

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JUNE 16, 2015**

Members Present: Vice Chair Tim Kessler
Brian Doyle
Dan Frio
James Holderfield
Laura Macklin-Purdy
Tom Pretz

Members Absent: Chairman Todd Wallace
Tom Schuetz
Michelle Spruth

Also Present: Russell Colby- Planning Division Manager
Rita Tungare- Community & Economic Development Dir.
Ellen Johnson- Planner
Court Reporter

1. Call to order

The meeting was called to order at 7:04 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 June 2, 2015 meeting.

Motion was made by Mr. Holderfield, seconded by Ms. Macklin-Purdy and unanimously passed by voice vote to accept the minutes of the June 2, 2015 meeting. Mr. Doyle abstained.

4. The Corporate Reserve at St. Charles – Lot 8 (Corporate Reserve Development Partners, LLC)

Application for Concept Plan

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

5. Plan Commission training session

Mr. Colby said the training session will be held during the July 7 meeting.

6. Meeting Announcements

a. Plan Commission

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

Minutes – St. Charles Plan Commission

Tuesday, June 16, 2015

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Monday, July 13, 2015 at 5:30 pm Council Chambers – Joint meeting with P&D Committee

Tuesday, July 21, 2015 at 7:00 pm Council Chambers

Tuesday, August 4, 2015 at 7:00 pm Council Chambers

b. **Planning & Development Committee**

Monday, July 13, 2015 at 7:00 pm Council Chambers

Monday, August 10, 2015 at 7:00 pm Council Chambers

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

There was no additional business.

8. Adjournment at 8:05 p.m.

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

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In Re the Matter of: :
The Corporate Reserve at :
St. Charles - Lot 8 :
(Corporate Reserve :
Development Partners, :
LLC), Application for :
Concept Plan. :

- - - - -x

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, June 16, 2015
7:03 p.m.

Job No.: 74367
Pages: 1 - 45
Reported By: Paula Quetsch, CSR

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Proceedings held at the location of:

CITY OF ST. CHARLES COUNCIL CHAMBERS
2 East Main Street
St. Charles, Illinois
(630) 377-4400

Before Paula Quetsch, CSR, and Notary Public in
and for the State of Illinois.

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PRESENT:

TIM KESSLER, Chair

BRIAN DOYLE, Member

DAN FRIO, Member

JAMES HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

ALSO PRESENT:

RUSSELL COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

RITA TUNGARE, Director of Community &
Economic Development

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P R O C E E D I N G S

CHAIRMAN KESSLER: This meeting of the
St. Charles Plan Commission will come to order.
Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

CHAIRMAN KESSLER: Kessler, here.

No. 3 on our agenda is presentation of the
minutes from the June 2nd, 2015. Meeting. Is there a
motion?

MEMBER HOLDERFIELD: So moved.

CHAIRMAN KESSLER: Second?

MEMBER MACKLIN-PURDY: Second.

CHAIRMAN KESSLER: Okay. All in favor.

(Ayes heard.)

CHAIRMAN KESSLER: Okay. That's accepted.

MEMBER DOYLE: Doyle abstains.

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1 CHAIRMAN KESSLER: And one abstention.

2 No. 4 on our agenda is The Corporate Reserve
3 at St. Charles - Lot 8 (Corporate Reserve Development
4 Partners, LLC) Application for a Concept Plan.

5 So a concept plan -- the developer is here
6 today to go over the plan for the development at
7 Corporate Reserve, and we're here to provide feedback
8 for the developer for their plan.

9 I see that we have a number of members of
10 the audience here. This is not a public hearing.
11 It's simply a presentation and an opportunity for the
12 Plan Commission and members of the public to comment
13 on the plan. The developer would then go back and
14 take the comments and make any adjustments and come
15 forward again with a final plan.

16 So we'll start -- the developer has a
17 presentation. Please state your name -- we have a
18 reporter here. So if you would please state your name
19 and address.

20 MR. TOBIN: Good evening. My name is
21 Pete Tobin. I'm with The Corporate Reserve
22 Development Partners. My address is 278 St. Paul
23 Street, Denver, Colorado.

24 First of all, thank you for having us here

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1 tonight. Just a little background on this site, the
2 Corporate Reserve is approximately a 45-acre park
3 located just north of Route 64 off of Cardinal Drive.
4 There are nine lots in the subdivision, four of which
5 are currently detention. There are two office
6 buildings existing on Lot 6. Lots 2, 3, and 5 are
7 still slated for commercial development. Currently we
8 would propose to rezone Lot 8 from its office research
9 zoned to single-family RT-3 residential zoning.

10 Corporate Reserve is located in the
11 St. Charles fire department, St. Charles library
12 district, St. Charles parks and recreation district,
13 and the St. Charles 303 school district. The
14 elementary school is Davis Richmond, Wredling Middle
15 School, and St. Charles East High School.

16 Currently land use for this plan is slated
17 for industrial business park. The comprehensive plan
18 states that -- or we propose to change this land use
19 from industrial business park in the comprehensive
20 plan to single-family residential. The comprehensive
21 plan lists single-family detached residential as an
22 alternative to the industrial business park use so
23 long as it's compatible and similar in density to the
24 surrounding uses.

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1 Anna Franco and Chris Lindley with
2 WBK Engineering are here to go through some of the
3 details of our concept plan, as well.

4 MS. FRANCO: The site is a 22.6-acre --

5 CHAIRMAN KESSLER: Will you state your name
6 and address, please.

7 MS. FRANCO: My name is Anna Franco. I live
8 at 116 Cedar Avenue in St. Charles.

9 CHAIRMAN KESSLER: Thank you.

10 MS. FRANCO: So the site is 22.63 acres.

11 There's a circular right-of-way of 4.82 acres on the
12 site. The main entry for the site would be an
13 extension of Corporate Reserve Boulevard. A secondary
14 entrance would be provided off of Cardinal Drive in
15 the adjacent development.

16 We're proposing 81 lots for the site. The
17 minimum lot size would be 52 by 100 feet. The minimum
18 lot area -- sorry, that's incorrect -- would be
19 5200 square feet. Lots would have a minimum width of
20 52 feet, front yard setback of 20 feet, interior side
21 yard of 5 feet, exterior side yard of 50 feet, and
22 rear yard 20 feet. The building footprint on the
23 site, as of now we don't have architecture for the
24 site, as proposed is 40 feet by 45 feet, making it

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1 around 30 percent lot coverage. And the current
2 zoning, as said before, is office research, but the
3 proposed zoning is RT-3.

4 Open space on the site is located near the
5 detention at the north of the site along Corporate
6 Drive behind those lots there and is comprised of
7 2.66 acres.

8 We're proposing a park north of Lot 51 of
9 .2 acres.

10 The site is located near the Great Western
11 Trail, just off of the Great Western Trail, and east
12 of a connection to that trail. We are proposing a
13 connection to the Great Western Trail connector on the
14 west of the site between Lots 14 and 15 and a
15 connection across Cardinal Drive to that trail right
16 there. We are also proposing a relocation of the
17 detention service trail on the east side of the site
18 to allow for more lots.

19 CHAIRMAN KESSLER: Thank you.

20 MR. LINDLEY: My name is Chris Lindley. I'm
21 with Wills Burke Kelsey & Associates right across the
22 river in lovely St. Charles at 116 West Main Street.
23 WBK represents the interests of the developer for
24 engineering land planing, as said earlier, and what

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1 I'll do is I'll go through the site for storm water
2 management and the utilities that are on the site.

3 The site has currently -- I shouldn't say
4 the site itself, but on the site is one of its
5 existing detention basins, and then off-site to the
6 northwest and southwest there's also existing
7 detention facilities. Detention on-site is 3 acres in
8 size. The good thing about this development with
9 detention as -- when it was first developed, it was
10 developed for a commercial use or industrial use. So
11 the detention rate was higher or is higher than for
12 single-family residences.

13 So we're not planning on changing the
14 volumes in the basins; we're just going to go utilize
15 the volume that's there so there will be more volume
16 available there for this development as opposed to the
17 other previous condition.

18 As you can see, there are three different
19 sub watersheds, if you will. The northwest watershed
20 is about 13 acres. That will drain to the northwest.
21 The easterly side of the site will drain to the
22 existing detention basin that's off-site that was part
23 of the original plan, and then a small portion at the
24 southern end or the southeastern edge is tributary to

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1 the existing basin right at the corner of Corporate
2 Reserve and Woodward Drive.

3 When we go through the proposed engineering,
4 the drainage basins may change a little bit but not
5 appreciable, and it won't change the requirements of
6 what the detention currently provided.

7 Utilities for the site. First off, water
8 main. There's a 12-inch water main on the north side
9 of Woodward Drive. There's also a 12-inch water main
10 on the east side of the site, and as it runs to the
11 north it changes to a 10-inch. So it's smaller in
12 size, but it's much larger than what would be required
13 for a development of this size.

14 The proposed utility within the subdivision,
15 we will continue a circular or looped route throughout
16 the right-of-way that we will connect to two different
17 spots which public works and engineering would
18 require. We will make sure that we do that on the
19 east side and the south side. So we will show
20 utilities -- or the water main will show the proposed
21 layout for fire hydrants and valve outs to meet the
22 ordinance.

23 Next is sanitary sewer shown here in red.
24 Here again, the sanitary sewer on the south side of

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1 Woodward Drive has an 8-inch diameter. There's
2 existing sanitary sewer on the east side of the site,
3 of Cardinal, and then at the very northwest of the
4 site there's existing sanitary sewer, and when we were
5 meeting with the City earlier and Chris D., who is no
6 longer here, he had mentioned to us that a good
7 portion of the site they would like to see -- or
8 engineering would like to see tributary to the
9 northwest. So we will do all we can to make sure that
10 we send as much flow from the houses to that northwest
11 corner.

12 You can see here between the two blocks -- I
13 can't remember what lot numbers they are.

14 MS. FRANCO: 14 and 15.

15 MR. LINDLEY: 14 and 15 will be a proposed
16 utility quarter where we will separate the houses and
17 make that area available for the sanitary sewer and
18 any storm sewer we need to service all the
19 single-family homes. So that sanitary sewer northwest
20 will be proposed along the west property line, come
21 south, and then go in between those two houses in that
22 utility corridor. So it won't be on someone's private
23 property, but it will be an easement on that open space.

24 One last thing to talk about is the storm

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1 sewer system. The proposed storm sewer will be in
2 accordance with the City requirements. It will be a
3 network of pipes throughout the subdivision within the
4 right-of-way, and there will be some storm sewers in
5 the back yards of the lots, and we will make sure that
6 the storm water or the proposed storm sewer network
7 system is tributary to the appropriate detention
8 basin.

9 MR. TOBIN: At this time we'd like to answer
10 any questions that you guys may have.

11 CHAIRMAN KESSLER: Okay. So right now what
12 we want to do is the Plan Commission will go through
13 and ask questions of the applicant, and after the Plan
14 Commission is done, we'll ask the audience if anybody
15 has any questions and comments. And then, finally, we
16 will go through each member of the Plan Commission to
17 give feedback for the developer.

18 So anyone have any questions, Plan Commission?

19 Brian.

20 MEMBER DOYLE: Okay. I have three questions
21 I'll start with.

22 The first is, the staff report regarding the
23 proposed RT-3 zoning observes that traditional
24 residential districts, there are some considerations

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1 that apply to them like the need for architectural
2 review in the older areas of the city. The section of
3 the zoning ordinance does say newer development of
4 compatible character or similar character. The staff
5 report suggests that RS-4 may be a more appropriate
6 zoning category for this use.

7 Could you comment -- for the time being
8 ignoring any differences in setback and sort of the
9 massing, let's just talk about the language of
10 traditional versus suburban. Is this a traditional
11 development proposal, or should we be thinking of it
12 in terms of a suburban proposal?

13 MR. TOBIN: I believe we chose to use the
14 traditional wording due to the densities. Due to the
15 economics that we have in this site, we need to
16 maximize the number of lots that we can get out of it,
17 and in order to do so, the 5,000-square-foot lot size
18 is very important to us.

19 MEMBER DOYLE: Okay.

20 MR. TOBIN: To comment on your architectural
21 guidelines, we are not there yet. We plan to partner
22 with a home builder to construct these homes, but as
23 part of that we do plan on creating some architectural
24 guidelines and review to make sure everything is

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1 consistent and compatible with what is built around it.

2 MEMBER DOYLE: What is built around it in
3 surrounding parcels?

4 MR. TOBIN: Correct.

5 CHAIRMAN KESSLER: Can I just jump in on
6 that? I wanted just a little more clarification
7 on that.

8 You're still going to have to vary the lot
9 size for the PUD. You're proposing 5200.

10 MR. TOBIN: Minimum lot size is 5,000, I
11 believe.

12 CHAIRMAN KESSLER: But that would -- then
13 you'd just have to vary -- what is it -- the building
14 setbacks?

15 MR. TOBIN: I think the --

16 CHAIRMAN KESSLER: Maximum building
17 coverage, side yard, and rear yard --

18 MR. TOBIN: Correct.

19 CHAIRMAN KESSLER: -- you'd have to vary.
20 So you're aware that you're still going to have to
21 vary something?

22 MR. TOBIN: Yes.

23 MEMBER DOYLE: Okay. So that's one
24 question. Thank you for your response.

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1 So the main -- the driving factor there
2 really has to do with the density.

3 MR. TOBIN: Correct.

4 MEMBER DOYLE: Okay. So next question.

5 We also have a letter from the park district
6 suggesting or requesting that you consider a park
7 adjacent to the utility easement. The same point we
8 were talking about, your park is more interior to the
9 street design. Could you comment on the park
10 district's request and what you considered there?

11 MR. TOBIN: Yeah. We just received that
12 request late last week and didn't have time to
13 incorporate that into this evening's presentation, but
14 we would like to have a conversation with them and
15 work to see if we can't accommodate their request for
16 a park on the west side of the side towards the Nicor
17 easement and the trail.

18 MEMBER DOYLE: Okay. And third question.

19 So under the terms of the PUD, the Plan
20 Commission can contemplate variations from, you know,
21 zoning setbacks, et cetera. The one under the RT-3
22 proposal, the main -- deep departure I see here is the
23 10-foot departure from the minimum rear yard.

24 What amenities or superior architectural

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1 elements are you proposing in this concept plan that
2 counterbalance that request for that departure?

3 MR. TOBIN: We would like to keep the
4 landscape that we have along Woodward Drive and create
5 a boulevard entrance where Corporate Reserve Parkway
6 comes into the development, keep the landscape in a
7 looped road around that, and we can develop the
8 architectural requirements as we move along forward in
9 this process to address your concerns.

10 MEMBER DOYLE: Okay. Those are my
11 questions.

12 MEMBER HOLDERFIELD: I have a question.
13 One of the things that came up from the
14 staff when we were talking about RT-3 properties,
15 since in this concept that you presented to us we have
16 no footprint on the lot or the houses or how they're
17 going to be configured, the elevations, one of the
18 things is the orientation of the garage. Have you
19 thought about this? Is this going to impact the RT-3
20 because of the garages themselves?

21 MR. TOBIN: I'm sorry. Could you repeat
22 that last part?

23 MEMBER HOLDERFIELD: We're talking about the
24 garage for the house, and the RT-3 has particular

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1 specifications on the orientation of the garage, and
2 this could drive out what the layout of the property
3 would be in the concept plan. So I just wondered have
4 you thought about this or how you would address it.

5 MR. TOBIN: We had planned on the driveways
6 being in the front of the house. If it is a
7 requirement to have them outer, we would consider that
8 request.

9 MEMBER HOLDERFIELD: It could affect your
10 side yard. I'm just wondering about that. I'm not
11 sure. I'm just asking you if you thought through
12 that.

13 MR. TOBIN: We thought through where we
14 would put the driveways now. This plan shows proposed
15 locations for front-load garages on each lot.

16 MEMBER HOLDERFIELD: How does that comply
17 with --

18 CHAIRMAN KESSLER: Can I ask that question a
19 different way? I'm not sure I understand your answer.

20 Was this -- were these lots looked at? I
21 mean, this is a concept plan, so we really don't have
22 any architectural yet of how these things are laid
23 out, but when you laid this out, did you do it
24 considering the restrictions that you would have under

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1 an RT-3 zoning?

2 MR. TOBIN: Yes.

3 CHAIRMAN KESSLER: Okay. So you did
4 consider that.

5 MEMBER DOYLE: Can I just ask a follow-up
6 question of staff concerning the RT-3?

7 Are there, in fact, restrictions against or
8 limiting front-load garages in the traditional
9 residential district?

10 MR. COLBY: They're not prohibited but there
11 are some restrictions. A front-loaded garage cannot
12 exceed 50 percent of the width of the front facade of
13 the building, and then the door can also -- the door
14 has to be set back 5 feet from the remainder of the
15 rest of the facade, and the door has to be set back
16 from the rest of the house. There's also bonuses for
17 providing detached garages or rear or alley-loaded
18 garage in lieu of a front-loading garage.

19 MEMBER DOYLE: Are there any other
20 significant differences between suburban and
21 traditional residential districts in terms of
22 construction methods or layout of the -- besides the
23 garage?

24 MR. COLBY: The garage is the most

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1 significant. There's some changes in terms of
2 regulations that are listed in the staff table.

3 For example, the maximum building coverage
4 varies between a one-and-a-half versus a two-story
5 house. In a suburban district there's just a standard
6 30 percent loading coverage. In these two districts
7 there's also slightly higher building height.

8 MEMBER DOYLE: Okay. Thank you.

9 CHAIRMAN KESSLER: All right. If we don't
10 have any more questions, I'm going to ask if there's
11 anybody in the audience that would like to -- I know
12 that there's somebody waiting to do a presentation.
13 But before we do that, we were handed this sheet
14 before this meeting started from -- and it's about the
15 presentation. Do we enter this as an exhibit?

16 MR. COLBY: There's no need to enter
17 exhibits since we're not in a public hearing.

18 CHAIRMAN KESSLER: That's right. But I
19 think the developer should have a copy. Did you give
20 the developer a copy?

21 MS. BOWMAN: I have one here for him.

22 CHAIRMAN KESSLER: Okay. I'm sorry; we have
23 one more question.

24 MEMBER MACKLIN-PURDY: There was a comment

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1 from staff about the road width. I don't know if you
2 had a chance to look over the staff comments.

3 MR. TOBIN: Very briefly. I believe we
4 intended on parking cars on both sides of the road, so
5 they should be designed to accommodate that.

6 MEMBER MACKLIN-PURDY: With the -- well,
7 there was a comment about per the fire code not being
8 wide enough with on-street parking.

9 MR. TOBIN: I saw that. We'll have to look
10 at it in a little more detail and get back to you with
11 a technical answer. It is intended to be on both
12 sides of the street.

13 CHAIRMAN KESSLER: And, I'm sorry; we do
14 have one more.

15 MEMBER PRETZ: Yes, I did have a question
16 because I see quite a few people in the audience, and
17 I don't -- I don't think they're here to get their Boy
18 Scout or Girl Scout badges. I would assume that they
19 may have some challenges to your plan here.

20 Have you -- my question to you is, have you
21 reached out to the neighboring developments to get
22 feedback from them as it relates to some of your
23 ideas?

24 MR. TOBIN: Yes. Last Thursday evening we

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1 held a neighborhood meeting at the Baker Community
2 Center. We invited all of the residents from Regency
3 Estates, which is the subdivision directly to the
4 east, and all the residents from Remington Glen, and I
5 believe some of them are here this evening to voice
6 their support.

7 MEMBER PRETZ: And how was the attendance
8 for that meeting? Did you have --

9 MR. TOBIN: I think we had about 21 people
10 there from both subdivisions.

11 MEMBER PRETZ: Okay. Thank you.

12 CHAIRMAN KESSLER: Okay. Now comments from
13 the audience -- I'm sorry, questions -- well, it's
14 going to be comments.

15 Come right up and if you would, please,
16 state your name and address for the record.

17 MS. BOWMAN: My name is Sonia Bowman, and I
18 live at 224 Regency Court here in St. Charles, and our
19 petition is actually for the rezoning for
20 single-family homes in Corporate Reserve in Lot 8.

21 We believe that this development meets the
22 comprehensive plan of 2013 in many ways. Although
23 it's been stated that it's designated industrial and a
24 business park per the land use plan, these sites may

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1 also be appropriate for residential provided that the
2 density and the built form are similar to the adjacent
3 residential parcels, and Lot 8 does meet that goal.
4 Lot 8 also meets the goal that prioritizes the infill
5 development or annexation development.

6 The goal and objective is to develop new
7 housing that is representative to the local character,
8 and single-family residential detached homes are the
9 most prevalent building type in this community and
10 should be continued to do so, and Lot 8 meets
11 that goal.

12 Lot 8 also meets the residential area's
13 framework plan which ensures compatibility between new
14 and existing development. The land use plan wants
15 single-family residential areas to consist primarily
16 of detached homes on lots subdivided and planned in an
17 organized and planned matter, and Lot 8 meets that
18 goal, as well.

19 Also, this development will complete the
20 area north of Woodward Drive as a real neighborhood,
21 and then we at Regency Estates wouldn't feel so
22 isolated from our neighbors from the west.

23 Now we can talk about the economic
24 development goal. It maximizes retail sales in the

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1 city's commercial corridors, and Lot 8 is close to
2 Randall Road, and the commercial space on Main Street
3 will still be available to those south of Woodward.
4 And, obviously, raising children and maintaining a
5 home is expensive, so when we see that, the money that
6 will be spent locally and will provide an economic
7 revitalization to the west gateway.

8 And I just wanted to add, I think St. Charles
9 is a great town, and with all the stuff that we have
10 to offer with the restaurants, and Ron Onesti, I think
11 he's really sitting on a gem with that Arcada. We
12 were just there the other night, and we saw --
13 Barbara Eden was there. And I just think he does just
14 a great job with bringing in new talent and --
15 Sedaka -- Neil Sedaka is coming, which, again, we can
16 just say -- you know, that that's Neil Sedaka, and
17 then also they're going to have Red Hot Chili Peppers.
18 So they really have such a diverse group, which I
19 think would definitely benefit people that move into
20 that Lot 8 with those -- rezoning that single-family
21 residence because you don't have to drive so far if
22 you are going to go out. You have a nice dinner, you
23 have nice entertainment, and it takes you like
24 two seconds to get home, which is great.

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1 And then I also wanted to add that,
2 obviously, the enrollment of our schools we are aware
3 that that is down, and having this development be
4 rezoned to single-family and residential would
5 obviously help reverse that.

6 And then I did -- just in closing, I wanted
7 to just see a show of hands that do support -- even
8 though you did get your petition, but the people that
9 are here, some of them didn't actually sign the
10 petition -- a show of hands that are in favor of
11 single-family homes. But I do have people in the
12 audience that didn't get a chance because they were
13 out of town.

14 So we are definitely in favor rezoning. So
15 thank you.

16 (Applause.)

17 CHAIRMAN KESSLER: Thank you.

18 Okay. I think -- is there anybody else?
19 Yes, sir, come on up. Come up, state your name and
20 address.

21 MR. MELCHER: Lee Melcher, 2668 Regency
22 Court East.

23 Just a question for the developer. Sale
24 value of the homes, have you guys put together an

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1 estimate for sale range?

2 MR. TOBIN: We are still working on that,
3 but we're targeting low to mid-300,000s for this
4 project.

5 CHAIRMAN KESSLER: Anybody else? Any other
6 questions?

7 Yes, come on up. Name and address.

8 MS. RADFORD: Hi. Linda Radford,
9 283 Remington Drive, St. Charles.

10 And I just wanted to approach you. I
11 approached you several, several years ago about an
12 apartment complex that was to be built there which we
13 came together and we defeated. We did come together
14 and we have met. We have had e-mail blasts throughout
15 Remington Glen; I'm in charge of sending them out. I
16 do have a petition signed in support of this project,
17 and I do recommend that you say, okay, let's go ahead.

18 We're looking forward to having great
19 neighbors and permanent neighbors instead of renters.
20 Thank you.

21 (Applause.)

22 CHAIRMAN KESSLER: Once again, I'd like to
23 just review our role in this.

24 We make a recommendation to City Council --

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1 the planning and development committee of the City
2 Council, and they actually make the approval. So
3 we're reviewing the concept of the development, how it
4 would fit, and that sort of thing.

5 So just so you understand, there's two more
6 steps after this.

7 I would like to get some comments from the
8 Plan Commission for the developer, and I'd like to
9 point to I believe it is page 9 of the staff report.

10 MEMBER HOLDERFIELD: I think it's page 8.

11 CHAIRMAN KESSLER: Is it page 8?

12 MEMBER MACKLIN-PURDY: Yeah.

13 CHAIRMAN KESSLER: Page 8 of the staff
14 report, in Section No. 5 there is -- under "Suggested
15 Actions" there are four items that they specifically
16 call out, and if we could make comments and see if we
17 could frame them in light of these questions.

18 Is it page 8?

19 MEMBER MACKLIN-PURDY: It's actually page 8,
20 yeah.

21 CHAIRMAN KESSLER: I don't see it.

22 MEMBER FRIO: Right at the bottom.

23 CHAIRMAN KESSLER: I'm on page 7.

24 MEMBER PRETZ: Of course, I don't have

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1 glasses.

2 CHAIRMAN KESSLER: Actually, I'm on page 9.

3 MEMBER HOLDERFIELD: Page 8.

4 CHAIRMAN KESSLER: It is page 8 -- oh, I'm
5 sorry. It says page 9 up there in the PDF. You're
6 right.

7 So if we could frame our comments -- of
8 course, if you have something that's outside of that
9 that you want to comment on, please do.

10 But, you know, we're talking about a change
11 in land use from office to single-family; that's the
12 broad question. Proposed number of units, lot size,
13 setback, building coverage, the zoning district from
14 RT-3 to RS-4, and then the overall site layout.

15 Many of the things like landscaping and
16 engineering, final engineering, building design will
17 come later, but if we can focus our comments in this
18 area, it would help the developer come back with
19 a plan.

20 So, Jim, let's start with you.

21 MEMBER HOLDERFIELD: Well, first of all, I
22 would say I'm supportive of this change of land to
23 single-family dwellings. I think that's a good move.
24 I'm very happy with that.

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1 The other three things here, proposed number
2 of units, lot size, setback and building coverage, we
3 also need to frame it in the proposed residential
4 zoning district. That's where it gets to be a problem
5 for me as I look at this and going from a -- to an
6 RT-3 or to RS-4.

7 And just based on one thing that was brought
8 up here tonight, No. 3 says the objective is to
9 develop new housing that is representative of the
10 local character, and I think the RS-4 zoning would
11 come closer to doing that than the RT-3, which is
12 specifically for older neighborhoods, RT-3. So that's
13 what I have.

14 CHAIRMAN KESSLER: Okay.

15 Brian.

16 MEMBER DOYLE: Going through the four items,
17 change in land use from office to single-family, I
18 believe that that's warranted and contemplated by the
19 comprehensive plan and I'm supportive of that.

20 I would second what Jim has said about the
21 need to be sensitive to what underlying zoning
22 category is appropriate and what the implications of
23 that are. I think that -- you know, I was just trying
24 to look at some of the surrounding zoning categories.

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1 We have RM-1 is to the west. And RM-1 -- did staff
2 discuss RM-1 at all with the applicant as an option?

3 MR. COLBY: No, we didn't look at that
4 option.

5 MEMBER DOYLE: I just want to read what
6 RM-1 is.

7 "The purpose of the RM-1 Mixed Medium
8 Density Residential District is to accommodate a mix
9 of single-family, two-family and townhouse residential
10 development in the City, at a maximum density of
11 approximately eight (8) units per acre. The RM-1
12 District also provides for limited institutional uses
13 compatible with surrounding residential neighborhoods."

14 RM-1, the adjacent property is RM-1. There
15 are townhomes on both the east and west, and I would
16 encourage the applicant to be creative in looking at
17 some different options and looking at the surrounding
18 uses which really are suburban in nature, in my
19 opinion, and think about that in terms of what kind of
20 architecture you're proposing.

21 I don't think it's out of bounds that we
22 might consider RT for this area, but it would really
23 need to be a traditional development if that's the
24 case.

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1 Going to -- back to the questions, then, the
2 fourth question -- pardon me, just finding my way
3 back there.

4 So regarding number of units, lot size,
5 setbacks, and building coverage, the rear yard
6 setbacks remains a departure even for RT, and as I
7 comment -- as I asked, I said, when we look at PUDs,
8 one thing that the Commission will factor in is if
9 there's a request for a more intensive land use under
10 the auspices of the PUD, the PUD should be used to
11 negotiate other amenities or superior qualities in the
12 development that mean that the value proposition is
13 more than simply more intensive land use. So as a
14 matter of principle, we'd want to see more of a
15 rationale of why that particular setback is being
16 proposed and what is being proposed to kind of
17 counterbalance it.

18 Some of the things that I like about the
19 concept plan that you've proposed are sidewalks
20 throughout, the connections to the bike trails. I
21 hope that you'll consider the park district's
22 recommendation to continue the connection all the way
23 through to Route 64.

24 And, finally, regarding the site layout, I'm

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1 interested to see what you come back with as far as
2 what the streetscape looks like if you're looking
3 north into the parcel from Woodward. Are you looking
4 at back yards? Are you looking at a buffer screen?
5 Because there is a wide sidewalk there or trail, and
6 some of the other parcels nearby do have landscaping
7 for screenage.

8 So I hope that those comments are helpful
9 and you'll continue. Thank you.

10 CHAIRMAN KESSLER: Dan.

11 MEMBER FRIO: I am in agreement that the
12 property does need to be redeveloped to homes. Kind
13 of what we do is we don't worry about the end-all
14 be-all that lays down the gavel and says this is it.
15 Basically, what happens is people come to us with a
16 concept saying, "Next to my house I want to build
17 this." So our job is mainly to see how that fits in
18 the neighborhood.

19 Because you might agree with it, and the
20 neighbor on the other side may not agree with it. So,
21 basically, our job is to look at what you're doing and
22 say, yes, it fits the neighborhood; it fits the
23 concept of the whole city. As you roll out of town,
24 how do they blend, or do they stand out like a sore

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1 thumb. So our job isn't really to say, yeah, we like
2 it, or no, we don't like it. Basically, we take the
3 rules from the City and just say, okay, yeah, that fits.

4 But when you're trying to nonconform to
5 that, there's guidelines that we have to look at to
6 say -- you know, just kind of give you our opinion on
7 what we think.

8 So, basically, I'll just kind of go from
9 there.

10 I completely agree with that property needs
11 to be developed, and I don't think commercial business
12 are going to go in there. So I agree with the No. 1
13 part.

14 Where I kind of -- my concern in that area
15 is, one, I think you addressed getting in and out of
16 the property. Because the first concept plan that I
17 saw you can get in and out from the North Avenue, but
18 there was a side street that the proposal I was
19 reading said it might just be for emergency vehicles.
20 That's tough when you have 80 homes, and you're trying
21 to get in and out of one street. So that's one thing
22 you might want to address.

23 Two, the size of the street. Personally, I
24 think it needs to be a little wider to meet code. In

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1 the price range you're looking at, you're probably
2 going to have a lot of small kids. You have cars on
3 either side; it's really tight. That would be a
4 concern of mine.

5 I can agree with what a lot of the guys are
6 saying up here is the park would be a nice piece to
7 that when you do have a lot of things close to you,
8 Campton and those things.

9 Residential zoning, I would have to agree
10 with that. Layout of the plots, I agree with that. I
11 just think there's a little too much condensed in that
12 spot. So if you widen up the streets, what is that
13 going to do for your lot sizes for your homes, and are
14 you going to have to make some tweaks there? Are you
15 going to have to make some tweaks for the park?

16 So I agree with the plan; I just think
17 everything is just a little too tight. So those are
18 my comments.

19 CHAIRMAN KESSLER: Laura.

20 MEMBER MACKLIN-PURDY: I am also in
21 agreement. I do think that RS-4 zoning would be more
22 appropriate.

23 That being said, I do have some concerns
24 over the -- I mean, although the percentage of maximum

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1 building coverage doesn't look to deviate that much, I
2 do think that the 10-foot difference in the minimum
3 rear yard is concerning. If you have a family, there's
4 not enough room to even play games, play ball in the
5 back. And I'm assuming in this price range we're
6 going to have a lot of starter families, so that is
7 concerning to me.

8 That being said, also, thinking about
9 children, you have one entrance, and you have school
10 buses going all the way around, you get stuck behind a
11 school bus coming in or out of that one entrance. So
12 if there were a second entrance or exit, I think that
13 would be more appropriate for this neighborhood.

14 MR. TOBIN: Just to clarify that, that
15 second entrance that was shown is intended to be a
16 secondary entrance, not just an emergency access.

17 MEMBER MACKLIN-PURDY: And then the side
18 yard, I mean, I live in a house with -- so that's
19 5 feet, and then the lot line, and then 5 feet, and
20 then the house. Right? So it's 10 feet between the
21 houses?

22 MR. TOBIN: Right.

23 MEMBER MACKLIN-PURDY: It is a little narrow
24 but it can be done. I agree with Dan it's a little

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1 tight.

2 And I think those are all my comments. I'm
3 glad this is being done. I've been looking at that
4 area for a long time, and I think this is fantastic.

5 CHAIRMAN KESSLER: Thank you, Laura.

6 Tom.

7 MEMBER PRETZ: Thank you.

8 There's -- there's been some very good
9 comments to help guide you. I'd just like to point
10 out and say thank you to Brian. Brian packed a
11 trailer load of recommendations to you, and I hope you
12 wrote a lot of those down because that will help you
13 as far as with the process of how it will look, the
14 appeal on the street, as well as from the
15 neighborhood. So I just want to point that out.

16 I don't want to repeat a lot of things. I
17 will say that I am in support of the single-family. I
18 do believe that the density and your RT request is
19 probably inappropriate unless you are definitely going
20 to be doing a traditional development for me to see.

21 I believe that is suburban in nature. I
22 think your density needs to be a little bit bigger,
23 and I think you need to put definitely some open space
24 in there.

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1 I realize that -- and the reason I'm saying
2 that, and I realize that it has an impact on the
3 amount of units that will be in there as far as
4 recovering your development and that, but as I take a
5 look at the layout, the layout is extremely boring
6 to me.

7 It appears that what you did was you just
8 basically took X number of feet, divided it in, put as
9 much as you could and in as many configurations to see
10 how maybe you can get an extra lot put in there, and
11 that's just my impression on taking a look at it. I
12 don't see anything that's really -- to impress me.

13 So I would say that the takeaway from me
14 would be to revisit those lot sizes, get the
15 appropriate designation, and then we'll see what the
16 rest of it is as you proceed through any of the
17 variations and things like that that you need to
18 accommodate the best possible plan.

19 CHAIRMAN KESSLER: Thanks, Tom.

20 I think it's pretty clear that we support
21 and I support the residential plan and single-family,
22 I mean, as far back as our last proposal here even
23 though it was apartments.

24 So Nos. 2 and 3 here, proposed number of

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1 units, lot size, setbacks, and building coverages, and
2 proposed residential zoning district to me are kind of
3 hand in hand.

4 Brian's point is well taken that we don't as
5 a policy consider zoning to increase density. There
6 would have to be a better reason than that. I do
7 think it's likely that you're going to run into some
8 resistance with the density here, so that may make you
9 consider the RT-3. It's going to be difficult to come
10 to us with a very traditional plan.

11 And saying that, the overall site layout
12 would change. So that's kind of moot at this point,
13 but that would be my -- those would be my comments.

14 Dan, go ahead.

15 MEMBER FRIO: I'm going to try to put this
16 in language that's really for people sitting here and
17 hearing us say RS-4 and RT-1 and 5's and 7's and stuff
18 like that. Basically, in English, I think as a
19 consensus what we're trying to say is -- can we put up
20 slide or page 6? And it's the difference between the
21 RT-3 and the RS-4.

22 Okay. So, basically, I'll just kind of
23 recap it. RT-3, that's the zoning that they want to
24 change this parcel to, and it's mainly for, to my

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1 knowledge, small city lots. So you're trying to
2 condense a lot of homes into a certain region. What
3 our proposal is -- or what my proposal was, if you
4 change that -- and staff's report, as well -- if you
5 change that to an RS-4, all that does is -- what I'm
6 hearing through everybody up here is we're agreeing to
7 the single-family homes and all that. We're just --
8 the concern we have is it's not -- we don't like that
9 zoning that you have. We're asking for kind of
10 suburban lots versus city lots. So, basically, just a
11 little more space for these homes.

12 So just to put it in English for everybody,
13 what you might be hearing is, oh, we don't like that
14 code, we don't like that lot size, and so forth. We're
15 not saying that we don't like the concept. We just
16 don't like the small city lots versus -- I would be
17 more comfortable with a little bit bigger suburban lots.

18 So I hope that put things in a little more
19 English and clarifies it. I've sat out there a few
20 times, and you hear the RTs and the coding and stuff,
21 and you hear some of the not negative feedback but,
22 "Oh, I don't agree with that zoning," and you're
23 thinking that we don't agree with the concept. We do.
24 It's just we don't agree with that particular zoning

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1 that you're looking at.

2 CHAIRMAN KESSLER: You don't.

3 MEMBER FRIO: I don't. I'll reference it
4 that way. That's my personal feeling behind it.

5 CHAIRMAN KESSLER: Yes, sir. Please come
6 up. State your name and address.

7 MR. BERKELHAMMER: Brian Berkelhammer,
8 226 Regency Court West.

9 To basically respond for myself and I think
10 I'm hearing murmurs back there, I think there's a lot
11 of people in agreement with what you're saying, Dan.
12 I think the consensus is we definitely like the idea
13 of having single-family homes. Which code and
14 whatnot, I agree we don't really all know, but from
15 what you're describing, it makes more sense and I
16 think would be something we would prefer to be in the
17 likes of -- at least for myself in the likes of more
18 suburban-like rather than city-like in this area.

19 But definitely we are proponents of having a
20 single-family-home community there. What it all works
21 out to be like in the end and what you guys come back
22 with in terms of a final plan we'd like to support,
23 but your comments I think we agree with. At least
24 I do.

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1 CHAIRMAN KESSLER: Thank you.

2 (Applause.)

3 MEMBER PRETZ: I have one more comment to
4 the applicant, and you don't have to get up. I just
5 want to say thank you for reaching out to your
6 neighbors, your future neighbors to talk about the
7 development. I don't see that as often as I should,
8 and it's better to do that early in the game, and you
9 did that and I just wanted to say thank you for that.

10 (Applause.)

11 CHAIRMAN KESSLER: Yes, sir.

12 MR. RABCHUK: My name is John Rabchuk,
13 914 Ash Street. I was a member of the comprehensive
14 plan task force along with Brian.

15 You know, when -- this was originally,
16 obviously, an industrial zoning for office space I
17 think was its primary intent. But during the plan
18 process the consideration came up about housing there,
19 and there was a lot of discussion back and forth.
20 You've had some other proposals for apartments there,
21 et cetera.

22 This -- the City ought to be very happy. I
23 never thought we would find a developer willing to do
24 single-family homes here. It's too small to be

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1 profitable for anybody.

2 So I think the task force -- or the Plan
3 Commission needs to take the approach of how do we
4 need to make this work. Asking them to go larger lot
5 sizes and the potential of not having this development
6 happen is far stronger to me than the possibility --
7 than the negatives of maybe the lot size is a little
8 bit too small, maybe the street is a little bit too
9 narrow, et cetera.

10 If you end up knocking -- if you wanted 4
11 more feet wide on the street, for example, you knock
12 out maybe five or six lots. You want another 10 feet
13 setback or back yard space, you'd knock off another
14 seven or eight lot sizes. At that point it's not
15 developable, and what you'll end up with or what the
16 city will end up with is a very dense apartment
17 complex, which is probably what fits there best, quite
18 frankly, from an economic standpoint.

19 And from a city standpoint, I think the City
20 ought to be very, very happy we have a developer
21 that's willing to put single-family homes there. Does
22 it conform, whether it needs to be RT or RS or
23 whatever, find a way to make it work, whatever.

24 That would be my recommendation. Thank you

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1 very much.

2 (Applause.)

3 CHAIRMAN KESSLER: Thank you.

4 Yes, sir.

5 MR. MELCHER: Lee Melcher, 2668 Regency
6 Court East.

7 Two questions really. One, with the typical
8 lot plan, the city lot plan with the easements, rear
9 easement, front easement, side yard easements, would
10 that be something they have to abide by? And, also,
11 regarding the detention, as Mr. Lindley was stating
12 they had more detention than they probably need, and
13 could they resize reconfigure detention basins to
14 accommodate a better lot structure?

15 CHAIRMAN KESSLER: That's a good comment.

16 (Applause.)

17 CHAIRMAN KESSLER: Let's save applause for
18 the end.

19 MR. LINDLEY: Hopefully when I'm done I
20 get some.

21 The first question about the easements, we
22 have to do -- or the developer has to do a plat of
23 subdivision. So all of that will be made known on the
24 plat, recorded -- and it will be a recorded document

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1 that everybody has to live by. So there will be
2 easements -- rear yard, maybe on some of the front
3 yards, but definitely on the side yards. And the
4 right-of-way itself isn't in essence an easement.
5 It's right-of-way but it's owned by the City.

6 The comment about the detention, yes, to
7 answer your question, you could resize some of the
8 detention basins. The cost of that would be -- it's
9 expensive to do that, and I would promote or recommend
10 that you leave the basins where they are because I
11 don't know how many times, but it's infrequent that
12 you have excess detention. Maybe it's not a huge
13 amount, maybe it's not 50 percent, but you normally
14 don't have excess detention. The developments meet
15 the minimum standards. It would be nice to say that
16 we went above and beyond that for this development.

17 CHAIRMAN KESSLER: Thank you.

18 Brian.

19 MEMBER DOYLE: I do just have one final
20 comment.

21 Regarding the density, as is pointed out in
22 the staff report, density of the proposed neighborhood
23 is actually in line with surrounding densities, and
24 you can see that if you drive through some of the

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1 surrounding neighborhoods which are townhomes.

2 So I don't object to the density that's
3 being proposed. To reiterate what I said before, what
4 I'd like to see is alignment between your proposal and
5 the zoning. And I do agree that I think that we can
6 work to find a way to make that sort of come together
7 and in line.

8 CHAIRMAN KESSLER: All right. There's your
9 comments.

10 MR. TOBIN: I just wanted to say thank you
11 to the Commission. We appreciate all your feedback,
12 and we look forward to incorporating your comments and
13 coming back with a revised plan hopefully addressing
14 most of them. And thank you to the neighbors for your
15 support.

16 CHAIRMAN KESSLER: Okay. Thank you.

17 (Applause.)

18 CHAIRMAN KESSLER: All right that concludes
19 No. 4 on our agenda, and No. 5 on our agenda is the
20 Plan Commission training session. Everybody stay;
21 it's really interesting.

22 (Off the record at 7:59 p.m.)

23

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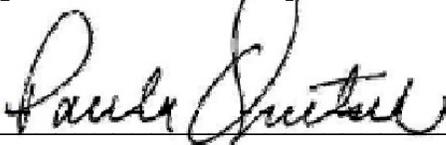
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, 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 21st day of June, 2015.

My commission expires: October 16, 2017



Notary Public in and for the
State of Illinois