

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, MARCH 9, 2015 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

Members Absent: None

Others Present: Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Chris Tiedt, Development Engineering Division Manager; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet, Asst. Chief Christensen; Deputy Chief Huffman

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

Absent: None

3. POLICE DEPARTMENT

- a. An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle#1704.

Deputy Chief Huffman said they were replacing the 2010 Ford Crown Victoria because it was at the end of its service life. He said that in 2010 they started migrating toward the Dodge Charger with the primary reason being that Ford would no longer be making the Crown Victoria and that for law enforcement nationwide it has been a struggle to select a vehicle for patrol use as far as: room, comfort and operational effectiveness. He said officers spend 40 hours a week in these vehicles and are continued to be forced to add more things inside the cars as far as: technology, in-car computers, printers, rifles etc. and at this point the Charger is no longer operationally effective for them. He said through some research they have found that the Ford Utility Police Interceptor is just slightly higher in base price than what the bid for the Charger is currently, the fuel economy for both are very similar, the Ford is an all-wheel drive which provides for safer operation during winter and they are also confident that the resale value of the Ford will retain or be higher than its value at the end of its service life. He said quotes have been taken both locally and through the suburban purchasing cooperative joint program and Zimmerman's Ford quote could not match that of Currie Motors; therefore they would like to award Currie Motors fleet the quote of \$26,977. He said they are also seeking approval to sell or trade in the 2010 Ford Crown Victoria and this purchase was budgeted for the 2014/2015 fiscal year and it has been approved the fleet committee.

Aldr. Lemke said these have to be at pretty high mileage and he asked how much mileage is on these vehicles when they are retired or traded in. Deputy Chief Huffman said currently the 2010 Crown Victoria has 160,000 miles on it.

Aldr Turner made a motion to approve an Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Ford Crown Victoria Vehicle#1704. Seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

- b. An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727.

Deputy Chief Huffman said this Ford Utility Police Interceptor will be replacing a 2010 Dodge Charger; this vehicle was also budgeted and approved for 2014/2015 by the Fleet Committee. He said quotes were taken on the vehicle and again Zimmerman could not match Currie Motors therefore they would like to award Currie Motors fleet the quote of \$26, 977 and are also seeking approval to sell or trade-in the 2010 Dodge Charger.

Aldr. Turner asked if the recently purchase Tahoe's would be used for 2 different things. Deputy Chief Huffman said the Tahoe's are currently supervisor vehicles and are bigger than the Ford Utility. He said supervisors carry quite a bit more equipment including ballistic shields, extra vests, etc.

Aldr. Turner made a motion to approve An Ordinance Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford Utility Police Interceptor AWD to Currie Motors Fleet and Sell/Trade-in Replaced 2010 Dodge Charger Vehicle #1727. Seconded by Aldr. Silkaitis. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD).

Chairman Stellato stated this item was tabled from a previous meeting and since then there was a get together including the development team, Aldr. Bancroft, Aldr. Turner and the neighbors in that ward to try to come to a compromise.

Patty Bernhard-Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd.- 111 E. Jefferson, Naperville-said there was a meeting held with Firethorne Apartments and the Alderman and the compromise reached was to have the 24 ft. wide roadway paved as a right in/right out only, with staff recommending a stop sign which the developer is more than happy to put in at the end of the driveway. She said they did speak with residents in regard to landscaping and the resident to the west was in favor of bushes, the east neighbor wanted no landscaping, and the north neighbor wanted a fence; and Firethorne Apartments is more than happy to work with those landowners and staff to accommodate those requests.

Aldr. Bancroft said he is not sure what the plan would be for an island; but whatever it is it would assure that it's a right in/right out, and that it's something to understand, but he believes that is the accurate agreement that was reached. He said there was also a speed bump that would be put in as part of the agreement as well. Ms. Bernhard said correct and that her client is in agreement with putting in a speed bump but like to have the Council consider a temporary speed bump to allow for snow plowing. Mr. Koenen said he knows those speed bumps are available at the Public Works facility.

Aldr. Bancroft said as the process is started that he wanted to do one last check with the owners across the street as to the fencing part of it and that he would reach out to the owners as well in regard to the landscaping side; and he knows it's no issue for apartment owner, but just to be sure the communication is working.

Aldr. Turner asked if the Fire Dept. was okay with a right in/right out type of pork chop there. Chief Schelstreet said yes that works fine with them.

Aldr. Lewis asked if there would be resident or guest parking along that road. Ms. Bernhard said there is not any anticipation of there being any parking there.

Joe Masokias-23 N. 7th St.-with the group 2R2R-which is a group representing homeowners in the area, said he is not so sure that a removable speed bump would be ideal and the biggest reason they came up with the speed bump is because this is not a city street but is basically a long private driveway that the police have no control over. He said they wanted to be sure there were no fast California stops onto Dean St. and he thinks in the winter it would be even worse, with cars coming toward the east on Dean St. having more trouble trying to stop to avoid an accident if someone went out there fast. He said the reason they felt there should be an island is because there are many intersections here in town where there are right turn only lanes and people think they can get ahead of others who are turning left and they go straight because there are no islands. He said as far as parking on the road, it's a driveway, so it would really be up to the owners of the complex to take care of that because the city cannot do anything to enforce it.

Brian Lavalpe-1219 Dean St. said he thinks before this is approved totally that they should see a drawing of what the island will look like to be sure it will meet some sort of standard, or actually having the driveways with a grass median there instead of the whole thing being wide open. He asked if any of the neighbors happen to see anybody turning left out of there can they be told to no longer use that driveway any longer, they would lose their privileges if their residents cannot abide by a simple "please don't turn left here". Chairman Stellato said that would up to city staff or Police Dept. to enforce that. Mr. Lavalpe said he understands that but he thinks that if it's curbed enough it shouldn't be too much of a problem.

Chairman Stellato said it sounds as if there are a few issues and staff should verify that it will be a significantly raised island, no parking and a question in regard to the speed bump. He said if anyone is going to make a motion on this, it should be whether or not it's a permanent or temporary speed bump to give staff direction, otherwise all the configuring of the driveway would be run through staff, as well as the stop sign being placed in the right location.

Aldr. Martin made a motion to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD) with the permanent speed bump, stop sign and raised island. Seconded by Aldr. Krieger.

Aldr. Krieger said if it's a permanent speed bump she withdraws her second; they are too difficult and snow will pile up on one side and it will end up worse.

Aldr. Turner seconded the above motion made by Aldr. Martin.

Aldr. Bancroft asked if this could be approved subject to resolution of the speed bump issue by working with staff because he is sensitive to both and he thinks it makes a lot of sense to himself to have it be permanent to not have mechanical issues; but he also understands the plowing issues.

Chairman Stellato stated for clarification purposes that this item would come in front of Council for a final vote; so by that time all the details would need to be worked out and he asked if everyone was okay with doing this subject to resolution of the speed bump. Aldr. Bancroft asked if that would be an amendment. Aldr. Martin said they would put it in there. Aldr. Turner said so at this point we are voting on a permanent speed bump. Aldr. Bancroft said he thinks we are voting that the speed bump issue be resolved before it comes to Council. Chairman Stellato clarified that the resolution on the speed bump has to happen before Council but that everything else discussed - raised island, stop sign, working with the 3 neighbors on landscaping and fencing and no parking - are up for approval.

Roll Call:

Ayes: Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis

Nays:

Absent:

Abstain:

Motion Carried. 9-0.

Chairman Stellato said this item would be in front of Council for final vote on March 16, 2015.

b. Presentation of a Concept Plan for 1337 Geneva Rd.

John Green-Engineering Resource Associates- 3S701 West Ave., Warrenville-said they are land planners, land surveyors and civil engineers and he represents the applicant, Grandview Capital and Sebern Homes. He said the Concept Plan is to rezone the subject .55 acre property from single-family to RM-1 residential multi-family. He said the property is on the southern limits of St. Charles with Wheeler Park immediately to the south, IDOT (IL. Rt. 31 frontage) is immediately east of the property, and behind the property are 2 strips of land that are old railroad spurs; the first strip is owned by Geneva Park District and the secondary strip contains the existing asphalt path. He said the city of Geneva is to the south, RM-1 similar zoning is across the east side of Geneva Rd. between Geneva Rd. and the river and then some RM-2 zoning on the west side of Roosevelt. He said they have gone through renditions of the plan with staff over the last year or so and they were initially looking at 4-units on the property which meets the designation of the zoning district but did not really work due to geometrics.

Mr. Green said plan that was presented last week to the Plan Commission generally had some favorable review but they were asked and also took it upon themselves to take on the challenge of getting rid of some of the variances they were requesting. He said they have gone ahead and shrunk the building foot print in a couple of ways and one of the variances that was listed was a side-yard setback and the current plan was able to conform with the 10 ft. side yard minimum

setback of the RM-1 zoning district. He said the building coverage number that they had exceeded by 5%; they were able to shrink down the width and depth of the units just a bit to be able to conform to the 30% maximum coverage. He said the plan that was presented last week has very nice frontage with some nice architectural intrigue to it, however, it was found to be too high at 44 ft. for the RM-1 zoning district which allows 35 ft. He said they have now have a secondary print with the roof peak lowered to 36 ft. 11 inches; so they were able to rework the architecture to take off almost 7 ft., so they did take the Plan Commission's conceptual comment to heart and were able to adjust things as best they could.

Mr. Green said the property is now vacant with an asphalt driveway and another feature of the property topographic wise is a large drainage easement along Geneva Rd., with a guard rail that IDOT installed across the frontage with a 4 ft. box culvert that crosses beneath Geneva Rd. that allows all of Wheeler Park's stormwater to drain into the front of the parcel and underneath the road. He said the driveway and the parking areas for the development are pushed back to honor that existing drainage easement and given that it's on the southern cusp of the corporate limits there are no reasonable site utilities directly adjacent to the property. He said they have worked with staff on a couple of different options and what the current plan shows is to contemplate crossing both of the park districts' strips of land behind them with cross access utility easements crossing Roosevelt Rd. to the west and connecting to a watermain that is about 150 ft. to the west of the bike trail. He said this would involve securing easements from both park districts and he stated they have met with both of them and have a preliminary letter of intent that they are willing to work with them on granting easements. He said recently they were made aware that Geneva is extending watermain through Wheeler Park to within 60 ft. of the southern limits of the property and staff has recently advised that may be an option for connectivity, although they realize St. Charles connecting to Geneva utilities would require intergovernmental agreements, they are willing to work with staff on whatever they feel works best for the city.

Ken Bernhard-Sebern Custom Homes-Grandview Capital-said these units look more like homes than townhomes and the building consists of a 3-units. He said although they have gotten the roof down, getting the depth of the building down has been quite challenging; however they did get the center portion of the roof down as well as the 2 end units off the 2 far corners which were up 24" higher than they currently are. He said they have carved a little bit of space out of each unit to make them as tight as they could but still with a nice flow to the homes; the exterior has some very nice architectural details and they feel this will be an architectural landmark for St. Charles as you enter the area. He said there are arched gable brackets, copper entries, brick and stone exterior, cedar shake scalloped siding on the front elevation, custom made shutters and other brackets.

Aldr. Lemke said he couldn't tell by the drawings what the revised roof line is. Mr. Bernhard clarified which drawing was correct and explained that they took the roof from a steeper pitch to a more shallow pitch from front to back but still kept the gables at a 12/12 on the front elevation.

Aldr. Payleitner said because they took care of some height and size issues is there still a need for a PUD. Chairman Stellato said he didn't think it qualified as a PUD due to the size; or could there be a PUD on this site. Mr. Colby said it could qualify for a PUD but the only reason that would be necessary is if there were still zoning deviations based on the size of the building, but it sounds like those issues are being addressed.

Aldr. Payleitner stated that the Plan Commission recommended that there be additional detailing on the rear and the side. Mr. Bernhard said the only thing they have done to the rear and side, which is the same thing they do to million dollar homes, is to wrap the windows with freeze board or a solid piece of trim that is an alternate color to give some impact. He said there is 1 x 6 trim around each of the windows, they lowered the height of the direct vent fire places, they also did custom grill patterns on all the windows and the sliding glass doors will also have grills in them.

Aldr. Lemke said he does like the wood work around the back but one concern he has, especially on the first floor where it's not under the overhang, but also it would be helpful on the second floor and he wanted to know if there were some type of flashing or drip cap so that the 1 x 6's are not exposed to the elements. Mr. Bernhard said absolutely, there has to be a drip cap above each one; it's the only way to do it properly.

Aldr. Turner said this seems like an odd piece of property. Mr. Bernhard said in his opinion it's an eye sore right now and it is an odd shape but he thinks they have come up with a beautiful product to put there. Aldr. Turner asked if anybody has ever presented another plan for this piece of property. He said at one point there was some development of another plan probably back in 2006 and ended up losing it for one reason or another. He said there was also another set of drawings for townhomes but they were not parallel to the road, they were sideways and he felt that was kind of odd.

Aldr. Bancroft said he received a call from the homeowner across the street and they think it's an attractive plan and had no issues and would probably agree with the eye sore comment as it currently sits; however that homeowner has been the subject of a great deal of discussion about drainage. He commented that he thinks we need to make sure we solve that plan for what's best for everyone because there is that creek that runs through there and he thinks that is where the Wheeler Park stuff goes. Mr. Koenen stated that Mr. Drewes had been in discussion with Community Development last week with those comments.

Aldr. Krieger said she is concerned about the drainage and water standing on the property currently and she would hate to see the water from there forced down to the Willowgate area.

Aldr. Bessner asked if there were many intergovernmental agreements that the city has now in which water would be hooked up to Geneva for a house in St. Charles. Mr. Koenen recalled agreements with Geneva for sanitary sewer service that have existing for many years.

Aldr. Lewis said she drives by this property 10-12 times a day because she lives in the area and she disagrees that it is an eye sore; there are a lot of trees on the property and she wanted to know what would be done with those. Mr. Bernhard said if they are in the footprint of the home they would obviously go. Aldr. Lewis said she was out there today and asked if the little pink flags were the property boundaries. Mr. Bernhard said he believes so, yes. Aldr. Lewis said so it would take down all the trees then. Mr. Bernhard said he is not sure it would be all the trees; there are some in the front they would probably prune up; but it would probably depend on the species too, but they would want to leave as many as the could in the back by the bike path because he feels they add a lot of value; but if they are box elders and are close the house they would go and would maybe then want to put in a maple or oak tree. Aldr. Lewis asked how far back the building would go to the lot line. Mr. Bernhard said 28 ft. from the rear line is the closest point.

Aldr. Lewis said her biggest issue is the re-zoning of it and she is curious as to why they would not build a single-family home on the property. Mr. Bernhard said its cost prohibitive; they could not bring in sewer and water into 1 residence and they actually had someone recently who was considering a tear-down and when they started to look into putting it on this property it just became way too costly and they didn't feel it was a good sound investment. He said it's much easier to sell 3 units at \$500,000 then 1 at \$1.5 million on that road with all the traffic. Aldr. Lewis said she can understand that but she has lived in the neighborhood for 20 years and rezoning it from single-family to multi-family and only adding 3 residents isn't a compelling enough reason for her to change the zoning; especially when it's not in the Comprehensive Plan to do so. Mr. Bernhard said he thinks it is in the 2020 plan. Aldr. Lewis said she thought she read in the packet that it doesn't really adhere to the new Comprehensive Plan. Mr. Colby said the Comprehensive Plan designates it as single-family detached; similar to the existing zoning. Aldr. Lewis said her feelings on it is, unless you can give her some really compelling reason other than financial as to why it should be 3 townhomes versus 1 or 2 single-family homes, because there would probably be enough room for 2 single-family homes on the property. Mr. Bernhard said he doesn't believe so; there is the creek and a big detention pond in the front yard, so you could not get out of the property on the left. Aldr. Lewis said it seems like there is a lot of drainage issues; it's a weird piece of property. Mr. Bernhard said for years the water has been over draining on to that front area of the property and then going across the road as it naturally does; but he thinks it's an excellent area for townhomes because you are surrounded by them. He said at some point the Committee thought it was a good idea to approve the townhome across the street on the river. Aldr. Lewis said she thinks that was over 20 years ago. Mr. Bernhard said there are also townhomes behind the property and he thinks it's a great area for townhomes. Aldr. Lewis said she thinks the Oaks were built in the late 1970's. Mr. Bernhard said he feels they have addressed the issue of a townhome because when you look at these it looks more like a home. Aldr. Lewis said she thinks they have built a beautiful building; she is just opposed to rezone from single-family to multi-family and she has no compelling reason to do so. Mr. Bernhard said he was sorry to hear that.

Chairman Stellato said there would be no vote that evening, this is just for feedback, which they have received and at some point they could decide if they would like to go forward or not based on what was heard from Plan Commission and Committee.

Aldr. Lemke commented that he would like to be sure that it does conform with the Kane County stormwater ordinance and at this time he is not sure he has seen enough of that here; but that it's consistent with what other folks have said in needing to provide for the stormwater.

Aldr. Silkaitis said as far as zoning he would like to see a single-family home there but the reality is its not feasible to do that; it will sit vacant, and there are townhomes to the west and east so he doesn't have a problem with that. He said the drainage will be the main issue that must be addressed before he can support this because there are already flooding issues in St. Charles and he doesn't want to start a trend of fixing one problem but then moving it to another neighborhood; but besides that he has no problem with the plan.

Aldr. Turner said he agrees with Aldr. Silkaitis; it is townhomes on either side of this, but he has driven through there and seen the water and it is a problem.

Aldr. Krieger said she thinks the Oaks is spending a lot of money right now to address that problem so the water level concerns her.

Aldr. Lewis asked if there were an issue of fire safety vehicles pulling in and out of the property.

Chief Schelstreet said that would not be a concern.

4. **ADDITIONAL BUSINESS-None.**
5. **ADJOURNMENT - Aldr. Turner made a motion to adjourn at 7:38 PM. Motion was seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. Motion carried.**