been remaining  
3 vacant and an eyesore to the community, I think it would  
4 be potentially a good developmental move.

5 CHAIRMAN KESSLER: Thanks, Tom.

6 Jim.

7 MEMBER HOLDERFIELD: Okay.

8 Well, the first thing I want to say, that  
9 I was -- and still am -- very impressed with the front  
10 elevation of this town house, really. And when I first  
11 looked at the brochures and saw the place, I liked it.

12 One thing that's bothering me and in the  
13 packet that we received, if you look back into the  
14 comprehensive plan we have here in the city, one area of  
15 that is preserving the character of the city's existing  
16 single-family residential neighborhoods. And to pull a  
17 sentence out of that, "Regardless of the location or  
18 housing type, residential development or redevelopment  
19 should be carefully regulated to ensure compatibility  
20 with the scale and character of the surrounding and  
21 adjacent residential neighborhoods."

22 This is what bothers me a bit, with the  
23 massive scale as it appears in that front elevation.  
24 I think it goes back, as I said earlier, about the height

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1 of the structure. Even though there's a drop next  
2 door -- what was it, at least -- 10 feet or 7 feet? I'm  
3 not sure at this point. But it does bother me, the  
4 height and the massive size of it.

5 I wish the house could just be turned a little  
6 bit and face the southeast as you drive into town. You  
7 made a comment about a landmark. It certainly would be  
8 one in that regard.

9 But my concern is the mass of it, the -- and  
10 the pitch of the roofline is steep. That gives you the  
11 higher ridgeline, but I think that's part of it.

12 So as was said earlier about considering  
13 reducing the square footage -- now it's at 35 -- 32 to  
14 35 square feet per unit -- perhaps if they were a smaller  
15 footprint to a degree, that would help.

16 And having said that --

17 THE COURT REPORTER: I'm sorry?

18 (An off-the-record discussion was held.)

19 MEMBER HOLDERFIELD: Maybe the roof pitch  
20 could be also altered. I'm sorry about the squeaking  
21 chair.

22 So that's what I would say. I love the front  
23 elevation of it, but the mass of the neighborhood and  
24 scale needs work, I think.

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1           That's all I have.

2           CHAIRMAN KESSLER: Great. Thanks, Jim.

3           Sue.

4           MEMBER AMATANGELO: I have to agree with my  
5 fellow Commissioners that I, too, am very impressed with  
6 the front elevation of the building. When I first saw  
7 it, I was pleasantly surprised and thought that a lot of  
8 time and effort went into carefully planning out to --  
9 the look and the feel to elevate it.

10           And I like your approach that says, "This is  
11 the beginning of St. Charles" and "Welcome" and "This is  
12 what you can expect from this community."

13           All that being said, I do believe, as well, a  
14 very, very big concern -- not necessarily with the  
15 height, but this is a three-residential building,  
16 three-resident building, so the mass -- the sheer size of  
17 the building is quite large. So I think that it almost  
18 stands out in a way almost negatively compared to what's  
19 around it.

20           And it can -- it -- if there's any way, as my  
21 fellow Commissioners said, that there could be some  
22 scaling down of rooflines, you know, that would be great.

23           MR. BERNHARD: We'll look at options.

24           MEMBER AMATANGELO: I'm sorry?

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1 MR. BERNHARD: I just said, "We'll look at  
2 options."

3 MEMBER AMATANGELO: Sure.

4 And I think I'm also concerned about the  
5 amount of green space. Again, this is a large building,  
6 we're accustomed to seeing some green space there, and  
7 now, you know, the backyards are really what we're going  
8 to be seeing. Most of this green space from the front  
9 yard -- although I love what you're doing with the  
10 landscaping, I think that you do lose a lot of the  
11 greenery or the green space just because you're looking  
12 at asphalt now in the front of the building. So any way  
13 that that can be bumped up a little bit would be  
14 appreciated.

15 The back of the building -- you gave so much  
16 careful attention to the front of the building, and  
17 I almost feel like there needs to be a difference in  
18 materials that are used in the back of the building, at  
19 least a little bit. Because now I'm looking at it, and  
20 although there are some undulations going on, I'm looking  
21 at it as being one -- cedar going all the way across the  
22 back. Is that correct?

23 MR. BERNHARD: Yes.

24 MEMBER AMATANGELO: So if there's a -- can be

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1 a consideration with a change in some of the materials  
2 that you're using to make the back of the building all --  
3 you know, I'm not looking for you to do the same things  
4 you're doing on the front but at least making it --  
5 bumping it up a little bit.

6 MR. BERNHARD: Okay.

7 MEMBER AMATANGELO: And other than that,  
8 I love it.

9 MR. BERNHARD: Great.

10 CHAIRMAN KESSLER: Thanks, Sue.

11 Laura.

12 MEMBER MACKLIN-PURDY: I'm in agreement with  
13 the back of the building. As somebody who uses the bike  
14 path a lot, it would be nice to see something with a  
15 little more character in the back because it does seem to  
16 be just all cedar.

17 But I do think it's a beautiful building. And  
18 that's really my only comment.

19 MR. BERNHARD: Okay.

20 CHAIRMAN KESSLER: Okay.

21 Steve.

22 MEMBER GAUGEL: Not to belabor what everybody  
23 said, but that height kind of bothers me. It seems like  
24 it would be -- even with the 6-foot drop in elevation,

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1 you're still going to be taller than that neighbor's  
2 house, and, to me, that seems like it would -- the  
3 massiveness of that would be an issue.

4 I look at a couple things here. You're really  
5 close on side setbacks. You would give 2 1/2 feet,  
6 basically, to the side. It would be nice to see that  
7 meet the RM-1 setback. I think it's at 7 --

8 MR. BERNHARD: 7.

9 MEMBER GAUGEL: -- 7 3/8 as opposed to  
10 10 feet, is what the RM-1 calls for. And you have a lot  
11 of room in the front.

12 So if you, you know, drop the height and bring  
13 it in, you could potentially take up a little in the  
14 front. I understand the concern is you don't want to  
15 be right on Route 31; you want to have it set back a  
16 little bit.

17 MR. BERNHARD: Well, no. Actually, we would  
18 like to be able to be a little bit closer to Route 31  
19 because then that would gain us greater setbacks in the  
20 side and the rear yard, but in the front yard there's an  
21 easement that's been dedicated that's limiting our  
22 ability to move forward.

23 MR. GREEN: The front elevation of the  
24 building is established essentially by two-way driveway

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1 traffic circulation. You know, this is the easement  
2 line here, and this width is 18 feet, enough to bring  
3 two cars in and out. And then the distance from this  
4 point to the face of the garage is 18 feet, which is the  
5 depth of a regulation parking stall.

6 So, basically, from the easement line we have  
7 two-way driveway traffic and then the depth of a parking  
8 stall, and that kind of establishes it.

9 If we shifted this even a few feet forward,  
10 we'd compromise the off-street parking, which is -- we  
11 wouldn't want to do because it's kind of an enclave-type  
12 development.

13 MEMBER GAUGEL: With that said, I think the  
14 design is aesthetically pleasing. I'm very familiar with  
15 your houses, and I think they're, you know, the --  
16 they're very appealing, and I don't have a problem with  
17 that.

18 The only other concern that I would have is  
19 just addressing that -- some of the flood issues, as  
20 well, and making sure that that's not an issue for the  
21 other residents. But that's it.

22 MR. BERNHARD: Okay.

23 CHAIRMAN KESSLER: Thanks, Steve.

24 Brian.

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1 MEMBER DOYLE: Thank you.

2 So I'll second, third, fourth many of the  
3 things that have been said already about the quality of  
4 the front elevation, about the massing, the sheer scale  
5 of the property feeling a bit overwhelming, about the  
6 opportunity for some additional attention on the back  
7 elevation.

8 I think that, when you present your drawings,  
9 it would -- it would be helpful to be able to see an  
10 architectural drawing that -- even with a low-fidelity  
11 sort of fake-in of the house to the north because you've  
12 described for us the -- what the effect is of the  
13 differential between the top of the foundations. I'm  
14 trying to visualize what this will look like when it's  
15 paired with that house to the north.

16 One thing that was -- you know, again, with  
17 the bike path being in the back, I think that there's a  
18 balance to be struck between both making the back area  
19 appealing and useful to your prospective buyers and,  
20 also -- I don't know if there's any -- there may be a  
21 need for screening or some sort of -- you know, both in  
22 terms of privacy for your prospective buyers as well as  
23 preserving the view as people -- as residents are using  
24 that recreational trail.

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1           If I could just comment on the procedural  
2 aspects of the prospective application in terms of a PUD  
3 and in terms of the map amendment, I think that there's  
4 some precedent for there being other PUDs in the area,  
5 for there being other mixed -- other uses of this land  
6 use in the area, and there are some extenuating  
7 circumstances with the property.

8           I think that -- one of the things that  
9 I always look for in a PUD application is making certain  
10 that the Applicant is not looking to simply intensify  
11 land use for a PUD, and so I think that the architectural  
12 quality would be really important to making that case,  
13 the consistency with surrounding land uses, that it's  
14 following precedent with the surrounding land uses, and  
15 really, you know, tying into what you've heard in terms  
16 of sort of just the impressions and immediate feedback in  
17 terms of the drawings. Also, not leaving room for  
18 someone to say you're just seeking to intensify the  
19 land use.

20           And the last comment I would make is that you  
21 made a comment about this being a landmark and, as people  
22 drive in, seeing St. Charles as a place with great  
23 townhomes.

24           I think great architecture makes the case,

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1 whether it's a great townhome, a great single-family  
2 home, a great multifamily home -- you know, great  
3 architecture, character of the community, riverfront  
4 community, those are the things that -- when I think  
5 about St. Charles and what it means to live here, it's  
6 those qualities.

7 If the townhome is the appropriate land use  
8 for this parcel, then that's the land use for this  
9 parcel, but I don't think of St. Charles as a place  
10 where -- that's defined by townhomes so much as it's  
11 defined by community character.

12 MR. BERNHARD: I would agree absolutely.

13 CHAIRMAN KESSLER: Thanks, Brian.

14 Tom.

15 MEMBER SCHUETZ: I already -- oh, this Tom.

16 CHAIRMAN KESSLER: This Tom.

17 MEMBER PRETZ: Thank you.

18 First, I'd like to just say thank you for  
19 bringing the opportunity before the Commission here to  
20 talk about some of your challenges and the uniqueness of  
21 the property and what can be done with that property.

22 I think one of the things is -- in my mind --  
23 is the fact that we do have two PUDs relatively close  
24 there which are more massive as far as the amount of

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1 units and that.

2 So on one hand, I don't have a problem with  
3 coming forth with a PUD, but I would prefer that maybe  
4 you can avoid that by having some sensitivity, maybe, to  
5 the -- to the residential units that are there and by  
6 bringing down your scale to bring it in line to -- where  
7 you can avoid the effort for the PUD.

8 And part of that sensitivity would be the --  
9 again -- or excuse me. Part of that would be your  
10 sensitivity to the residential units, bringing it in  
11 line with them. And along with that would be your side  
12 and your rear views, to give that -- while it would not  
13 necessarily need to be to the extent of the front  
14 exposure -- that there is something that, when you're  
15 taking a look at or those vantage points are being seen,  
16 that there is a corresponding architectural beauty which  
17 lends to something that Brian had said.

18 So on one hand, I could support the  
19 town houses. On the other hand, I would like to see a  
20 little bit reduced scale, a little more sensitivity to  
21 the residential, and possibly avoiding the PUD effort.

22 CHAIRMAN KESSLER: Okay, Tom.

23 Well, I have to say that having a nice  
24 building there next to Pete and Sherry's house would be a

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1 real boon, and I think they will probably appreciate it,  
2 as well.

3 But saying that -- I do believe townhomes are  
4 an appropriate land use in this spot. I do. I think  
5 they're around there. I think, if they're done properly,  
6 they could blend.

7 I think that you'd have -- I don't think this  
8 is a candidate for a PUD because, when I look at the  
9 purposes of a PUD, the difficulty in the lot is not the  
10 reason for creating a PUD. I think you'd have problems  
11 with a PUD.

12 I believe that, if you were to lower the  
13 building height, make the setbacks -- side yard setbacks  
14 comply, and -- that that would take care of the building  
15 coverage issue, and I think you'd be in. That would  
16 solve the massing. There may be reasons why you can't do  
17 it, but I do believe that a PUD is -- I don't believe a  
18 PUD -- this is an appropriate spot for a PUD, not just  
19 because it's a single-family -- or just a single lot but  
20 because of the reasons that we create PUDs. They're not  
21 typically created because you have a stormwater easement  
22 in front or you're on a busy highway or it's an  
23 odd-shaped lot. Those aren't necessarily reasons to  
24 create a PUD.

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1           There really are only three issues here, you  
2 know. If you were to be -- if we were to, you know,  
3 rezone the land use to the RM-1, you'd have the side yard  
4 setback, the building height, and you'd have coverage,  
5 and all three of those things are interconnected.

6           So if you met the side yard, you'd have it --  
7 you'd be able to take care of the massive coverage. And  
8 if you lower the height, it would also help shrink the  
9 building.

10           So that's what I believe. I think it's a  
11 beautiful product. I know you do good work. I've seen  
12 your buildings around. But I think you should consider  
13 that moving forward.

14           Okay? Do you have any questions?

15           (No response.)

16           CHAIRMAN KESSLER: Thank you, gentlemen.  
17 Thanks for bringing it to us. We appreciate it.

18           MR. GREEN: Thank you.

19           MR. BERNHARD: Thank you.

20           CHAIRMAN KESSLER: It's a tough one, I know.

21           MR. BERNHARD: Yeah.

22           CHAIRMAN KESSLER: Okay. No. 5 on our agenda  
23 is "Discussion of Residential Design Guidelines," which  
24 we began talking about -- a month ago now, was it? Two

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1 meetings ago?

2 MS. JOHNSON: Yeah.

3 CHAIRMAN KESSLER: And Ellen is going to  
4 present for us. And if you could just kind of spell  
5 out -- how are you going to do it?

6 MS. JOHNSON: Sure. I have to open this.

7 CHAIRMAN KESSLER: We also had some discussion  
8 about this earlier, that we'll take this by section. And  
9 if we don't get through it all tonight, that we'll  
10 continue it. But we don't want to -- we want to take our  
11 time to make sure we do it right. Okay?

12 MEMBER GAUGEL: Okay.

13 CHAIRMAN KESSLER: Ellen, take it away.

14 MS. JOHNSON: Okay. So as Tim said, last  
15 month we talked about working on the infill development,  
16 and you guys gave feedback on whether or not it would be  
17 appropriate to create design guidelines, and you gave the  
18 feedback that that's fine if they're advisory only.

19 So just a quick review of the current design  
20 review process that we have, that we talked about last  
21 time, the residential architectural consultation, where  
22 staff provides advisory comments to building permit  
23 applicants for new homes in RT districts, single-family  
24 and two-family homes in the CBD-2 district, also.

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1           So there's a general list of topics that we  
2           can comment on, but there's no specific design feature  
3           list that we can use to make our comments on a consistent  
4           basis.

5           There's also a "Design Review Standards and  
6           Guidelines" chapter already in the Zoning Ordinance that  
7           provides design standards and guidelines for commercial  
8           properties and multifamily properties but nothing for  
9           single-family. And there's a copy of -- I put a copy of  
10          this chapter in your reference binders if you want to see  
11          it. It's in the inside pocket there.

12          So, basically, we formatted the draft  
13          guidelines that we provided similar to what's already in  
14          the "Design Review" chapter, so it kind of follows that  
15          same format.

16          So we're proposing seven categories. For each  
17          category we present the intent, the intent of the  
18          guidelines listed in that category; the standard -- any  
19          standards -- which we are really not proposing many. Any  
20          standards that we're proposing are already within the  
21          Zoning Ordinance already. We just kind of spell them out  
22          there to alert the developer to the fact that they exist.  
23          And then the guidelines, which are advisory only.

24          Also, within the guidelines we reference

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1 existing Zoning Ordinance requirements where they apply  
2 just so this can kind of be like a one-stop section of  
3 the Zoning Ordinance. If a developer wants to build a  
4 new home, they look at this chapter only for the design  
5 guidelines and all the Zoning Ordinance standards are  
6 referenced, too, so it kind of cleans it up a little bit.

7 And so I guess what we'll do is -- just a  
8 quick reminder of where the RT zoning districts are, the  
9 CBD-2 districts, where the standards would apply, are the  
10 older neighborhoods surrounding downtown.

11 And so these are the seven categories. And  
12 I guess what I'll do is go through each one in turn, and  
13 you guys can offer any comments for each category.

14 So the first one -- oops. Shoot. Oh, shoot.

15 Well, I had -- I must have saved the wrong  
16 presentation on my flash drive because I had written  
17 each -- each one out. But you guys have it in front of  
18 you anyway.

19 CHAIRMAN KESSLER: I love it. Go for it.

20 MS. JOHNSON: Sorry about that.

21 Okay. So did you all find them in your  
22 meeting packet?

23 Okay. So the first one is "Site Layout and  
24 Context." The intent is to ensure building placement is

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1 compatible with neighboring properties and reflects the  
2 development pattern of the surrounding neighborhood.

3 CHAIRMAN KESSLER: And what page are you on?  
4 Are you on the second page, 17.06.060?

5 MS. JOHNSON: Yeah. I'm on page 1 of mine.  
6 I don't have the --

7 MEMBER MACKLIN-PURDY: "Site Layout"?

8 MS. JOHNSON: Oh, sorry. "Site Layout."

9 CHAIRMAN KESSLER: "Site Layout" is on page 2.  
10 Okay.

11 MEMBER MACKLIN-PURDY: You are a fast talker.

12 MS. JOHNSON: I'll slow down.

13 CHAIRMAN KESSLER: It's on B; right?

14 MS. JOHNSON: Yes.

15 MR. COLBY: I don't think the Commission has  
16 paper copies of this section, so we're going to -- I can  
17 pull it up on the projector because you have the existing  
18 chapter.

19 CHAIRMAN KESSLER: Well, did you see this? Is  
20 this what we have?

21 MS. JOHNSON: No. That's the -- yeah, that's  
22 the existing chapter.

23 CHAIRMAN KESSLER: Oh, okay. Okay.

24 MS. JOHNSON: Oh, sorry. Yeah. Okay. You

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1 guys have it on your screen there. I was thinking you  
2 had it printed.

3 Okay. So it's on your screen there.

4 CHAIRMAN KESSLER: I'm going to follow you.  
5 We're just going to follow you on your screen. We're  
6 looking at it.

7 MS. JOHNSON: Oh, okay. All right.

8 So "Site Layout and Context." The intent is  
9 to ensure building placement is compatible with  
10 neighboring properties and reflects the development  
11 pattern of the surrounding neighborhood.

12 So then the standard there is an already-  
13 existing Zoning Ordinance standard related to limitations  
14 on yard coverage and driveways.

15 And then the guidelines are pretty -- fairly  
16 general. Orientation to the street is encouraged, so  
17 we'd like the house to be facing the street. Site  
18 grading, compatible with the adjacent homes.

19 Setbacks follow the average for the block.  
20 Siting is compatible with topography, so preserve  
21 vegetation where possible. And then, again, the  
22 coverage -- limit the driveway coverage in the front yard  
23 and exterior side yard.

24 And then I starred the first two guidelines

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1 because I thought those were fairly general, could be  
2 made mandatory if you guys are, you know, interested in  
3 adding any standards.

4 Go ahead.

5 CHAIRMAN KESSLER: These guidelines here, are  
6 these existing guidelines or are these proposed?

7 MS. JOHNSON: No, these are the new --

8 CHAIRMAN KESSLER: These are proposed?

9 MS. JOHNSON: These are proposed, yes.

10 CHAIRMAN KESSLER: These are proposed? Okay.

11 MS. JOHNSON: Uh-huh.

12 CHAIRMAN KESSLER: I would have to say that  
13 the site grading -- I don't know. I have a problem  
14 with -- I've seen lots that have a difference in  
15 elevations in the old -- I've often thought -- I live on  
16 a lot that's over a hundred years old. I've often  
17 thought I should get a Bobcat in there and just strip it  
18 down to where it used to be because it's not where it was  
19 originally. We know that. In fact, one of my neighbors  
20 did that; they actually stripped it down.

21 So to make that a requirement would be  
22 difficult in an old, old neighborhood because you can  
23 have some real variations of grading in an old  
24 neighborhood --

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1 MS. JOHNSON: No, that's true.

2 CHAIRMAN KESSLER: -- Buchanan.

3 MEMBER SCHUETZ: Well, look at over by the  
4 town house -- you have hills and things. How can you  
5 have the same grade? I'm not arguing with you. I'm just  
6 saying --

7 CHAIRMAN KESSLER: Yeah, yeah.

8 MEMBER SCHUETZ: -- how could you have the  
9 same grade?

10 CHAIRMAN KESSLER: You know, we're at the  
11 bottom of the hill, so over the past hundred years, the  
12 yard goes up, up, up, up.

13 MEMBER SCHUETZ: What's the purpose? I mean,  
14 you want it to be similar but -- what's the purpose?

15 MS. JOHNSON: I guess the idea was so that,  
16 you know, the new house isn't built up higher than the  
17 one next door. But it -- you're right. There's too many  
18 conditions that vary, conditions that might not make  
19 sense to make that a requirement, just in general.

20 You know, if --

21 MEMBER GAUGEL: I mean, I like the idea.  
22 I think the exception is what you're talking about.  
23 Right? That's not the norm.

24 MEMBER SCHUETZ: Yeah. Because you've got to

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1 be careful it doesn't flood the other house.

2 MEMBER GAUGEL: Exactly. Right. That's the  
3 idea there.

4 MEMBER SCHUETZ: So you've got these two  
5 houses, and then you have a teardown that comes in and  
6 builds a foundation higher and then they backfill it, and  
7 then you've got this --

8 CHAIRMAN KESSLER: Then you've got one house  
9 that's an elevation like here and the one on the other  
10 side is an elevation here.

11 MEMBER SCHUETZ: And these two houses are a  
12 hundred years old; this one house is 10.

13 CHAIRMAN KESSLER: Right. So then you've got  
14 these two different elevations.

15 MEMBER SCHUETZ: So there needs to be  
16 something.

17 MEMBER GAUGEL: Right. So this being  
18 advisory, I think it would be -- I think it would be very  
19 good to keep it in.

20 CHAIRMAN KESSLER: Oh, no. I'm not saying --  
21 she has some asterisks because that --

22 MEMBER SCHUETZ: What do you want?

23 CHAIRMAN KESSLER: The discussion is, if  
24 there's an asterisk, could we make that a standard as

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1       opposed to a guideline.

2               MEMBER SCHUETZ: Oh.

3               CHAIRMAN KESSLER: I'm suggesting that we  
4       leave it in as a guideline.

5               MS. JOHNSON: Yeah.

6               MEMBER SCHUETZ: No -- okay. I didn't  
7       understand that.

8               MS. JOHNSON: And if we go through and there's  
9       any that aren't -- don't have a star by them and you  
10       think that they could be made mandatory, it's all open.  
11       It was just an idea.

12              CHAIRMAN KESSLER: Well, you know, I would  
13       just kind of -- I'm sorry. Sue, go ahead.

14              MEMBER AMATANGELO: I was going to say, could  
15       you set up a zone where these exceptions are?

16              CHAIRMAN KESSLER: I think they have. I mean,  
17       I think that's what the zoning districts are.

18              MEMBER AMATANGELO: I mean -- so then -- go  
19       ahead.

20              CHAIRMAN KESSLER: I'm sorry. That's what the  
21       zoning districts are. I mean, that's --

22              MEMBER AMATANGELO: Right. But I mean, where  
23       you could run into that severe elevation change like  
24       that. So I mean -- otherwise --

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1 CHAIRMAN KESSLER: I don't know. I mean,  
2 I don't -- I couldn't answer that.

3 MEMBER SCHUETZ: It should have something to  
4 do with the topography of the land -- the natural  
5 topography of the land.

6 MEMBER AMATANGELO: Right. And we really only  
7 have --

8 MEMBER SCHUETZ: Because I'm higher than  
9 anybody else in my neighborhood, and it's not because  
10 I built it like that.

11 MEMBER AMATANGELO: Once you get up, then  
12 everybody's kind of --

13 MEMBER SCHUETZ: Right.

14 MEMBER AMATANGELO: So it's just that --  
15 and --

16 CHAIRMAN KESSLER: But, see, you're in a new  
17 neighborhood.

18 MEMBER SCHUETZ: I know.

19 CHAIRMAN KESSLER: In the old neighborhoods is  
20 what I'm saying.

21 MEMBER SCHUETZ: I know. I know.

22 MEMBER AMATANGELO: Right. Right.

23 CHAIRMAN KESSLER: It's not even the same  
24 condition.

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1 MEMBER SCHUETZ: Yeah.

2 CHAIRMAN KESSLER: I mean, again, this is what  
3 I'm talking about. My neighbor behind me years ago, they  
4 stripped the whole yard to bring -- to grade -- to the  
5 proper grade to the foundation. Well, the house next to  
6 it is 4 feet higher now.

7 MEMBER SCHUETZ: Why did they do that?

8 CHAIRMAN KESSLER: Because he didn't like the  
9 way his foundation looked.

10 Anyway --

11 MEMBER DOYLE: Is there some way that -- is  
12 there some way to -- I mean, I guess, if somebody came in  
13 and they built a house that was 6 feet higher than  
14 everything else on the block, we could say, "We really  
15 don't encourage you to do that because, among other  
16 things, it's going to create problems with runoff into  
17 your neighbor's yard."

18 And the person says, "Thanks for the advice.  
19 I'll stick with my design."

20 You know, I guess if there was some sort of  
21 way to protect surrounding property owners in the  
22 language, that would be my only concern.

23 I mean, I think that making it a guideline is  
24 good until the point that it -- is there some other

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1 mechanism to protect adjacent property owners from a  
2 design decision that will physically affect your  
3 next-door neighbor?

4 MR. COLBY: You know, maybe if I can  
5 interject, I think there's probably two different things  
6 the Commission is talking about.

7 One of them would be the top of foundation  
8 level with our first-floor level of a house, which is one  
9 measurement. The other would be how the site is graded,  
10 as in how the property -- the topography of the ground is  
11 leveled around the house.

12 And I think what we were trying to accomplish  
13 with this standard was to prevent a new house from being  
14 constructed at a drastically different grade level than  
15 the houses around it, such as the house is almost, you  
16 know, on a hill or it's at a different -- it's altering  
17 the topography that exists on the street.

18 So we were wanting, in those situations, to  
19 prevent that sort of house being built up on a hill  
20 arbitrarily by grading the property in some unusual way  
21 that doesn't match what exists around it.

22 But the other issue that you're talking about  
23 is the appearance of height of the house from having a  
24 raised foundation, which is probably a separate thing.

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1 I think on both of these issues, if it's  
2 something that the Commission thinks should be included,  
3 maybe there needs to be more information. We can  
4 elaborate and try to fit the language better to what  
5 you're thinking. I think there's room to do that.

6 CHAIRMAN KESSLER: You know, if I could  
7 suggest -- can we -- I'm the one who actually started  
8 this, so I apologize, but I might suggest that we just go  
9 through these one by one and so that Ellen can keep on a  
10 roll, and then we can move on to the next one if that  
11 would be okay.

12 So the first one is a strong orientation to  
13 the street.

14 Now, it's encouraged that she -- the staff has  
15 asterisked this so that -- you know, should it be  
16 considered as a standard as opposed to just a guideline?

17 How -- I mean, if you made it a standard, you  
18 would word it differently, I assume.

19 MS. JOHNSON: Yeah. It would be "Strong  
20 orientation to the street is required."

21 CHAIRMAN KESSLER: And that's all?

22 MS. JOHNSON: And "Front facades must squarely  
23 face the street and cannot be set at an angle unless  
24 adjacent homes are," and then the angle can match the

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1 adjacent homes. But, realistically, this really wouldn't  
2 come into play that often because most likely, if you set  
3 the home at an angle on an average-sized lot, it  
4 wouldn't meet the side yard setbacks -- or the setbacks  
5 anymore so that they're going to -- you know, it's pretty  
6 basic -- it's most likely --

7 CHAIRMAN KESSLER: Anybody have another  
8 comment on that?

9 MEMBER HOLDERFIELD: I don't have a comment  
10 about that specifically, but I'd just like to ask this  
11 question. I'm hearing here about the standards and  
12 guidelines.

13 The guidelines are a description of the site  
14 characteristics intended to be applied by the developer.  
15 All right? We can all say the proposed design is not the  
16 highest quality of the guideline but may still be  
17 acceptable if the applicant can show how it meets the  
18 intent.

19 Who do they show? Who's making the decision?

20 Is it -- is it -- how does that work? Because  
21 some of them are going to be not cut-and-dried like the  
22 top of foundation. We're going to be talking sometimes  
23 about texture and things on a house, shadow lines.

24 I just want to know how this would be determined.

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1 MR. COLBY: It would have to be determined by  
2 staff as a part of the building permit process unless  
3 some other process was set up for a design review by a  
4 commission.

5 But right now we're not proposing to do  
6 something like that, but that's something that could be  
7 set up.

8 MEMBER HOLDERFIELD: But it would have to go  
9 before the Zoning Board of Appeals or --

10 MR. COLBY: No, not this section. Because if  
11 it's set up as a guideline, then the permit applicant  
12 would need to show how they're meeting the intent to  
13 staff, but it doesn't constitute a variance because it's  
14 not a requirement.

15 So that's something to keep in mind.

16 CHAIRMAN KESSLER: Okay.

17 That's okay. So we talked about the strong  
18 orientation to the street.

19 We talked about the site grading. Setbacks  
20 should follow the averages for the block, regardless of  
21 whether they are by ordinance, and that's just a  
22 guideline.

23 Siting should be compatible with existing  
24 topography. And coverage of driveways.

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1 Does anybody have any comments about any of  
2 these guidelines?

3 (No response.)

4 CHAIRMAN KESSLER: Any questions about them?

5 (No response.)

6 CHAIRMAN KESSLER: Does anybody believe  
7 strongly that 1 or 2 should be included as standards as  
8 opposed to guidelines?

9 (No response.)

10 CHAIRMAN KESSLER: And if so, would you like  
11 more information on it?

12 MEMBER SCHUETZ: Well, if they're required --  
13 like, say, No. 1 -- and they cannot meet -- say it's a  
14 lot really close to this lot here we're talking about on  
15 Route 31, there's a house that's on an angle -- I forget  
16 what -- it's kind of a U-shaped house. It's tan,  
17 I think.

18 Anyway, if you have a lot like that in your  
19 neighborhood -- which we do --

20 MS. JOHNSON: Yeah. I think we --

21 MEMBER SCHUETZ: -- what happens? I mean --

22 MS. JOHNSON: -- we could add language in  
23 there where, you know, "If this is not feasible based on  
24 the shape of the lot, this requirement doesn't come into

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1 play." Something like that would probably be good to add  
2 as a safety net, yeah.

3 MEMBER SCHUETZ: There's going to be  
4 exceptions to every single thing here. We know that.

5 MEMBER DOYLE: But this is also designed for  
6 CBD and RT districts.

7 CHAIRMAN KESSLER: Right.

8 MEMBER DOYLE: And RT districts, they're  
9 traditional districts --

10 CHAIRMAN KESSLER: Right.

11 MEMBER DOYLE: -- where the houses all have  
12 strong orientation to the street.

13 CHAIRMAN KESSLER: Correct. Yeah.

14 MS. JOHNSON: Yeah.

15 MEMBER DOYLE: So I -- given that fact, given  
16 that it is an RT district or a CBD, I would not object to  
17 No. 1 being made a standard.

18 And if there was some sort of language that  
19 allowed for flexibility in certain conditions, then, you  
20 know --

21 CHAIRMAN KESSLER: I agree.

22 MEMBER DOYLE: We're talking about, you know,  
23 districts where that's the norm. I don't feel strongly  
24 one way or the other on it, but I would -- I think that

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1 one -- I think it is a reasonable candidate.

2 CHAIRMAN KESSLER: Okay.

3 All right. Any other questions on site layout  
4 and context?

5 (No response.)

6 CHAIRMAN KESSLER: All right. Let's move on.

7 MS. JOHNSON: All right. B, "Garages." So  
8 the intent is to reduce the appearance and prominence of  
9 garages in order to encourage a pedestrian-friendly  
10 environment.

11 So the only standard here is already --  
12 references the Zoning Ordinance requirements that already  
13 exist relating to the width of the garage door, the fact  
14 that a garage needs to be set back 5 foot from the front  
15 of the house, and then that, if an alley exists, garage  
16 access needs to be from the alley. So those already  
17 exist, so they're referenced under "Standards."

18 And then, "Guidelines," encourage detached or  
19 rear-loaded garages. And -- let's see. If a  
20 front-loaded garage is provided, it should incorporate  
21 either glass panel windows or individual bay doors so,  
22 basically, two single-stall doors. Those single-stall  
23 doors are preferred over double-wide doors, especially  
24 for attached front-load garages.

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1           And then detached garages should be consistent  
2           with the architectural style of the house. Use of the  
3           same exterior materials and trim detailing is encouraged.  
4           And we starred that one because we feel that could be  
5           made a standard.

6           CHAIRMAN KESSLER: I couldn't agree more.  
7           I think 4 should be a standard.

8           I also am looking here -- you know, the  
9           attached or rear-loaded garages are encouraged, and  
10          that's fine but I'm curious about something.

11          I've always thought that, if there are alleys  
12          and all the houses on that street have a garage on the  
13          alley, detached or otherwise, that anything new should,  
14          also.

15          MS. JOHNSON: Yeah. That's a requirement. If  
16          there is alley access, now the garages must be accessed  
17          from the alley. But I don't think it was always like  
18          that so there's a few --

19          CHAIRMAN KESSLER: And is that recent?

20          MS. JOHNSON: I don't know. Russ, was that --

21          CHAIRMAN KESSLER: That's relatively recent,  
22          isn't it?

23          MR. COLBY: Yeah. It would have been with the  
24          2006 ordinance adoption that became a requirement.

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1 CHAIRMAN KESSLER: Really?

2 MEMBER DOYLE: So under Section 17.22.020, if  
3 there's an alley and there's no other front-loading  
4 garages on the street, then access must be through the  
5 alley?

6 MS. JOHNSON: Yeah. If there's an alley, it  
7 needs to be used, yeah.

8 MEMBER DOYLE: Okay.

9 MEMBER SCHUETZ: So on No. 2 on the front-  
10 loading garages, are you saying that any new home that's  
11 built or remodeled or whatever, that there cannot be a  
12 two-car door?

13 MS. JOHNSON: Not that there can't be but we  
14 would prefer that --

15 MEMBER SCHUETZ: I like that idea. I've got  
16 one but I -- I hate it.

17 CHAIRMAN KESSLER: It should be two singles?

18 MEMBER SCHUETZ: Well, I've got a single, and  
19 I've got a --

20 CHAIRMAN KESSLER: But what we're talking  
21 about here --

22 MEMBER SCHUETZ: Yeah, is to have two singles.

23 CHAIRMAN KESSLER: -- is singles.

24 MEMBER SCHUETZ: Right, the -- three or four

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1 or whatever you've got.

2 MEMBER HOLDERFIELD: The key word "should";  
3 right?

4 CHAIRMAN KESSLER: Well, that's a guideline at  
5 this point.

6 MS. JOHNSON: Yes.

7 MEMBER AMATANGELO: Right.

8 CHAIRMAN KESSLER: And I guess the reason  
9 I brought that whole thing up is because I've seen houses  
10 that have been built very recently that have alleys that  
11 have big double garage doors in front --

12 MS. JOHNSON: Yeah.

13 CHAIRMAN KESSLER: -- and there isn't a house  
14 within two blocks like that, and they stick out like a  
15 sore thumb.

16 MS. JOHNSON: Yeah.

17 MEMBER DOYLE: Yeah.

18 MEMBER SCHUETZ: That's crazy.

19 CHAIRMAN KESSLER: So if you were to require  
20 that, if you did have to have a front-load garage, that  
21 it was a two-door as opposed to a single double, can you  
22 make that -- could we make that a requirement?

23 MS. JOHNSON: What do you all think?

24 CHAIRMAN KESSLER: Or does that go to --

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1 MEMBER SCHUETZ: No, I don't think so. What's  
2 the big deal? I think it's awesome.

3 CHAIRMAN KESSLER: It's a big deal to a lot of  
4 people.

5 MS. JOHNSON: More costly, I suppose.

6 CHAIRMAN KESSLER: It's not that much more  
7 costly.

8 What do you think, Russ?

9 MR. COLBY: Well, someone could argue that it  
10 reduces the functionality of the garage, which I think --

11 MEMBER SCHUETZ: Why?

12 MR. COLBY: People who use the full width all  
13 at once without the division in the middle.

14 MS. JOHNSON: So if you have like an extra  
15 large vehicle or something or --

16 MEMBER SCHUETZ: Oh.

17 MEMBER DOYLE: Or if you have a snowblower  
18 that you put between your cars.

19 CHAIRMAN KESSLER: That's my problem.

20 MR. TIEDT: Another example would be is if you  
21 have a double-wide garage but you're only parking one  
22 vehicle. They may want to pull the vehicle into the  
23 middle of the garage so you have storage on either side.  
24 If you require two single doors, you're not going to be

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1 able to do that.

2 MS. JOHNSON: Yeah.

3 CHAIRMAN KESSLER: Okay.

4 You've got a -- I thought that last one should  
5 be a requirement. Did you make a note of it?

6 MS. JOHNSON: Did the rest of you think so,  
7 too?

8 MEMBER GAUGEL: Yeah, I agree.

9 MS. JOHNSON: The last one, too. Okay.

10 So we're ready to move on to C, "Massing and  
11 Proportion." The intent is to reduce the appearance of  
12 mass and help to ensure that new houses are not out of  
13 scale to the existing neighborhood.

14 So there's only guidelines here: Scale,  
15 proportion, and height should be compatible with adjacent  
16 homes. Simple building massing is encouraged.

17 And then there's three methods suggested to  
18 reduce the mass of a home, the appearance of a home. So  
19 step back portions of the home -- so like the second  
20 story can be set back a number of feet from the first  
21 story; use dormers and things to break up roof mass; and  
22 then incorporate horizontal detailing and frieze boards  
23 and midsection trim to kind of draw your eye across  
24 instead of up.

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1 CHAIRMAN KESSLER: This is a really difficult  
2 one. Massing and proportion are talked about in the --  
3 I mean, there are requirements that they have to meet for  
4 coverage, lot coverage, and --

5 MS. JOHNSON: Right. Yeah.

6 CHAIRMAN KESSLER: So those kind of address  
7 them.

8 MS. JOHNSON: Yeah, uh-huh. Which is why  
9 I think they're guidelines instead. I mean, the  
10 standards are -- the bulk standards already exist. But  
11 I guess the idea is, you know, if you're surrounded by  
12 1,000-square-foot homes -- I don't know if that's why  
13 it's a guideline but -- if a developer would reduce the  
14 square footage or -- you know, in order to fit the  
15 neighborhood. But it's not a requirement, basically, so  
16 it doesn't stick out as much.

17 MEMBER SCHUETZ: So say somebody's going to do  
18 a teardown and they need to get, obviously, a building  
19 permit. They come to the City.

20 Does the City walk them through all this?

21 MR. COLBY: Well, right now we don't have  
22 anything to walk them through other than we inform them  
23 of the process. So the goal would be to have this  
24 information available to give someone.

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1 MEMBER SCHUETZ: Okay.

2 CHAIRMAN KESSLER: I was going back to  
3 something here.

4 (An off-the-record discussion was held.)

5 CHAIRMAN KESSLER: You know, in the "Site  
6 Layout and Context," there is a -- setbacks should follow  
7 the averages for the block on which the house is located.

8 Could we have some kind of language in there  
9 with the massing and proportion, to somehow stay within  
10 the averages of the existing neighborhood?

11 I mean, this is a real vague area. And  
12 believe me -- I mean, this -- what we talked about  
13 earlier tonight is a perfect example of -- there  
14 aren't -- you can't say -- just because it feels big or  
15 looks big doesn't mean it is. That's an opinion.

16 MS. JOHNSON: Uh-huh.

17 CHAIRMAN KESSLER: Is there some kind of  
18 language we could get?

19 MS. JOHNSON: The problem is we don't know,  
20 you know, unless -- we wouldn't know the height of the  
21 neighboring homes unless we went out there and measured  
22 or asked the homeowner -- you know what I mean? We don't  
23 have that data readily available. We can get the square  
24 footage data from the assessor but that's about it.

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1 CHAIRMAN KESSLER: Okay. Then --

2 MEMBER DOYLE: Tim, can I ask a question?

3 CHAIRMAN KESSLER: Do you go and measure -- so  
4 you go measure the -- I'm sorry, Brian.

5 You go and measure the setbacks in an old  
6 neighborhood?

7 MS. JOHNSON: How does that work?

8 CHAIRMAN KESSLER: You have to go and get that  
9 information, too.

10 MR. COLBY: We go off of whatever information  
11 we can find. Sort of as a starting point, we just use  
12 aerial photos and GIS.

13 And, you know, a lot of older neighborhoods  
14 were all built with the same setback, and usually it's --  
15 you can find that information on a plat for one of the  
16 properties to figure it out.

17 The situation doesn't come up that often  
18 because our current zoning standards are written around  
19 the neighborhoods that are there. So we don't -- we  
20 don't often run into that situation.

21 CHAIRMAN KESSLER: Where you have overmassing?

22 MR. COLBY: I'm talking about setbacks.

23 CHAIRMAN KESSLER: Okay. Well, I guess

24 I would -- I would strongly encourage there to be some

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1 sort of language in there that referred to the average  
2 scale or -- or -- I don't know what word I would use --

3 MEMBER SCHUETZ: "Square footage"?

4 CHAIRMAN KESSLER: -- "square footage" or  
5 "height" or "massing," you know -- I -- help me here.

6 MEMBER SCHUETZ: Well, see, your concern is  
7 you get a teardown, somebody buys two lots and builds a  
8 McMansion.

9 CHAIRMAN KESSLER: Even on one lot. I mean,  
10 if you --

11 MEMBER SCHUETZ: Right.

12 CHAIRMAN KESSLER: If you took an old lot and  
13 you built it all the way out and all the way up, it could  
14 be massive and could be twice the size of the houses on  
15 either side of it.

16 I just think there should be some kind of  
17 language so that you could try to control the size of the  
18 building that goes on a particular lot so that it was  
19 compatible -- more compatible -- it would be easier for  
20 them to say -- easier for staff to say, "That's not  
21 compatible."

22 So -- anyway.

23 MEMBER SCHUETZ: It makes sense because you  
24 don't want to end up like Hinsdale.

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1 CHAIRMAN KESSLER: Or Elmhurst.

2 MEMBER DOYLE: Elmhurst, right.

3 CHAIRMAN KESSLER: Oh, my gosh.

4 MEMBER DOYLE: So are the bulk regulation  
5 requirements not sufficient to prevent that?

6 CHAIRMAN KESSLER: I don't think they are in  
7 the old neighborhoods.

8 MEMBER DOYLE: They're not? You could build a  
9 house where the massing is significantly larger than the  
10 surrounding properties?

11 CHAIRMAN KESSLER: Yes, you could. In an old  
12 neighborhood you could.

13 MEMBER PRETZ: And it's pretty obvious. It  
14 just takes it out of the --

15 MEMBER MACKLIN-PURDY: And it's been done.

16 MEMBER DOYLE: In St. Charles? Not in --

17 CHAIRMAN KESSLER: In St. Charles.

18 MEMBER DOYLE: I guess I'd like to see that  
19 language for that, but, you know, I think that --

20 CHAIRMAN KESSLER: As a guideline. I'm not  
21 suggesting a standard here.

22 MEMBER DOYLE: Okay. Yeah.

23 MS. JOHNSON: Okay. Are you ready to move on?

24 CHAIRMAN KESSLER: Please.

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1 MS. JOHNSON: "Roofs." The intent is to  
2 encourage roofs and rooflines that add character and  
3 interest to a home while complementing the roof forms  
4 found throughout the existing neighborhood.

5 So all guidelines, also. Form, pitch, and  
6 scale compatible with the surrounding neighborhood and  
7 complement the overall design. Simple gabled and hipped  
8 roof forms are preferred. This suggests eaves to create  
9 shadow lines if appropriate for the architecture.

10 The roof of the garage should mimic the roof  
11 of the house, and then mansard and flat roofs should be  
12 only used if appropriate for the architecture.

13 CHAIRMAN KESSLER: Okay.

14 MEMBER DOYLE: So a possible addition if  
15 there's a way to put it in.

16 My home is a 1968 raised ranch. And typical  
17 of homes in that period, the rooflines are perpendicular  
18 to each other. Terrible design. It leads to all kind of  
19 water problems with the gutters and the point where  
20 the peak to the garage and the bottom point of the top  
21 peak hit.

22 I don't see many proposals coming forward for  
23 that design angle on there because I think most builders  
24 have learned that it's just not a very good design.

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1           But if there was some way to put something in  
2 here that would say, you know, "This design is strongly  
3 discouraged," you know, I think it would be helpful to  
4 potential home builders or people who were designing  
5 things.

6           MS. JOHNSON: Uh-huh.

7           MEMBER SCHUETZ: What's it called?

8           MEMBER DOYLE: I don't know. I don't know how  
9 to describe that. I can show you a picture of my house.

10          MEMBER PRETZ: It's called a leaker.

11          MEMBER SCHUETZ: A leaker.

12          MEMBER HOLDERFIELD: What are we exactly  
13 saying here?

14                 Perpendicular --

15          MEMBER DOYLE: So like my house, the main  
16 portion of the house, the roof peak is like this. And  
17 then you've got a garage attached to it, and the peak  
18 runs perpendicular.

19                 And it sort of comes -- connects to the house,  
20 and the rooflines are not well articulated. The --  
21 you've got problems with runoff and --

22          MEMBER SCHUETZ: Like this?

23          CHAIRMAN KESSLER: No.

24          MEMBER DOYLE: It's like this. All right?

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1           So here's the top part of the house and here's  
2           the garage, and you've got sort of a goofy little wedge  
3           underneath there and -- trust me. I have the house and  
4           I don't like it.

5           MEMBER SCHUETZ: We trust you. But you bought  
6           it. And I don't want it.

7           MEMBER DOYLE: I like the house. I just --  
8           you know. Just a suggestion.

9           MS. JOHNSON: Thank you.

10          MEMBER SCHUETZ: Ellen's confused, perplexed,  
11          "How do I write this?"

12          MS. JOHNSON: I just need to see an example  
13          of it.

14          MEMBER DOYLE: "Don't build a roof like Brian  
15          Doyle's house. See attached."

16          MS. JOHNSON: You're immortalized.

17          CHAIRMAN KESSLER: You're a guideline in the  
18          ordinance. Okay.

19          MS. JOHNSON: Okay.

20          MEMBER SCHUETZ: Maybe "Progressive rooflines  
21          that allow proper drainage."

22          MS. JOHNSON: "Rooflines that allow proper  
23          drainage" -- yeah. Something about drainage, yeah.

24          MEMBER SCHUETZ: "Progressive" sounds more

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1 like something new, new design, you know.

2 MS. JOHNSON: Uh-huh.

3 All right. Anything else for this one?

4 MEMBER SCHUETZ: We're getting goofy.

5 MS. JOHNSON: I know. We can stop at any  
6 time. Do you know what I mean?

7 CHAIRMAN KESSLER: No -- I'm sorry. It was  
8 something funny.

9 (An off-the-record discussion was held.)

10 CHAIRMAN KESSLER: All right. Back to it.

11 MS. JOHNSON: All right. Next.

12 CHAIRMAN KESSLER: Brian, I don't know how we  
13 would write something like that.

14 MEMBER SCHUETZ: I said "Progressive roofline  
15 that allows proper drainage."

16 CHAIRMAN KESSLER: Okay.

17 MEMBER DOYLE: Perfect.

18 MS. JOHNSON: All right. "Architectural  
19 Details," the intent is to promote architectural interest  
20 and quality design that complements the traditional  
21 building styles found in the surrounding neighborhood.

22 So a guideline here that we've starred,  
23 360-degree architecture is encouraged so all the sides  
24 should be designed to be viewed from all sides.

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1           Basically, unlike what we saw earlier where  
2 they had all the details on one elevation but to  
3 incorporate those materials all the way around, at least  
4 to some extent.

5           So we've starred that for a potential  
6 standard, although, you know, that adds cost, so it's --  
7 I don't know if it's something we need to require but --  
8 then, moving on, all window openings should be  
9 articulated by casing if the wall material is siding.

10           The number of materials -- limit the number of  
11 materials to two. Use trim detailing, such as vertical  
12 corner boards, frieze boards, and midsection trim.

13           Shutters should be exactly one-half the width  
14 of the window so they could theoretically close over the  
15 window. And then limit of use of decorative elements.  
16 There's a whole list there. Basically, they should be  
17 used with restraint. And then chimneys should be masonry  
18 if they're located on street-facing elevations.

19           And all of those are guidelines. There were  
20 no standards there.

21           CHAIRMAN KESSLER: I can see having the  
22 360-degree architecture being a standard, personally.  
23 I think, as you pointed out, that what we saw earlier --  
24 I mean, that wasn't bad, but some of them are awful.

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1 In fact, I remember when they built the  
2 building on -- and this was an apartment building on 64  
3 right next door to Ray Zimmerman. And there's a brick  
4 wall that's not 10 feet off of the street that's just a  
5 solid brick wall, no windows in it, no nothing.

6 And that is -- I would be a fan of making that  
7 a standard.

8 MEMBER DOYLE: So, Tim, let me ask you a  
9 question about that.

10 I'm thinking about Chicago bungalows, you  
11 know, a very traditional-style home. You often use a  
12 nice decorative brick in the front elevation and a -- you  
13 know, a common --

14 MEMBER SCHUETZ: Common brick in the back.

15 MEMBER DOYLE: -- common brick in the sides  
16 and back.

17 Would that be in keeping with this -- with  
18 this proposed standard that you're --

19 CHAIRMAN KESSLER: Well, I think there's  
20 two differences here.

21 And one is that Chicago bungalows are 3 feet  
22 apart. You're not -- you don't have 10-foot setbacks or  
23 8-foot setbacks, so you're not looking at the sides of  
24 them.

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1           And the second thing is every single one of  
2 them is on an alley. They're all on alleys. We're  
3 not --

4           MEMBER DOYLE: But if I was building a -- so  
5 I'm just -- if I'm building a masonry home and I want to  
6 use a nicer, you know, decorative brick in the front  
7 rather than a common brick in the side --

8           (An off-the-record discussion was held.)

9           MEMBER DOYLE: Are there any instances in  
10 St. Charles -- and I know there are some brick bungalows  
11 around. Do they typically have the same quality of  
12 masonry on all four sides?

13          MS. JOHNSON: I'm not sure.

14          CHAIRMAN KESSLER: Yes. Yes.

15          MEMBER PRETZ: But there is the consistency of  
16 brick going all the way around.

17                 So from that perspective, even though you have  
18 maybe a more common brick and a fancier one or modern one  
19 up in the front, you have that consistency of the brick  
20 versus -- see, my interpretation of this is that -- what  
21 we saw today. You have brick -- you have a lot of brick  
22 and a lot of detail, and then you get to the sides -- and  
23 it's just not necessarily a brick wall with no windows in  
24 that but --

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1 CHAIRMAN KESSLER: No detail.

2 MEMBER PRETZ: You know, when you're really  
3 taking a look at it, nobody was really fussing with all  
4 of that design on the sides and the back, and I think  
5 that that's what this addresses.

6 Even if it wouldn't be brick on all four  
7 sides, it --

8 CHAIRMAN KESSLER: Even if it wasn't the same  
9 material.

10 MEMBER PRETZ: Pardon me?

11 CHAIRMAN KESSLER: Even if it wasn't the same  
12 material.

13 MEMBER PRETZ: Correct.

14 But there's some kind of effort into it to at  
15 least have 360 and some architectural beauty.

16 MEMBER DOYLE: Now, this also applies to CBD  
17 so --

18 MS. JOHNSON: CBD-2, only one- and two-family  
19 homes in the CBD-2.

20 MEMBER DOYLE: All right.

21 MEMBER HOLDERFIELD: I just have a comment.

22 I agree with you in terms of aesthetics, you  
23 know, about brick all the way around and so forth.

24 But sometimes I -- as I read through this --

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1 and I think we're getting a little discriminatory in  
2 terms of costs to people being able to build that  
3 greenhouse and whatever.

4 And I think sometimes it feels like we're  
5 edging over the line and we're dictating, "Hey, if you're  
6 going to build a house here, you're going to brick it all  
7 the way around or you're going to have no brick at all,"  
8 and that bothers me a little bit in that one side.

9 Aesthetically I agree with you a hundred  
10 percent. But just -- saying that just kind of says that  
11 you're -- you're making a statement about price point in  
12 some cases. And people wanting a new home, it may be  
13 something they care about. I don't know.

14 CHAIRMAN KESSLER: Well, I agree and I don't  
15 suggest -- I'm not suggesting -- I wouldn't suggest that  
16 somebody has to use -- I don't care for it -- brick all  
17 the way around. But as Tom pointed out, what this  
18 guideline actually says is it encourages the facades to  
19 be similar on all sides, not necessarily the materials.

20 And it's the aesthetics of -- Sue brought it  
21 up on the last project we just looked at -- is that, from  
22 the back, it looked like nothing.

23 MEMBER HOLDERFIELD: Yes.

24 CHAIRMAN KESSLER: And, frankly, that's a

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1 public exposure. You know, that's the bike trail.

2 So I -- I agree with you, Jim, that it  
3 doesn't --

4 MEMBER HOLDERFIELD: I just want us to be  
5 aware of that. That's all I'm saying.

6 CHAIRMAN KESSLER: Right.

7 MS. JOHNSON: I think we were thinking more in  
8 terms of detailing, too. If window casing is used on the  
9 front, they should be, you know, over on the side. So  
10 that's a comment that we often made during our other  
11 review processes, that that should be consistent with the  
12 front.

13 CHAIRMAN KESSLER: So I believe that should be  
14 a standard.

15 MS. JOHNSON: Okay.

16 CHAIRMAN KESSLER: That's all.

17 Anybody else agree?

18 MEMBER SCHUETZ: You mean required?

19 CHAIRMAN KESSLER: That's a standard, yes,  
20 360-degree architecture.

21 MR. COLBY: But I think what you're saying is  
22 we would not require the same materials or the same  
23 proportion of materials on all elevations, so we would  
24 need to say that.

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1 CHAIRMAN KESSLER: It would be exactly as  
2 Ellen just described it.

3 MEMBER HOLDERFIELD: So they just can't slough  
4 off --

5 CHAIRMAN KESSLER: If you're doing shutters on  
6 the front, you have to do shutters all the way around.

7 MEMBER SCHUETZ: Right.

8 MEMBER DOYLE: Is it -- for the second  
9 sentence, "The same detailing used on front elevation  
10 should be used on the side and rear elevations," would it  
11 make sense, if we're making it a standard, to say that  
12 detailing should be used on the side and rear elevations  
13 as well as the front? Does it need to be the same?

14 Because if you have a front elevation that's a  
15 really, you know, higher-end level of detailing with,  
16 say, you know, the copper, you know, flashing and things  
17 like that, is that -- do we want to --

18 CHAIRMAN KESSLER: I agree. I'd have to see  
19 what kind of language you come up with.

20 But I think Ellen's point was very well taken,  
21 and that is if there is, you know, trim all the way  
22 around the window in the front, then it should go all the  
23 way around.

24 Now, we don't necessarily have to have

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1 pediment heads, you know, all the way around. Those  
2 would be the front elevation. But that same trim should  
3 be used all the way around.

4 MEMBER SCHUETZ: The character of the front of  
5 the home should be similar on all other three sides.

6 CHAIRMAN KESSLER: I don't know how you write  
7 that down.

8 MEMBER SCHUETZ: "Similar," not the same.

9 MS. JOHNSON: "Similar," uh-huh.  
10 Anything else for this category?

11 (No response.)

12 MS. JOHNSON: Okay.

13 MEMBER GAUGEL: You know, one point. You have  
14 the word "encouraged" in there. If we're going to make  
15 it a standard, the "encouraged" needs to be "required."

16 MS. JOHNSON: Right. Uh-huh. We'll have to  
17 change that.

18 Okay. "Windows, Doors, and Entrances." The  
19 intent is to promote an inviting presence that  
20 contributes to the pedestrian-friendly character of the  
21 neighborhood.

22 So there's a lot here. They're all  
23 guidelines. A couple are starred.

24 Primary entrance should be at the front of

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1 the house, facing the street, should be the predominant  
2 feature on the front elevation. Windows should be  
3 incorporated on all elevations. Open, full-width front  
4 porches are encouraged, and they should be a functional  
5 depth.

6 And windows -- window openings and panes  
7 should be similarly proportioned. Should be -- windows  
8 should be placed in a manner that creates a balanced  
9 elevation. Double-hung or casement windows are  
10 preferred. Window divides should be consistent for all  
11 windows.

12 The style of windows and doors should  
13 complement the architectural style of the house,  
14 especially for the front door. Other design elements --  
15 like window divides, the sills, and trim -- should be  
16 incorporated if such details are appropriate for the  
17 style of the home.

18 And then I starred No. 1 and 3 for potential  
19 standards -- mandatory standards.

20 MEMBER HOLDERFIELD: I'm a little concerned  
21 about -- and Tim brought this up -- about the apartment  
22 building with no windows on that end facing out.

23 Sometimes that gets to be a little bit of a  
24 problem depending on the size of the house, you know, if

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1 it's in the 3,000 range like we were looking at those  
2 town house models. Building a smaller house, 1500 to  
3 2,000 square feet, windows tend to be a little bit  
4 smaller, and this creates a problem in that most of the  
5 furniture in the bedroom is set against the wall, the  
6 dresser, chest, head of the bed. And putting windows on  
7 a side elevation just to say you've got windows over  
8 there could mess up a floor plan in terms of how that  
9 room would be arranged. And it is true because I work  
10 with this a lot.

11 So that just kind of bothers me a little bit.  
12 And -- in that you could put windows, but you might have  
13 to change them from double-hung on the front to put  
14 casements that are high on the side, and then you get  
15 into design issues with respect to them.

16 And so it's just something to be concerned  
17 about. I don't know how you balance it out where you  
18 just say you've got to have a window on every elevation.

19 CHAIRMAN KESSLER: Well, I would say, Jim --  
20 and I know that we have become very, you know -- we have  
21 electricity. And when many of these houses were built,  
22 there was no electricity.

23 I have windows in every closet in my house.  
24 I have windows in every hallway in my house.

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1 MEMBER HOLDERFIELD: And a few other places.

2 CHAIRMAN KESSLER: But the point is that we  
3 don't do that anymore and we don't even think of it. And  
4 I don't necessarily believe I agree with you. These  
5 rooms are small in smaller houses.

6 MEMBER HOLDERFIELD: And then, also, we went  
7 through a transition a few years ago in the energy  
8 crunch, the size of the windows was to be a certain  
9 percentage of -- I think like 10 percent of the square  
10 footage of that room, and then it went down to  
11 7 percent --

12 CHAIRMAN KESSLER: Right.

13 MEMBER HOLDERFIELD: -- cutting down the  
14 probability of air infiltration around windows. We've  
15 come a long way in windows, too.

16 This may be a point of something that we  
17 weren't aware of. I don't know how to express it any  
18 more than I have, but --

19 MEMBER GAUGEL: I agree.

20 MEMBER HOLDERFIELD: -- there are some issues.

21 CHAIRMAN KESSLER: I think this will go back  
22 to what we talked about earlier, though, and that is to  
23 use the same 360-degree design around the house. And  
24 I thought -- when I read this, I thought, "Well, you

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1 know, there are things you could do architecturally on a  
2 blank wall to break it up, to make it different."

3 I think the intent of this is to keep -- from  
4 that exact thing happening where you've got, you know, a  
5 30-foot-wide-by-30-foot-tall blank wall with horizontal  
6 siding.

7 I believe that that's --

8 MEMBER HOLDERFIELD: There's a lot of them in  
9 my subdivision. I agree with you a hundred percent.

10 CHAIRMAN KESSLER: I -- if I'm wrong --  
11 I mean, I'm taking this to mean something like that.  
12 I mean, the guideline isn't necessarily so they have more  
13 light in the house.

14 MS. JOHNSON: Right. It looks more friendly.

15 MEMBER HOLDERFIELD: So they could get more  
16 light with a skylight.

17 CHAIRMAN KESSLER: That's exactly what we're  
18 talking about because you don't find structures that were  
19 built in these neighborhoods that don't have windows all  
20 the way around. You just don't find them unless they  
21 were built in the last 20 years.

22 MEMBER GAUGEL: I agree with both of you.

23 I think the result should be even if it stays as a  
24 recommendation as opposed to a standard, then. They're

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1 both valid points to leave it as a recommendation as  
2 opposed to making it a standard.

3 MEMBER DOYLE: And on the first one,  
4 I would -- located at the front of the house -- I can  
5 think of a home in a neighborhood in Oak Park that -- the  
6 traditional neighborhood where the front door was on the  
7 side of the house. There was sort of a little porch that  
8 was -- you know, like jutted out from the side of the  
9 house, and they had a front-facing stair, and, you know,  
10 it was -- you know, the whole front of the house was  
11 large, you know, windows, a bay of windows across the  
12 front.

13 So I can think of examples of architecture  
14 where, you know -- definitely facing the street or front  
15 orientation, but it may not necessarily need to be on the  
16 front facade of the house.

17 MS. JOHNSON: Right. Uh-huh.

18 MEMBER SCHUETZ: Well, you also have corner  
19 lots where -- we have a home in our neighborhood that  
20 actually has two entrances. There's a front on this  
21 street, and there's a front on this street. So that  
22 wouldn't work.

23 MS. JOHNSON: Uh-huh.

24 CHAIRMAN KESSLER: I'd say leave it as a

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1 guideline.

2 MEMBER AMATANGELO: Yeah, a guideline.

3 CHAIRMAN KESSLER: I agree.

4 MEMBER HOLDERFIELD: Yeah.

5 MS. JOHNSON: Anything else on this one?

6 CHAIRMAN KESSLER: It's pretty detailed, you  
7 know, guidelines. And I think there -- you touched on  
8 everything. It would be very difficult to turn this into  
9 a standard.

10 MS. JOHNSON: Uh-huh.

11 CHAIRMAN KESSLER: I think trim is trim and  
12 every house is different.

13 MS. JOHNSON: All right. And the final one,  
14 "Additions and Exterior Alterations," the intent is to  
15 ensure additions and exterior alterations are  
16 complementary to the existing home and blend with the  
17 neighborhood.

18 So two guidelines: Scale and mass of  
19 additions should be in keeping with the original  
20 structure. Additions and alterations should match the  
21 existing home in material, color, style and detailing,  
22 window proportion and type, and roof form, pitch, and  
23 color. Basically, so the new part blends with the --  
24 fits with the old.

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1 CHAIRMAN KESSLER: Okay. What does -- "Scale  
2 and mass of additions should be in keeping with  
3 the original structure," what does that -- how do you --  
4 what?

5 MS. JOHNSON: I guess if you had a small,  
6 really modest-size house and then you stick, you know, a  
7 box on the back that's much, much larger, you know, in  
8 height and it just doesn't --

9 MEMBER SCHUETZ: Trim the sides.

10 MS. JOHNSON: -- it's just so obvious that  
11 it's an addition, I guess.

12 MEMBER AMATANGELO: How about in the intent it  
13 should also say "and should abide by the Standards A  
14 through" -- what is it? -- "F"?

15 MS. JOHNSON: Uh-huh. Yes.

16 MEMBER AMATANGELO: I mean, it's not -- it's  
17 not said there but --

18 CHAIRMAN KESSLER: Do you want to -- you want  
19 to know --

20 MEMBER AMATANGELO: -- it should be implied.

21 CHAIRMAN KESSLER: The perfect example is the  
22 corn flake house. Go look at that house. The addition  
23 on that house is twice the size of the original house.

24 MEMBER HOLDERFIELD: Whose house did you say?

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1 CHAIRMAN KESSLER: The corn flake house, the  
2 one we were talking about earlier.

3 MEMBER SCHUETZ: Why is it called the corn  
4 flake house?

5 CHAIRMAN KESSLER: Because it was on the cover  
6 of Kellogg's Corn Flakes in the '60s.

7 MEMBER SCHUETZ: Never knew that.

8 MEMBER AMATANGELO: In the '60s? For real?

9 MEMBER HOLDERFIELD: Bit of trivia.

10 CHAIRMAN KESSLER: Yeah, the guy who was  
11 advertising --

12 MEMBER SCHUETZ: Did he invent it?

13 CHAIRMAN KESSLER: He called it the corn flake  
14 house.

15 MEMBER SCHUETZ: I know he did but --

16 CHAIRMAN KESSLER: That's John Gould's --

17 MEMBER AMATANGELO: Was he living there when  
18 it was on the cover?

19 CHAIRMAN KESSLER: No. They bought it  
20 afterwards. That was Gould.

21 I just think it's difficult to -- I mean, how  
22 would you judge that?

23 MS. JOHNSON: Yeah. Well, it's a guideline so  
24 I -- it's aesthetics. I mean, it is subjective. You're

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1 right.

2 MEMBER SCHUETZ: Well, I think what Sue says  
3 is a good idea. When you said -- and then you add "And  
4 all the above" or whatever.

5 MEMBER AMATANGELO: "All the above standards,  
6 includes all the above standards."

7 MEMBER SCHUETZ: What we just discussed goes  
8 with the addition.

9 MS. JOHNSON: Yeah.

10 MEMBER SCHUETZ: That's not what it says here.

11 MS. JOHNSON: And the requirement would be  
12 that any exterior alterations -- like they're required to  
13 go through the advisory process now. They'd be required  
14 to comply with these, too.

15 CHAIRMAN KESSLER: Okay.

16 MEMBER SCHUETZ: But it doesn't say that.

17 MS. JOHNSON: Yeah. We could add that to make  
18 sure.

19 MEMBER SCHUETZ: Somebody will call you on  
20 that.

21 MS. JOHNSON: Sure. You bet.

22 CHAIRMAN KESSLER: All right.

23 MEMBER DOYLE: So this -- just one more  
24 thought.

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1           This reminds me of something else we might  
2 want to think about for roofs. Again, on 1 1/2-story  
3 homes in Chicago, you see the pop tops a lot, you know,  
4 these shed dormers that run the whole length of the house  
5 on both sides.

6           And I know why people do it, because it's  
7 cheap and it's easy to expand your space, but it -- they  
8 look terrible. They ruin the, you know, design integrity  
9 of the home.

10           And, again, if there was some way -- I think  
11 you know what I mean. If there was some way to put  
12 something in there and say that this is discouraged, you  
13 know, a -- you know, a shed dormer that runs the entire  
14 length of --

15           MEMBER SCHUETZ: I don't know what you're  
16 talking about.

17           CHAIRMAN KESSLER: Do we have something -- is  
18 there something in the ordinance about shed dormers or  
19 dormers can only be a certain percentage?

20           MR. COLBY: Yes, there is, in the definition  
21 of a half story. If you're trying to determine what a  
22 1 1/2-story house is, there's a limitation on a dormer,  
23 I think.

24           MEMBER SCHUETZ: What's a shed dormer?

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1 MEMBER DOYLE: "A shed dormer" means that  
2 basically -- if the roofline is like this and you take  
3 basically 95 percent of the roof and you just pop it out  
4 and it --

5 CHAIRMAN KESSLER: Raise the roof. And then  
6 you've got the two sides coming out.

7 MEMBER SCHUETZ: Oh, sure. That's called a  
8 shed dormer?

9 CHAIRMAN KESSLER: Yeah, because it looks like  
10 a shed. A shed roof, you know, is one --

11 MEMBER SCHUETZ: Never heard of that, yeah.

12 CHAIRMAN KESSLER: Okay.

13 MEMBER SCHUETZ: Never heard of that.

14 CHAIRMAN KESSLER: Anything else?

15 (No response.)

16 CHAIRMAN KESSLER: Thank you, Ellen.

17 MS. JOHNSON: Thank you.

18 CHAIRMAN KESSLER: Did we get through it?

19 MEMBER SCHUETZ: Thank you, Ellen.

20 MS. JOHNSON: We got through it, yeah.

21 CHAIRMAN KESSLER: Okay. Good.

22 MEMBER SCHUETZ: Hope you enjoyed Tim's humor.

23 MS. JOHNSON: I did.

24 CHAIRMAN KESSLER: I did.

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MEMBER DOYLE: Did he have some?

MEMBER PRETZ: That was entertainment. That  
wasn't humor.

CHAIRMAN KESSLER: Oh, that was entertainment.  
Okay. Let's continue.

The meeting announcements, Plan Commission  
meetings March 17, April 6th, and April 20th.

Do we have agenda items for those meetings?

MR. COLBY: Yes. For March 17th we do.

CHAIRMAN KESSLER: Okay. 6th, you don't know  
yet. 20th, you don't know.

MEMBER PRETZ: The 17th I will not be here.

CHAIRMAN KESSLER: Okay. Oh, you -- that's  
St. Patrick's Day. Where will you be?

MEMBER PRETZ: I will be in St. Augustine,  
Florida.

CHAIRMAN KESSLER: Oh, oldest city in America.  
Okay.

MEMBER AMATANGELO: The 17th will be my last  
Plan Commission meeting.

CHAIRMAN KESSLER: Wait. Say that again.  
Excuse us. Hang on a second.

What did you say, Sue?

MEMBER AMATANGELO: The 17th will be my last

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1 Plan Commission meeting.

2 CHAIRMAN KESSLER: Because your term ends?

3 What? What, Sue?

4 MEMBER AMATANGELO: I'm moving.

5 CHAIRMAN KESSLER: Oh, really? Out of the  
6 area?

7 MEMBER AMATANGELO: South Carolina.

8 CHAIRMAN KESSLER: Oh, wow. Big move. Okay.

9 MEMBER DOYLE: Will we have to sing?

10 MEMBER AMATANGELO: Sure. After almost

11 15 years on the Plan Commission.

12 CHAIRMAN KESSLER: Wow. Unbelievable. Well,  
13 fantastic. Good for you. We'll miss you.

14 MEMBER AMATANGELO: I'll miss all of you.

15 I won't know what to do with myself on every  
16 other Tuesday night.

17 MEMBER SCHUETZ: Yeah, right.

18 CHAIRMAN KESSLER: Well, that's good news for  
19 you and bad news for us.

20 MEMBER AMATANGELO: Thank you.

21 CHAIRMAN KESSLER: Planning and Development  
22 Committee, if anybody would like to attend, they're  
23 March 9th, April 13th.

24 MEMBER PRETZ: What's on the March 9th

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1 meeting?

2 MR. COLBY: Well, first, just a correction.  
3 The Plan Commission date -- Jim noticed this. The  
4 correct date is April 7th, not April 6th. It's on a  
5 Tuesday.

6 CHAIRMAN KESSLER: Oh, wait. Isn't that the  
7 runoff election in Chicago? We can't meet that date.

8 MEMBER SCHUETZ: It's also a local election.  
9 Who cares; right?

10 CHAIRMAN KESSLER: We're not going to the  
11 city.

12 MR. COLBY: Typically we don't schedule a  
13 meeting on that date, so if it's a date we don't need, we  
14 won't schedule anything on it.

15 CHAIRMAN KESSLER: All right. Thank you for  
16 that.

17 And any additional business from Plan  
18 Commission members, staff, or citizens?

19 No citizens here so -- staff, anything?

20 MR. COLBY: No. No.

21 CHAIRMAN KESSLER: Members?

22 (No response.)

23 CHAIRMAN KESSLER: Okay. No. 8, is there a  
24 motion to adjourn?

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MEMBER DOYLE: So moved.

MEMBER SCHUTZ: Second.

CHAIRMAN KESSLER: All in favor?

(Ayes heard.)

CHAIRMAN KESSLER: Adjourned at 9:06 p.m.

(Off the record at 9:06 p.m.)

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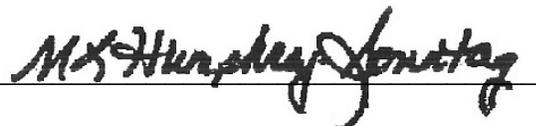
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CCP, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 10th day of March, 2015.

My commission expires: May 31, 2017



Notary Public in and for the  
State of Illinois