AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIRMAN TODD WALLACE

TUESDAY, MAY 5, 2015 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174

1. Call to order.

2. Roll Call -

Chairman Todd Wallace	James Holderfield	Tom Schuetz
Vice Chairman Tim Kessler	Laura Macklin-Purdy	Michelle Spruth
Brian Doyle	Tom Pretz	

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

3. Election of Officers

4. Presentation of minutes of the March 17, 2015 meeting.

MEETING

5. Hillcroft Townhomes, 1147 Geneva Rd. (Hillcroft Estates LLC)
Application for Concept Plan

PUBLIC HEARING

6. 1202 Pomeroy Court, Salvation Army (Salvation Tri-City Corps.)
Application to amend Special Use Ordinance #1962-34 in order to allow expansion of the Salvation Army parking lot at 1710 S. 7th Ave.

MEETING

7. 1202 Pomeroy Court, Salvation Army (Salvation Tri-City Corps.)
Application to amend Special Use Ordinance #1962-34 in order to allow expansion of the Salvation Army parking lot at 1710 S. 7th Ave.

8. Meeting Announcements

a. Plan Commission
Tuesday, May 19, 2015 at 7:00 pm Council Chambers

Tuesday, June 2, 2015 at 7:00pm Council Chambers
Tuesday, June 16, 2015 at 7:00pm Council Chambers

b. Planning & Development Committee
Monday, May 11, 2015 at 7:00pm Council Chambers
Monday, June 8, 2015 at 7:00 pm Council Chambers

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

10. Adjournment

MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MARCH 17, 2015

Members Present:	Chairman Todd Wallace Brian Doyle Steve Gaugel James Holderfield Tom Schuetz Sue Amatangelo
Members Absent:	Vice Chair Tim Kessler Laura Macklin-Purdy Tom Pretz
Also Present:	Russell Colby-Planning Division Manager Ellen Johnson-Planner Chris Tiedt-Development Engineering Division Manager Rita Tungare-Community & Economic Development Dir. Court Reporter

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

2. Roll Call
Chairman Wallace called the roll. A quorum was present.

3. Presentation of minutes of the March 3, 2015 meeting.

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

MEETING

4. Pheasant Run Crossing- North side of Main St. and Pheasant Run Dr. (Hilton Garden Inn/DuPage Expo) (Oakbrook Properties, Inc.)
Application for Preliminary and Final Plat of Subdivision

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

Motion was made by Mr. Doyle to to recommend approval of the application for Preliminary and Final Plat of Subdivision for Pheasant Run Crossing, subject to resolution of all outstanding staff comments listed in the staff report dated 3/17/2015. Seconded by Ms. Amatangelo.

Roll Call Vote:
Ayes: Wallace, Gaugel, Doyle, Amatangelo, Schuetz, Holderfield
Nays:
Absent: Kessler, Macklin-Purdy, Pretz
Motion carried: 6-0

5. Woodward Court- Pine Ridge Park PUD- Woodward Dr. east of Oak St. (1300 Spring Street, LLC)
Application for Concept Plan

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

PUBLIC HEARING

2. Lexington Club PUD- North of Dean & State Streets, south of former railroad tracks, between 5th & 12th Streets (Lexington Homes, LLC)
Application for Map Amendment from RM-2 Medium Density Multi-Family Residential District to RT-3 Traditional Single-Family Residential District
Application for Special Use to amend Ordinance 2013-Z-2 (Lexington Club PUD)
Application for PUD Preliminary Plan

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

Motion was made by Mr. Schuetz to close the public hearing. Seconded by Mr. Gaugel

Roll Call Vote:
Ayes: Wallace, Gaugel, Doyle, Amatangelo, Schuetz, Holderfield
Nays:
Absent: Kessler, Macklin-Purdy, Pretz
Motion carried: 6-0

MEETING

3. Lexington Club PUD- North of Dean & State Streets, south of former railroad tracks, between 5th & 12th Streets (Lexington Homes, LLC)
Application for Map Amendment from RM-2 Medium Density Multi-Family Residential District to RT-3 Traditional Single-Family Residential District
Application for Special Use to amend Ordinance 2013-Z-2 (Lexington Club PUD)
Application for PUD Preliminary Plan

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

Motion was made by Mr. Doyle to recommend approval of the application for a Map Amendment from RM2, Medium Density Multifamily Residential District, to RT3, Traditional Single-Family Residential District; approval for the application for Special Use to amend Ordinance 2013-Z-2, Lexington Club PUD; and approval for the application for PUD Preliminary Plan for Lexington Club PUD, contingent on resolution of all outstanding staff comments as detailed in the staff report dated 3/17/15. Seconded by Mr. Schuetz.

Mr. Doyle made a friendly amendment to his original motion to also add the incorporation of a monotony code in the PUD ordinance. Seconded by Mr. Schuetz.

Roll Call Vote:
Ayes: Wallace, Gaugel, Doyle, Amatangelo, Schuetz, Holderfield
Nays:
Absent: Kessler, Macklin-Purdy, Pretz
Motion carried: 6-0

4. Meeting Announcements

a. Plan Commission
Tuesday, April 7, 2015 at 7:00 pm Council Chambers – cancelled
Tuesday, April 21, 2015 at 7:00pm Council Chambers
Tuesday, May 5, 2015 at 7:00pm Council Chambers

b. Government Services Committee
Monday, March 23, 2015 at 7:00pm Council Chambers

c. Planning & Development Committee
Monday, April 13, 2015 at 7:00pm Council Chambers
Monday, May 11, 2015 at 7:00 pm Council Chambers

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

8. Adjournment at 9:56 p.m.

1 BEFORE THE PLAN COMMISSION
2 OF THE CITY OF ST. CHARLES
3
4
5 ----------X
6 In Re: :
7 Regular Meeting including :
8 Application for Preliminary :
9 and Final Plat of Subdivision; :
10 Property Located at Pheasant :
11 Run Crossing. :
12 ----------x
13
14 REPORT OF PROCEEDINGS
15 St. Charles, Illinois 60174
16 Tuesday, March 17, 2015
17 7:00 p.m.
18
19
20
21 Job No.: 74361A
22 Pages: 1 - 11
23 Reported by: Melanie L. Humphrey-Sonntag,
24 CSR, RDR, CRR, CCP, FAPR

1 Report of proceedings held at the location of:
2
3
4 ST. CHARLES CITY HALL
5 2 East Main Street
6 St. Charles, Illinois 60174
7 (630) 377-4400
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11 Before Melanie L. Humphrey-Sonntag, a Certified
12 Shorthand Reporter, Registered Diplomate Reporter, and a
13 Notary Public in and for the State of Illinois.
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1 PRESENT:
2 TODD WALLACE, Chairman
3 SUE AMATANGELO, Member
4 BRIAN DOYLE, Member
5 STEVE GAUGEL, Member
6 JIM HOLDERFIELD, Member
7 TOM SCHUETZ, Member
8
9 ALSO PRESENT:
10 RUSS COLBY, Planning Division Manager
11 ELLEN JOHNSON, Planner
12 CHRIS TIEDT, Development Engineering Manager
13 RITA TUNGARE, Community and Economic
14 Development Director
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1 P R O C E E D I N G S
2 CHAIRMAN WALLACE: This meeting of the
3 St. Charles Planning Commission will come to order.
4 Tim's not here. I guess I'll do the
5 roll call.
6 Wallace, here.
7 Amatangelo.
8 MEMBER AMATANGELO: Here.
9 CHAIRMAN WALLACE: Doyle.
10 MEMBER DOYLE: Here.
11 CHAIRMAN WALLACE: Gaugel.
12 MEMBER GAUGEL: Here.
13 CHAIRMAN WALLACE: Holderfield.
14 MEMBER HOLDERFIELD: Here.
15 CHAIRMAN WALLACE: Schuetz.
16 MEMBER SCHUETZ: Here.
17 CHAIRMAN WALLACE: All right.
18 Before we get to Item No. 3, presentation
19 of minutes of the March 3rd, 2015, meeting, I do have
20 something that is not on the agenda.
21 Tonight we are honoring our longest serving
22 Plan Commission member. After 15 years being on the Plan
23 Commission, Sue Amatangelo is leaving us, and we just
24 want to take a minute. And I'd recognize that the mayor

is in the room, and the mayor would just like to take a minute to say something.

MAYOR ROGINA: Thank you, Mr. Chairman.

You know, saying good-bye is always difficult. And saying good-bye to individuals that have done 15 years worth of work for the City, I think that -- I don't know if we have a canceled check downstairs for any of that. So that's -- that in itself is a fine gesture, and you've made fine contributions to our community, and the community will never forget that.

I would be remiss if I didn't also say this to your husband sitting back there, who's also been a fine catalyst, most recently helping my wife out in the America in Bloom, which we're trying to get off the floor here and get it going for the summer.

But we certainly are going to miss you. We know you'll have -- a little country is always a nice area, so South Carolina will be nice. But we're going to miss you very much, and I just want to say to both of you our best to both of you and the best moving forward.

And thank you very much for your contributions.

(Applause.)

CHAIRMAN WALLACE: All right. Thank you.

Thank you, Mr. Mayor.

Presentation of minutes of the March 3rd, 2015, meeting. Is there a motion to approve?

MEMBER DOYLE: So moved.

MEMBER AMATANGELO: Second.

MEMBER SCHUETZ: Second.

CHAIRMAN WALLACE: It's been moved and seconded.

All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Opposed?

(No response.)

CHAIRMAN WALLACE: Motion passes unanimously.

Item 4 on our agendas is -- Item 4 on our agenda, Pheasant Run Crossing, north side of Main Street and Pheasant Run Drive, Hilton Garden Inn/DuPage Expo, Oakbrook Properties, Inc., is an application for a preliminary and final plat of subdivision.

Russ.

MR. COLBY: Yes.

This application involves a group of commercial properties located on East Main Street, north of the Pheasant Run resort. As you mentioned, it's the site that includes the Hilton Garden Inn, Culver's

1 Restaurant, and DuPage Expo Center.
2 The proposal for the subdivision would
3 consolidate and resubdivide all the property into a
4 single subdivision with a shared access to the existing
5 access drives. The owners association would be
6 established to manage the common elements there,
7 including the shared access drive and the stormwater
8 detention area.
9 New lots will be created for existing
10 buildings along with new building lots for future
11 development, and all of the lots will share the same
12 access system.
13 As a part of the proposed subdivision, the
14 existing utility drainage and access easements will be
15 rededicated on a new subdivision plat. And there's no
16 new public improvements that are being proposed at this
17 time, and there are, therefore, no engineering plans
18 being presented along with the subdivision.
19 City staff has reviewed the subdivision plat
20 for conformance with code requirements, we have provided
21 comments to the Applicant, and we are recommending
22 approval of the applications for both preliminary and
23 final plat of subdivision subject to resolution of those
24 outstanding comments, which are included in the staff

report.

The Applicants are present here if there's any questions for them tonight.

CHAIRMAN WALLACE: All right.

Planning Commission members, are there any questions?

Or if not, I'll entertain a motion.

MEMBER SCHUETZ: I just had one quick question. On the bottom of page 4 it mentions about the utility easements.

Who am I looking at?

Okay. Would somebody -- it said there might be a need for a cross-access in the parking for 1 and 2.

Can you comment on that?

Lot 1 and 2, I should say.

MR. DOHERTY: Lot No. 1 currently exists as a training center, a two-story training center that's connected to the Hilton Garden Inn, and they share a walkway that goes in between the two.

So the training center is quite often used by people that are staying at the Hilton Garden Inn, so their parking is pretty much used in common.

MEMBER SCHUETZ: I see. Okay.

MR. DOHERTY: But those are covered -- we have

a declaration of covenants that we're putting together for the association. It spells out the cooperation between each of the lot owners for the parking access, utilities, et cetera, as well as maintenance.

MEMBER SCHUETZ: Thank you.

CHAIRMAN WALLACE: And, sir -- I'm sorry. I neglected to do this before you started talking. But would you mind just stating your name and spelling your last name for the record.

THE WITNESS: I'm sorry. My name is Jim Doherty, D-o-h-e-r-t-y. I'm a licensed engineer and the engineer for Oakbrook Properties, have been for about 20 years.

CHAIRMAN WALLACE: Okay. Thank you, sir.

All right. Any other questions?

(No response.)

CHAIRMAN WALLACE: All right. Is there a motion?

MEMBER DOYLE: I move to recommend approval of the application for preliminary and final plat of subdivision for Pheasant Run Crossing subject to resolution of all outstanding staff comments listed in the staff report dated 3/17/2015.

MEMBER AMATANGELO: I second it.

CHAIRMAN WALLACE: All right. It's been moved and seconded. Any discussion on the motion?

(No response.)

CHAIRMAN WALLACE: All right.

Holderfield.

MEMBER HOLDERFIELD: Yes.

CHAIRMAN WALLACE: Amatangelo.

MEMBER AMATANGELO: Yes.

CHAIRMAN WALLACE: Doyle.

MEMBER DOYLE: Yes.

CHAIRMAN WALLACE: Schuetz.

MEMBER SCHUETZ: Yes.

CHAIRMAN WALLACE: Gaugel.

MEMBER GAUGEL: Yes.

CHAIRMAN WALLACE: Wallace, yes.

All right. That motion passes unanimously and that concludes Item No. 4 on the agenda.

(Off the record at 7:08 p.m.)

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 24th day of March, 2015.

My commission expires: May 31, 2017

Notary Public in and for the
State of Illinois

1 BEFORE THE PLAN COMMISSION
2 OF THE CITY OF ST. CHARLES
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4
5 ----------X
6 In Re: :
7 Regular Meeting including :
8 Application for Concept Plan; :
9 Property Located at Woodward :
10 Court, Pine Ridge Park PUD. :
11 ----------x
12
13 REPORT OF PROCEEDINGS
14 St. Charles, Illinois 60174
15 Tuesday, March 17, 2015
16 7:08 p.m.
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1 PRESENT:
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P R O C E E D I N G S

CHAIRMAN WALLACE: Item 5 is Woodward Court, Pine Ridge Park PUD, Woodward Drive east of Oak Street, 1300 Spring Street, LLC, application for concept plan.

MS. JOHNSON: The Applicant is here to make a presentation.

CHAIRMAN WALLACE: Okay.

And this isn't a public hearing. This is an application for a concept plan. For those of you who are not familiar with our procedures, what the Plan Commission does is we conduct public hearings for the City Council to consider applications that come before us. In some instances we encourage applicants -- if it's a more complicated plan or if they want to get an idea of what is going to happen before they spend substantial amounts of money doing packets and all the paperwork that's involved in planning, we'll invite them to come in for a concept plan review, and that's what this is.

There is no official application before the City. This is for the Plan Commission to give feedback to the Applicant regarding their plan, and they can take that into account in deciding whether or not to come back with a plan for the Plan Commission to consider.

Any questions regarding that concept?

(No response.)

CHAIRMAN WALLACE: All right. Now, we are on the record because there's a court reporter here. This isn't a public hearing, but, still, I would ask anyone who speaks to come up to the lectern, state your name, spell your last name, state your address for the record.

And, also, because our court reporter is talented but not quite that talented, she can only do one voice at a time, so please wait to be recognized by me before speaking.

Is the Applicant ready?

MR. KOLB: Good evening, Commissioners.

My name is Andrew Kolb, K-o-l-b. I'm a zoning attorney. I'm from the law firm of Vanek, Larson & Kolb, which is just across the river in the old St. Charles National Bank building at 200 West Main.

I'm here on behalf of 1300 Spring Street, LLC, which is an Illinois limited liability company. Its principals are Michael-Dean Chorneyko and Jerry Hubbe.

With me also is Jace Murray, our broker on the project; as well as David Schoning, our architect; and Jared Natalino, who's standing next to me here who's running the slides and is also an architect and project manager.

1 Thank you all for taking the time to listen a
2 little bit about our project. The purpose of what we
3 hope to get out of tonight would be to get a general
4 sense of what the Commissioners feel about the project
5 before we invest even more capital and time and energy
6 into a project in a rezoning of this nature.
7 I think it's important to start -- we have
8 about a 15-minute presentation for you, but I think --
9 just as a preface, our team is a local product here. Our
10 principals are both St. Charles products. The team has
11 been local here, within miles of this site, for a long
12 time, and I think Jace Murray, our broker, knows this
13 project well.
14 It's a piece of property, multiple parcels
15 that have sat vacant for roughly 25 or 30 years in its
16 current zoning classification in one form or another.
17 And what we're seeking here today is a rezoning, a
18 rezoning of this property from the BC, Community Business
19 District, with a PUD overlay to the RM3, General
20 Residential District, as well as either an amended PUD or
21 a new PUD along with that and then modifications to the
22 comp plan to go along with that as well as a subdivision
23 as well as final and preliminary PUD plan approval.
24 Those are our development approvals that we're

1 seeking, and we'll be making application kind of pending
2 what we hear tonight as far as positive feedback,
3 hopefully, or any questions or concerns you have
4 regarding a rezoning of this magnitude.
5 What we're seeking here is a multiunit
6 residential rental development for active adults and
7 young professionals.
8 As an overview, the property went through a
9 foreclosure that's the subject of our application. It's
10 RAO property and it's currently being held by a limited
11 liability holding company of PNC Bank and was reclaimed
12 as part of a foreclosure.
13 We wouldn't necessarily say it was a blight,
14 but it certainly is underutilized in its current zoning
15 classification. There's simply no demand and that's why
16 foreclosure occurred in the current zoning
17 classification. We think the highest and best use of
18 this property would be high-density residential under the
19 RM3 zoning clarification.
20 Currently the LLC that I represent,
21 1300 Spring Street, has a contract purchase right.
22 They're not currently the owner of the property although
23 they do have a contract right to purchase this property
24 and one, mind you, with no contingencies.

The way RAO property typically works is you buy it and you hope to get your zoning, so we're very particularly interested in what the reaction here is of this Commission before we go much further with the project, and we would hopefully look forward to a positive temperature.

So, again, we're seeking a rezoning to the RM3; we're seeking a modification of the comp plan; we're seeking an amendment or brand-new planned unit development, preliminary and final PUD approval, as well as subdivision final and preliminary subdivision approval.

There are under your code -- and we'll go through the project in detail, but there are -- well, let's start with the current zoning around the property. The property is currently zoned BC PUD for Community Business District.

There are a number of uses that are allowed in that district. I've pulled a couple out to have the general public and the Commission kind of understand what this property could be. You've got things like bus stations, temporary vehicle storage, mini warehouse units, mini storage units, outdoor entertainment venues, carnivals, lodges, motor vehicle rental, motor vehicle

1 outdoor truck storage, taverns and theaters, things like
2 that for this particular parcel.
3 There's just not a demand for that in this
4 area, and what we're proposing is higher density
5 residential use for active adults and for young
6 professionals.
7 There are a number of standards in your code
8 for zoning or rezoning a parcel like this, and I think we
9 should touch on these just briefly for you so you
10 understand. Before we get into the nature of this
11 project, I think equally as important is to consider the
12 rezoning itself. Does the Commission believe this is the
13 highest and best use for this parcel in its
14 classification?
15 I think you've got to look at the standards
16 that are in your code under 17.04.320.
17 The code invites us to look at the existing
18 uses of the nearby property and whether the property
19 values are diminished by the existing zoning
20 restrictions.
21 I think here it's safe to say that we've got a
22 piece of property that's been vacant for 25, 30 years;
23 it's been foreclosed on by a bank, being held by a bank
24 holding company awaiting sale, unconditional sale, and

1 I think the zoning classification had a lot to do with
2 why this property is in the predicament it's in.
3 Another factor is the suitability of the
4 property for its existing zoning and feasibility.
5 I think, as Jace will outline, the property's most
6 suitable for this type of development, this mixed-use
7 sort of residential development, multiunit, higher
8 density.
9 Another factor is the length of time the
10 property has been vacant.
11 As Jace pointed out before we walked over for
12 our meeting today from our law firm, this marks the 30th
13 anniversary of when this particular property was
14 originally contemplated to be developed under this zoning
15 classification, and I think during that entire time we
16 still see Woodward Drive not complete and we still see a
17 lot of vacant property out there that's just
18 underdeveloped.
19 And I think definitely there's a need for
20 this. There's a number of studies which we'll go through
21 tonight -- Michael will outline them -- that shows a
22 clear demand for this type of housing in our community to
23 attract the right young professionals to stay in this
24 community who necessarily can't afford the burdens of

1 home ownership and the taxes and the maintenance that go
2 along with that, as well as the active adult lifestyle of
3 people that just want to sort of put that burden of
4 homeownership behind them and have a place that's
5 upscale, that has rents equivalent or equal to or
6 exceeding what the normal highest rents would be for the
7 St. Charles market. I think there's a demand -- there's
8 a number of studies that show a clear demand for this
9 type of housing with this type of density and this number
10 of units.
11 Around this property -- I think it's important
12 to make the point that this property is not, you know,
13 quote/unquote, spot zoned here. I think it's important
14 to note that we've got RM1 nearby to the west we've got
15 RM1 just on the other side of 64 to the west, and RM3, as
16 well, as well as office and research, which is
17 essentially the same thing as the BC zoning district --
18 however, it has greater setbacks, it's a little bit more
19 spread out -- and then we have public land and open space
20 surrounding it.
21 This particular use is not continuously
22 industrial or continuously commercial. I think it's got
23 enough residential around it to, I think, demonstrate
24 some cohesion here, so I think it's important to say

that -- you know, the adjoining zoning reclassifications around this property, if we were to amend the comp plan, if you were to allow this kind of project to proceed, we believe this type of zoning classification is consistent with what's immediately adjacent to this land.

So that being said, I think what I'll do is turn it over to Jace Murray our broker on the project, and what Jace can do is outline for you what the history is of this site. And then from there Michael will detail for you what the project consists of, what amenities we're offering on-site and how many units and what the elevations look like and things like that.

So -- and I'll wrap up at the end. So thanks for your time.

MR. MURRAY: Good evening. Jace Murray, Murray Commercial, 700 East Main Street, St. Charles.

Again, thank you all for allowing us to visit with you tonight about the concept.

Our history goes back quite a bit. I don't want to be a historian up here, but just to shed some quick light on the background and what we call the West Gateway, our family's been involved in the West Gateway really since its inception of the mid-'80s -- hence the 30-year reference that Andrew made.

1 I think it was about 1985 when there was a
2 dialogue to assemble the parcels out here to bring the
3 annexation to the City, which ultimately occurred in
4 1990.
5 And then it was from about 1990 until '96 --
6 took about six years to unwind that annexation agreement
7 to ultimately get Wiseman-Hughes to the table for Renaux
8 Manor and then Town and Country to the residential south
9 Campton Hills Drive. So we've been intimately involved
10 with this West Gateway for many, many years.
11 I think what's transpired and why we're here
12 today is testimony to the market will drive somewhat
13 the -- the demand, if you will. And in the area from
14 Peck Road to the west to Randall Road to the east and
15 North Avenue or Main Street to the south, that quadrant
16 over those years, collectively, there's been many
17 different attempts to look at different land plans,
18 different concept plans. I know we're right now,
19 I think, on the 13th amendment or more to the annexation
20 agreement.
21 During that residential boom I think there was
22 a consistent comment and a feeling that there will not
23 be -- we have enough residential right now, let's hold
24 off on any more residential use in this quadrant,

1 although many of us have commented that the market will
2 dictate and a blended use makes the most sense. You need
3 the rooftops to drive that commercial, and you need a
4 balanced approach.
5 So when the team approached and we started
6 talking about this a year ago, we thought this makes a
7 great use of the property. It is the highest and best
8 use for the property over -- I think the last 25 to
9 30 years have shown us that.
10 We're a local group. We want to revitalize
11 this West Gateway area, bring it back to life, drive some
12 of the commercial that's on the frontages of North
13 Avenue -- or Main Street, I should say -- I'm glad Jim
14 Martin is not here -- and, again, support the existing
15 uses that are here.
16 We represent some other properties in the
17 immediate area. Ourselves, we developed the West
18 Gateway -- or the Westgate Center where Walgreen's is and
19 Tap House and the like, and everyone's doing okay, but we
20 could be doing much, much better with the right uses in
21 place.
22 I'm going to turn it over to Michael-Dean.
23 I'm a man of few words so -- less is more -- so
24 I appreciate your time, and we look forward to your

opinion tonight.

Thank you.

MR. CHORNEYKO: Thanks, Jace.

Michael-Dean Chorneyko. I'm at 40 West 484 LaFox Road, St. Charles, Illinois.

Thank you very much, Mr. Chairman and the committee, for taking the time to review our concept plan. We're excited. I'm excited. My team's excited about this project.

Jace touched a little bit about -- it was a year ago around now when we identified the property and started negotiating with the company that held the property, and it's been a very, very, very tough negotiating process. You're dealing with an institution that is thousands or -- they're in Ohio, people that we dealt with. They don't really have any ties to the community.

We do have ties to the community. I came here in 1985, bought my first house here in 1988, happened to live next door to Jace's family, to Jim Murray and his wife, Dee. And I think Jace was still in high school and Mr. Murray was working on this project back then.

And so we have a long history together as friends and, as luck would have it -- or as, you know,

1 God's blessed us -- we've been able to grow our business
2 in this community. We've been here -- our office for
3 14 years was within a quarter mile of this site, so we're
4 intimately aware that nothing's gone on there and we've
5 watched it sit as vacant land and then, after 2004,
6 developed vacant land with no proposals.
7 So we're all local. The ownership group is
8 local, we employ people locally, and we want to do this
9 project with our own team. We want to build it, design
10 it. We have our own architects, we have our own general
11 contracting firm, and we've done a number of successful
12 projects throughout the valley, mostly in senior housing.
13 That's what we do, is with -- some of the
14 Heritage Woods facilities you might be familiar with.
15 Delnor Glen was one of the projects that our team did up
16 here on the river, and so that's what we do.
17 A number of our clients that we work for --
18 the reason we chose this property, an RAO property -- it
19 is interesting because we work for a number of clients
20 who repurpose buildings. We converted a hotel in
21 Indianapolis that was a bankrupt hotel -- that was
22 blighted and it was being used for all sorts of bad
23 uses -- into an assisted living center. The chamber of
24 commerce was ecstatic with the owner for taking something

that was not a good part of the community and turning it into something that is really beneficial to the community.

In South Elgin we took an office condo building and turned it into the finest memory care facility in the Fox Valley, I believe. And we just did that last year, and we did it in eight months, and the owners are extremely happy, and the community's extremely happy. We took a piece of property that wasn't producing any revenues -- had a massage parlor in it -- and turned it into something that the community could be proud of, a safe place for elderly people.

So -- but the reason I'm telling you that is there is a common theme, in that they're taking properties and changing the use. Here, we're taking a property and we're asking for a change in zoning.

We're looking outside the box. We're looking at a piece of property that right now might be used for a number of different things with high traffic volume and -- carnival, theater -- we went through some of the uses.

So what we would like to do here -- it's also important to know we work for a number of local people, Cadence, Delnor, Wintrust Bank. I mean, we're local and

we've done a lot of local projects.

What we'd like to do on the property is build a 240-unit upper-scale apartment complex with all the amenities.

It's going to have 24-hour maintenance, going to have a maintenance person on staff. We're going to have a leasing manager on staff, on the premises. It's going to have a self-service pet spa so that we can allow pets; people are going to be able to watch their pets.

The living areas are going to be an upscale apartments. The one bedrooms are going to be very large, 865 square feet. The two bedrooms are going to be 1100 square feet. The building's going to be fully sprinkled, wood-frame construction.

We're going to have a pool area; we're going to have barbecue areas; we're going to have garden plots, a coffee bar, a fitness center, all the uses that you see on the screen.

And there's a reason for this, and that's the why of the project. There's a demand in St. Charles, there's demand across the country for housing that millennials, which is -- right now in our country 25 percent of the population will be determined as millennials, people who were born between the years 1980

1 and 1995.
2 That group represents approximately 1 1/2 to
3 $2 1/2 trillion of spending. The largest percentage of
4 that group, according to the last US census, is 23 years
5 old last year. The next largest group is 24, and the
6 next largest group is 22. This is the bubble that came
7 out of the baby boom. This is the bubble that's kind of
8 passing through, and its a lot of our children, you know.
9 So they live differently and they're more
10 experiential than we are, so they want to experience
11 things. And you could go through Forbes, US News & World
12 Report, CNBC -- all the talk is about how they live. And
13 things that are pretty common to them is they're not
14 really interested in home ownership at this point in
15 their life.
16 They may be living at home because they
17 graduated college a few years ago and this was a bad job
18 market and they had college debt and there's a bunch of
19 things, but usually by the age of 25 they move out, and
20 this is the boom that we're experiencing.
21 So they are people that would be -- good jobs,
22 good education, need a place to live, want to stay in the
23 community. A lot of them are in our community now.
24 I can think of four on my street on the east side of

1 St. Charles where I live. That's just four off the top
2 of my head.
3 So there's a demand in St. Charles. Our
4 market study that we're having completed right now --
5 they shared a little bit of it with me today -- that
6 there's over 400 -- demand for 400 units in the
7 Fox Valley -- Batavia-Geneva-St. Charles -- currently
8 today. So if you could build 400 units, you'd fill them
9 up today.
10 In St. Charles we have not had any new
11 development -- nothing of this scale -- for 15 years.
12 Interestingly enough, there's a lot of parallels between
13 that community sitting on the east side, AMLI, and what
14 we're proposing here on the west side.
15 They both make use of a retail corridor along
16 the front, a car dealership, a retail area, and the
17 apartment complexes in the back. And then as you get
18 away from the apartment complex, you get into other uses.
19 We feel this is the best use for the property
20 and that it would be a vital -- it would be a vital part
21 of the community, and it would allow the businesses to
22 thrive -- at least have a better shot at thriving -- than
23 another use or any of the uses because nothing's worked
24 there for 30 years.

1 The other thing we'd like to mention is that
2 your support and timing is key. You know, the current
3 zoning is commercial. We want to change the zoning to
4 the use that complements the adjacent properties, which
5 are residential. The most adjacent property to this is
6 residential. The front areas are commercial.
7 Our site area that we're proposing is
8 13 acres. 18 percent of that's going to be covered by
9 buildings. There's going to be a tremendous amount of
10 green space and circulatory areas. We don't comply --
11 we're asking for a zoning change, but we're not asking at
12 the time -- and we don't anticipate any variances of the
13 zoning. The goals that we're proposing, the concepts
14 that we're proposing will fit in with the zoning, if
15 we're granted the zoning.
16 So -- I touched on the market demand. There's
17 seniors, there's people -- our market study today, they
18 shared with us that 45 percent of our rental pool will
19 come from people between the ages of 45 and 75.
20 So that kind of was surprising to me. I was
21 assuming that some of that -- some active seniors, but
22 that's a big number of active seniors. That's people who
23 want to sell their home, could sell their home, and want
24 to stay in the community, come back for the summers, be

1 around their children and grandchildren.
2 Another thing that's important to remember
3 about a project like this is it incubates future home
4 buyers for the city. So you're introducing young people
5 with a lot of disposable income into St. Charles.
6 Currently we have nothing like this in St. Charles. If
7 your son or daughter wants to live in a nicer building or
8 you want to sell your house and move to a building you
9 can walk to that even has nice amenities, it just doesn't
10 happen. We don't have that here.
11 So this will provide -- fill a big gap in
12 St. Charles. It will also allow us to collect the
13 spending money that these people have into the
14 St. Charles businesses, and it also provides a new pool
15 of future homeowners that are being invested in the
16 St. Charles community. They're not buying houses at an
17 early age as we did, they're not getting married as early
18 as we did, but eventually they do do that.
19 And if you -- there's a study that was
20 commissioned by the City, the CMAP study. It's a policy.
21 It's been adopted as policy, I believe, by the City. And
22 it addresses a need that by 2040 St. Charles is going to
23 be short 4,000 -- or 2,000 of this type of housing units.
24 They're going to be short housing units -- rental units

of all types across the board.

And on page 119 they recommend that one of the ways -- the very first recommendation in the housing strategy is how to accomplish finding land for this, and rezoning existing properties is one of the ways that the City can accomplish the goal of meeting the need of these renters.

Do you want to go to the next slide there -- so this is what we're proposing. It's a little different than what you have in your packet.

We're a local company. We have our own architects, designers, and we had a meeting last Tuesday night at the Tap House with the residents of -- that would be most greatly impacted by this project, and that would be the homeowners association to the north and the west.

They -- we had good dialogue. I think the use had a lot of support, and out of their dialogue and questions and comments, we adapted the plan that you have to this plan.

This plan shows three four-story buildings. It shows a pool on the southernmost portion of the property, three three-story buildings on the northern property which most abuts the homeowners association, and

a movement of the properties further away from the existing homeowners.

So what we've done is, because we're local and because we can adapt and because we want to be good neighbors -- because we are all neighbors -- we turned this over in a week. And something like this works for us, and we hope it works for the Planning Commission and the City.

These buildings are kind of contemporary in style. They have a mix of one-bedroom and two-bedroom units. The units you see on the corners are one-bedroom units. The two-bedroom units are in the middle. They -- some of the buildings will have elevators.

The units, as proposed, in a three-story building have only four doors in each hallway, so they're semiprivate entrance doors. You don't have any long corridors. They're made to be for the people of the -- they're made for our next generation.

And for the -- there's a lot of one-bedroom units. There's nine buildings. There's 72 -- I mean one-floor units. There's 72 units that will be available on the main floor. So for people who have compromised situations and want one-floor living, there's -- a third of the property is ready for that type of individual.

So -- and that sums it up. I think we touched on everything.

And if you have any questions, I think Andrew wants to end our presentation, but I thank you for your consideration.

I hope the guests recognize the quick and -- movement towards their comments and our ability to do -- what I need -- what we need as local developers dealing with the situation is we'd like some feedback that allows us to decide what our next steps are with this project because it's -- I think it's a great project for the City. It takes a blighted piece of property and turns it into something viable, just like we've done with various other properties.

Andrew.

MR. KOLB: Hi. I think that's the -- that's the main point.

With the concept plan -- I think Todd kind of touched on it earlier. The goal is for the developer to kind of walk out of the meeting and get the -- take the temperature of the Commission and get a sense of -- you know, this is a fairly extensive project relative to St. Charles, and a rezoning is a rezoning.

Anytime you modify the comp plan, it's

1 definitely something that should not be taken lightly, so
2 we want to make sure that, you know, before we move
3 forward into the acquisition stages and into just some
4 really heavy engineering soft costs, that we can really
5 get a sense of what you all think.
6 So we invite you to toss questions at us, but
7 equally as important we'd love to hear your comments as
8 to what you really feel about this kind of a zoning
9 change and, secondly, what you feel -- assuming a
10 rezoning's okay, a new PUD -- what you think of our
11 project generally, both of those, so that we can get a
12 sense of what your recommendations to the City Council
13 ultimately will be so that we can make our business
14 decisions moving forward.
15 So thank you for your time --
16 CHAIRMAN WALLACE: Okay.
17 MR. KOLB: Okay.
18 CHAIRMAN WALLACE: Thank you. Typically what
19 we'll do is we'll entertain questions from Planning
20 Commission members and -- as well as from members of the
21 audience, and then we'll end with a polling of the
22 Planning Commission to get their impressions of the
23 project.
24 And I'm going to take the liberty of starting

1 off with a question, and you may have to defer to staff
2 for this. This is kind of a two-part question.
3 Have any steps been taken regarding extension
4 of Woodward to the east along the north side of the
5 Mercedes dealer?
6 Do you know if anything has happened at the
7 City regarding that?
8 MR. COLBY: The responsibility for
9 constructing that extension -- it's a part of the
10 subdivision that was approved with the resident Mercedes
11 dealership and the expectation, based on that subdivision
12 plan, is that the street would be connected when that lot
13 is developed.
14 CHAIRMAN WALLACE: The lot immediately to the
15 south of where that connected?
16 MR. COLBY: Correct, north of the dealership.
17 CHAIRMAN WALLACE: Now, one of the other
18 things that I saw is this drive on the west side of the
19 Mercedes dealer looks like it goes behind the dealer, but
20 it also appears to run parallel with the proposed access
21 drive for this development.
22 Would we have any issues with those two both
23 coming out onto Woodward Drive in too close of a
24 proximity to each other?

MR. TIEDT: In staff comments there was a comment related to that with having those entrances located in close proximity on Woodward and that the traffic study would have to address that and examine, you know, likelihood of conflicts and things of that nature.

CHAIRMAN WALLACE: And I guess going to the Applicant, have you had any conversations with adjoining property owners regarding cross-access agreements?

For example, the drive that goes to the west of what used to be Sunshine Lighting there, there's a little drive here that comes off of Route 64 -- I mean, what I -- I know that you're going to have a traffic study when you come back with an application, but one of the questions that I know we're going to have is what access points are there going to be in the future and what is going to be the impact of traffic at those access points, and so one of the things that we need to consider is Woodward Drive extending to the east as well as any other potential access points.

Has there been any discussions with adjoining property owners regarding those?

MR. MURRAY: Jace Murray. I'll just make a couple constructive comments.

To echo Russ' comment, yeah, the resident

1 piece has the responsibility of connecting Woodward Drive
2 to Randall.
3 This parcel -- Pine Ridge Park, if you will --
4 when that got acquired and did this development, their
5 contribution was to the Oak Street intersection. So, if
6 you will, this PUD, if you will, has stepped up to the
7 plate and put its best foot forward already as it relates
8 to that Oak Street intersection from that perspective.
9 The comment about the Sunshine Lighting
10 drive -- and Marv can comment, too -- I believe there's a
11 pretty significant detention/retention area right there
12 that -- I don't know if it would be conducive to connect
13 that.
14 MR. CHORNEYKO: I think also, Jace, it might
15 be important to point out that the existing business
16 development that was contemplated there allowed for
17 high-volume traffic. And we are going to do traffic
18 studies as part of our application process, but our
19 understanding is that the use that we're proposing and
20 the amount of traffic that we're doing will be handled by
21 the current configuration that was contemplated when the
22 original PUD was approved.
23 CHAIRMAN WALLACE: Well, and that's the point
24 that I was getting at, not the legalities of cross-access

or anything like that but, really, more what is the impact of the road structure or what's the impact of the proposed traffic on both the existing road structure and what potentially may be the road structure.

So if and when that road does go through, Woodward does go through -- I don't know -- maybe there could be some section in the traffic study that presupposes that and gives an idea of what the traffic movement would be in that direction.

Other questions from the Plan Commission?

Brian.

MEMBER DOYLE: We heard testimony that this -- these parcels have been vacant for 25, 30 years. The commercial parcel north of the auto dealership is also vacant with frontage on Randall.

Could you speculate -- do you have any thoughts as to why that parcel is vacant?

MR. MURRAY: It would only be speculation. Market demand. Rooftops. I know residents in the past have talked about other dealerships being there, and that's a world I'm not aware of.

MEMBER DOYLE: Would you say that that remains a viable commercial parcel even though it's been vacant?

MR. MURRAY: Yes.

1 MEMBER DOYLE: Okay.
2 MR. MURRAY: If you look at the corridors --
3 Randall is the retail corridor that we know and live in,
4 and then there's -- North Avenue is a corridor. It's not
5 as strong a retail corridor as Randall, obviously, but
6 those are the two corridors.
7 MEMBER DOYLE: And if Woodward is connected to
8 Randall as has been speculated -- you know, as has been
9 planned for -- and there are -- our comprehensive plan
10 identifies part of this area, the two parcels, as
11 commercial. Basically, what the comp plan contemplates
12 is that you have a viable commercial parcel that's
13 fronting Randall, you have a stoplight at Woodward and
14 Randall, and you have a possibility of commercial now
15 extending westward on Woodward.
16 So why should the Commission not maintain an
17 outlook that this is a viable commercial property in the
18 future when that connection to Randall is established?
19 MR. MURRAY: From the -- again, speculation;
20 broker's opinion. There's significantly other lands
21 still yet in the western area of the corridors of
22 St. Charles that will be absorbed far ahead of any of
23 this land being absorbed for any type of commercial use.
24 If you're okay with that land sitting there for another

50, 30 years, then that's the City's purview.

From a market demand and reality, with Woodward connected -- and this goes back to discussions we had 20 years ago. You need a balanced use throughout here from a land planning perspective to drive that frontage commercial and make it viable. We still have all the transient land behind Meijer and Lowe's.

You have the Fair Board property. Granted, it's Fair Board and who knows what they're going to do with it. But there's significant amount of commercial yet to be absorbed in the critical corridors that the -- the inventory behind that critical corridor is conducive for this type of use.

CHAIRMAN WALLACE: Other questions?

Brian, do you have some more?

MEMBER DOYLE: Go ahead.

MEMBER SCHUETZ: Go ahead, Sue.

MEMBER AMATANGELO: I just have a quick one. This will be for staff.

Do we have any idea of the current occupation rate of the other type complexes in the city right now?

MS. JOHNSON: I believe that they are -- in general, our vacancy rate is fairly low for rentals.

MR. CHORNEYKO: I believe that the vacancy

rate in St. Charles is less than 1 percent.

A study that was done in December of '13 -- which is a year old but we haven't built any new buildings since then -- that showed the vacancy rate to be 4 out of 540 available units, which is a vacancy rate of .8 percent, which is 10 times less than the lenders are showing there.

So big demand.

MEMBER AMATANGELO: Thank you.

CHAIRMAN WALLACE: Yeah.

MEMBER SCHUETZ: I have a few questions.

You had referenced the complex on the east side of town. How many units are in that complex?

MR. CHORNEYKO: I believe there's 400 units. And I know there's 400 units in that complex, and they constitute the last big project that was done and allowed for nicer residential multifamily in the city.

MEMBER SCHUETZ: And as we just heard and you had stated, the fill rate or the occupancy there is basically --

MR. CHORNEYKO: Hundred percent.

MEMBER SCHUETZ: -- a hundred percent most of the time?

MR. CHORNEYKO: That's my understanding.

1 MEMBER SCHUETZ: Because one of my questions
2 before we just discussed this was if you were to build a
3 community like this -- and my personal opinion is that
4 I like what I see as far as concept.
5 But my concern would be if it were to be built
6 and then you have a lot of empty buildings, that they are
7 not filled. It just concerns -- you know, we've got
8 three adult children, and, unfortunately, they all moved
9 out of town. And out of state, frankly.
10 But -- you know, I'd love to see them stay
11 here, but they chose not to. But I just wonder how we're
12 going to keep some of the younger crowd here.
13 MR. CHORNEYKO: Yeah. Our plan in
14 constructing this project is to do it in phases and start
15 at the buildings that surround the amenities and build it
16 out in phases that allow for lease-up to dictate your
17 vacancy and your construction rate, and that would be the
18 prudent plan. We're prudent local guys, so that's the
19 plan that we would take.
20 MEMBER SCHUETZ: And you --
21 MR. CHORNEYKO: We also know that in the city
22 that there's a tremendous amount of -- because no
23 projects have been built for a long time, even in the
24 tricity area -- that the demand -- from what I -- from

1 what our market study people -- we'll have that market
2 study in a few weeks in its entirety. It says that
3 there's tremendous amount of demand just from turnover
4 demands that's not being met, that people don't have any
5 other places to go so they kind of stay where they're at.
6 But a new place with these amenities would be
7 attractive to a lot of people who are currently renting,
8 as well.
9 MEMBER SCHUETZ: Right. So -- your plan
10 versus what we had in our packet is one less building?
11 Is that the only difference I see?
12 MR. CHORNEYKO: Correct.
13 MEMBER SCHUETZ: Besides one less pool.
14 MR. CHORNEYKO: What we did was we took the
15 pool away. We listened to adjacent property owners at
16 our meeting, and, you know, there was over 40 houses that
17 are directly within 500 feet or 600 feet of our property.
18 So we had a meeting with them and said, "This is what
19 we're going to be proposing" so they know.
20 We had -- we're not changing the density,
21 we're not changing the use, but they had some comments
22 that, "Boy, it would be really great; I think this is
23 better than having a carnival in our backyard and" --
24 I can't put words in their mouth but -- "this is better

1 than a storage facility." You know, "Could you look at
2 another location for the swimming pool? "
3 And we said, "Well, not only could we do that,
4 we could probably, if we put our mind to it, do a --
5 something that works," so we put three four-story
6 buildings. And that eliminated one three-story building,
7 and that building came on a parcel that was most close to
8 the existing homeowners.
9 So -- I mean, that's we want to do, we want to
10 work with everybody, but we need the zoning and we need
11 the density.
12 MEMBER SCHUETZ: Thank you.
13 CHAIRMAN WALLACE: Brian.
14 MEMBER DOYLE: During your presentation you --
15 I heard the term "blended use," and I also heard the term
16 "mixed use." This is a full residential proposal.
17 Did you consider mixed use or development
18 style -- a building style that could be converted to
19 mixed use in the future?
20 MR. CHORNEYKO: I think in this particular
21 situation that the term "mixed use" is more in general of
22 the whole area, talking about having residential and
23 business use and commercial and retail on the same side
24 of the street, kind of -- Jace was referring basically to

1 the whole area. And this particular place I don't think
2 would support that type of development.
3 We have some of those buildings. The tenant
4 spaces down -- are below -- below are not in great
5 demand, and the cost to build them and to leave them
6 vacant impacts the cost of the project.
7 In this particular place, being behind a
8 retail, I think this was the best use.
9 MEMBER DOYLE: Could you -- the amenities that
10 you have, though, you have -- could you go through the --
11 put the slide up again with your amenities for this
12 development?
13 MR. CHORNEYKO: Sure. We'll have some
14 talented young guy, millennial here, do it --
15 MEMBER SCHUETZ: Yeah, I caught you. I caught
16 you.
17 MR. CHORNEYKO: -- do the slide.
18 MEMBER DOYLE: So you have a coffee bar, a
19 game area with pool table, fitness center, kitchenette,
20 event meeting rooms, and a business center.
21 MR. CHORNEYKO: That's in the clubhouse, yeah.
22 Our clubhouse is kind of --
23 MEMBER DOYLE: Yes. So I mean -- is it
24 conceivable that you could have a built form that mimics

1 mixed use with a streetscape and with a more walkable --
2 walkable streetscape that -- where these sorts of
3 amenities could be located on the ground floor and could
4 be converted to retail uses later on if this -- I'm going
5 to just jump ahead here to the comments section and say
6 that my definition of mixed use is one that more --
7 integrally blends business/retail uses and residential
8 uses.
9 MR. CHORNEYKO: Correct.
10 MEMBER DOYLE: And what I see here is a
11 residential subdivision with a lot of surface parking
12 that's not very walkable in terms of being able to walk
13 to local business -- you know, local business amenities.
14 And I'll hold off on any further comments
15 about that, you know, and, I guess, stop and allow time
16 for other people to ask questions at this point.
17 MEMBER HOLDERFIELD: I just want to -- you
18 caught my interest when you said "in phases."
19 How do you foresee that? What would be the
20 first phase that you want to do, followed by the second?
21 How is that going to unravel?
22 MR. CHORNEYKO: If Jared will put the plan up
23 there, in -- what's happened is, by moving the pool down
24 to the southwest side, it's actually helped keep the

1 amenities in an area where we'd most likely -- like to
2 start to provide construction.
3 You want to provide the amenities because
4 that's -- the clubhouse, the pool is part of the amenity
5 package, so we would probably -- the way we've gone
6 through this is we would start with the two buildings --
7 do you want to highlight the two buildings there? --
8 these two buildings right here -- and then we'd go to the
9 next two buildings or the next three-set of buildings.
10 So we'd probably start two or three buildings at one
11 time, which would be only a -- it's only 48 units in
12 the two --
13 MEMBER HOLDERFIELD: So around the pool, that
14 horseshoe area, would be where you would --
15 MR. CHORNEYKO: Right. We would do the
16 northernmost portion last. And we would fill up --
17 MEMBER HOLDERFIELD: Across the street?
18 MR. CHORNEYKO: Correct.
19 MEMBER HOLDERFIELD: And as I see it now, this
20 is changed from the packet that we got, and I want to
21 make sure I understand it.
22 The six units on the south here are four-story
23 units?
24 MR. CHORNEYKO: Three of those are.

MEMBER HOLDERFIELD: Three of those are?

MR. CHORNEYKO: Yeah.

And, Jared, could you point to those with the pointer?

MEMBER HOLDERFIELD: I can't see your pointer.

MR. CHORNEYKO: They're the two most southern buildings and the farthest building up the road.

And that's because the massing of the buildings -- one of the comments was -- you know, we like to change things up and have different massing.

MEMBER HOLDERFIELD: So it's a tradeoff from losing one on the north, and you gained it --

MR. CHORNEYKO: We gained it there. We gained one -- and then on the north side, the benefit is that they have the lowest buildings furthest away and they have -- we have some extra space over there.

Sometimes there's a win-win; right? We try.

CHAIRMAN WALLACE: All right. Any other questions?

MEMBER GAUGEL: Yeah.

CHAIRMAN WALLACE: Yeah.

MEMBER GAUGEL: Can you talk about some of the -- what you see as the rents for these properties and where the rest of the market is at in St. Charles?

1 MR. CHORNEYKO: The average rent -- current
2 rent -- and our -- the average rent or current rent --
3 our biggest competitor is 1400 -- well, it's a dollar 42
4 a foot. Our rents will be at that level and higher,
5 probably between a dollar 45 to a dollar 80 a foot, you
6 know, depending on view.
7 And then those rents are unstructured, so
8 there are different amenities like -- the design team --
9 I'm really excited. They did a great job. And the
10 interior one-bedroom units are really spacious and have a
11 lot of windows, and we've got a lot of nice green space
12 and stuff to look at to the north and to the west, even
13 at the pools and stuff.
14 So there's going to be premium units for sure
15 in this building, so, you know, you would see the rents
16 at or above the rents that you're currently seeing in the
17 community, which -- and that translates -- you know, the
18 rents average at 1400, I think, is a dollar 42 at AMLI.
19 CHAIRMAN WALLACE: Sue.
20 MEMBER AMATANGELO: In your amenities listing
21 you had mentioned garden plots and walking paths. Can
22 you just walk us through a little bit of an idea of where
23 that will all fall in on your plan?
24 MR. CHORNEYKO: You know what? Would it be

1 best maybe if we had one of the architects do that?
2 Would that be great?
3 David, do you want to do that?
4 MR. SCHONING: I'm Dave Schoning. I'm the
5 architect.
6 Jared, can you put that on the site plan?
7 So as we proposed, we're going to have --
8 I think it's outlined maybe a little bit better on the
9 previous site plan. Like I said, this is kind of, you
10 know, our initial response to the public hearing that we
11 had over at the restaurant last week.
12 But our initial site plan that we submitted
13 shows walkways. We'll have walkways surrounding the
14 whole perimeter of the site and exiting in different
15 areas, so we'll have all kind of cross-accesses for
16 everybody to, you know, create those walking paths that
17 we proposed.
18 MR. CHORNEYKO: Garden plots, David.
19 MR. SCHONING: Garden plots. We'll have
20 garden plots on the north side -- yeah, right.
21 MR. NATALINO: I'm sorry. Up here.
22 MR. CHORNEYKO: Actually, David, the other
23 site plan had all the sidewalks and things like that.
24 MR. SCHONING: The previous site plan that we

had -- I think you can see on the north side there are some wedge-shaped parcels between the buildings that -- where we were previously showing the garden plots. We will incorporate those in a number of different areas on this plan, as well.

CHAIRMAN WALLACE: Other questions?

MEMBER SCHUETZ: I just had one, like Sue did, on the walking areas or the pedestrian areas. Do they tie into anything else surrounding this potential community?

MR. CHORNEYKO: Yeah.

MR. SCHONING: We're proposed to tie into the existing commercial areas to -- we'll have walking paths all along the streets that were around the property, so there will be sidewalks along all the public streets and connecting to the retail along North Avenue.

MEMBER SCHUETZ: Okay.

MR. CHORNEYKO: And if I may, I think -- on the PUD as a whole that we're inheriting, as a -- in the whole site -- that there is a lot -- there's sidewalks, landscaping, and that's all part of -- going to be tied back into this, and that's -- we're going to meet the requirements for that.

MEMBER SCHUETZ: Thank you.

1 CHAIRMAN WALLACE: All right. Other
2 questions?
3 (No response.)
4 CHAIRMAN WALLACE: I just have one.
5 I don't know if, Russ, maybe you would know
6 this.
7 Regarding a traffic light at Barbara Ann, was
8 there a discussion about what would warrant a traffic
9 light or whether it's been discussed before?
10 MR. COLBY: I don't think that's been
11 considered because of its close proximity to both Randall
12 Road and then, also, the signal location the City
13 identified at Oak Street.
14 So the access was always planned around the
15 City being at Oak Street.
16 CHAIRMAN WALLACE: Is there a left-turn lane
17 on Oak Street north of 64?
18 Like heading -- turning east.
19 MR. MURRAY: Yes. You can actually see that
20 there.
21 CHAIRMAN WALLACE: Can you?
22 MR. MURRAY: Yeah.
23 CHAIRMAN WALLACE: Yeah, I see it. All right.
24 And then regarding the adjoining wetlands,

I know that we had a great deal of discussion on this several years ago.

What's happening with the wetlands? And will this have any impact on wetland preservation or the -- I know there was a detention area that was quite an issue.

MR. TIEDT: Yeah.

You know, when Pine Ridge Park was developed, all along that northeast quadrant were wetlands and stormwater detention basins.

One of staff comments was that they need to examine those buffers, the required wetland buffers, and just ensure that these buildings are outside of that.

Where they're anticipating those three residential buildings north of Woodward Drive, those are already platted lots for commercial use, and the rest of the wetlands are protected by wetland easements.

So no development can happen within those wetlands, and where they're proposing their buildings are already platted lots for development.

CHAIRMAN WALLACE: So there wouldn't have to be any type of major elevation changes? I know we had -- they had that to the west of that, west of this area --

1 correct?
2 MR. MURRAY: Correct.
3 CHAIRMAN WALLACE: -- in that residential area
4 there.
5 MR. MURRAY: Yeah. There would not be any
6 anticipated elevation changes other than probably some
7 general site grading on those platted lots to accommodate
8 the appropriate grades needed for this development.
9 CHAIRMAN WALLACE: But not a matter of 20 feet
10 or something like that?
11 MR. MURRAY: No. I wouldn't anticipate that.
12 CHAIRMAN WALLACE: Yeah. I hope not.
13 I'm sure you hope not, too.
14 MR. MURRAY: Right.
15 CHAIRMAN WALLACE: All right. Any other
16 questions from Plan Commission members?
17 (No response.)
18 CHAIRMAN WALLACE: Any questions from members
19 of the audience?
20 (No response.)
21 CHAIRMAN WALLACE: Okay. Then what I will do
22 is I'll just -- we'll just go through quickly -- we've
23 kind of already let comments be known, but we'll just go
24 one by one and just -- Plan Commissioners, if you could

1 just let them know what -- kind of what you like about
2 the property and the things that you would like to see
3 improved before an application comes back before us.
4 Jim, do you mind starting?
5 MEMBER HOLDERFIELD: Sure.
6 CHAIRMAN WALLACE: Okay.
7 MEMBER HOLDERFIELD: I must say I'm very
8 excited about this project, and I'm comfortable with it
9 being either commercial or residential. And after
10 I drove out to the site and looked at it, I'm just
11 excited that we're moving along and going to do something
12 here.
13 And the staff suggested a few points that are
14 of interest here. One was the change of land use that
15 we've discussed here tonight very thoroughly, and I have
16 no problem with that at all.
17 The proposed density I think is good. They're
18 well balanced in that area, too. And the site plan,
19 although it's a bit different from what I saw earlier,
20 I'm still happy with that.
21 Where I get into a problem is the building
22 architecture. And I say that from the standpoint that my
23 excitement kind of dimmed when I turned the page and saw
24 the elevations because I got a feeling it was a stark,

1 institutional-looking building, and it just didn't fit
2 the residential mode that I was thinking about.
3 What I -- and I think it has to do with the
4 flat roof. As a design guideline, you know, here --
5 perhaps a hip roof that would go along with the -- your
6 center, which has a hip roof, which would kind of mirror
7 that throughout the buildings.
8 And standing out on that property looking,
9 I couldn't help but think it had just the feeling of a
10 prairie look that you can enhance upon. And so the -- as
11 a -- I guess -- a suggestion, guideline here, take a look
12 at that in terms of what you could do with the roofline.
13 And going on, of course, it's not prairie style by any
14 means, but there is a need to -- if we're going to go
15 residential, I would hate to have it look like that.
16 So that's where I'm -- all your other points
17 are wonderful. That's it.
18 CHAIRMAN WALLACE: All right. Thank you.
19 Sue.
20 MEMBER AMATANGELO: Yes, a couple points.
21 First of all, I have no problem, either, with
22 the change in the zoning. You know, I think that would
23 work well for that piece of property as long as the
24 neighboring businesses and so forth are into it, as well.

1 Just a couple comments about the building
2 itself: I have seen that type of facade on a couple of
3 different apartment complexes throughout some of my
4 travels, and what I saw were buildings that were going
5 for a LEED certification and so forth where they're using
6 recycled materials, where they're using repurposed
7 materials in their building.
8 And I don't know if that's a consideration
9 that you would be thinking of, as well, but I think that
10 would work, you know. If we could do it that way, too,
11 that would be a plus.
12 In addition to what you were commenting about,
13 I think that once we get the landscape plan, too --
14 I think that will help to soften the look and feel of the
15 buildings themselves, so I'll be anxious to see that, as
16 well.
17 Traffic flow, of course, would be a
18 consideration here if I -- I'm assuming there will be a
19 traffic study done -- maybe not. But if that's not done,
20 I would like to make sure that there is an extension to
21 Woodward Drive to make sure that there is an ability for
22 traffic flow to move easily to and fro.
23 We -- let's see.
24 The walking paths -- and this is my final

comment. The walking paths, I would hope that there's a way to connect them, as well, to other like bike paths and so forth that we have within the community so that there can be a flow of bicycle traffic maybe into downtown St. Charles and perhaps back to their communities where they live so that maybe -- that's, of course, another way to be eco-friendly in the community.

But other than that, I like the plan. I like the use for the area, and I hope you bring it forward.

CHAIRMAN WALLACE: All right. Brian.

MEMBER DOYLE: I guess I'd preface my comments to say that I'm not opposed to multifamily residential development where it's appropriate.

The City recently commissioned a comprehensive plan task force, which produced, with the help of a consultant, a new comp plan. That initiative was predicated on a claim that our old comp plan was out of date, needed to be updated.

We worked with a planning consultant. We did numerous public workshops and public hearings, and at no time in that process was the zoning for this parcel proposed to be outdated or obsolete. So I am not fully persuaded that a comp plan work product that is only two years old missed such a critical zoning obsolescence,

if you will.

So what I would offer you is that I think that the intent of the comp plan is to foster commercial development on Randall Road, and I think that any development here needs to be tied to -- particularly if we're going to make a map amendment -- how does this plan, in providing you with the creativity to bring a different kind of proposal forward to us, advance the City's goals? How does it provide a catalyst to promote that commercial development on Randall Road and also anticipate the possibility of future commercial development on Woodward Drive?

As I said during the question-and-answer session, I can envision viable commercial -- local business uses on Woodward Drive, and the site layout here, to me, being a subdivision layout that is -- you know, it would -- a few points of ingress and egress to parking lots doesn't lend itself to repurposing in the long term.

And so what I would like to see is a site layout -- what I would suggest is a site layout that is more flexible, that is more reliable to repurposing as market conditions change over time.

That's why I was asking about mixed use, about

1 building layouts that would allow for maybe the
2 conversion of full residential usage to mixed residential
3 uses as time goes on, maybe portions of the area -- if
4 there's a park or something that could in the future be
5 converted to a retail utility usage.
6 A couple of other final comments: I guess the
7 thing that I would like to see in a residential
8 development would be greater focus on walkability, on
9 plazas and playgrounds and social spaces, bike path
10 connections. We have the Great Western Trail just to the
11 north here.
12 And two more comments: One, there's a
13 recommendation or request in the staff report regarding
14 the park-in-lieu fees and using the amenities here to
15 substitute for that. I'm not in favor of that because
16 these are private amenities that are not for use by the
17 public, and I think that park spaces are public spaces,
18 and so I would need to be persuaded that that is a fair
19 trade.
20 And the last thing I would say, following on
21 my comment that -- facilitating and being a catalyst to
22 commercial development, I have no problem with density.
23 I might even be amenable to increase densities
24 particularly close to Randall Road. I have no problem

with the building height.

To me, what's important is that we adhere to a plan that anticipates possibilities for future growth in a commercial area as well as sort of mixed use, as I said.

Thank you.

CHAIRMAN WALLACE: All right. Tom.

MEMBER SCHUETZ: Yes. I'm not going to repeat everything that was said, of course; however, a few comments I do have.

On zoning, as Brian mentioned, we had just gone through this comprehensive plan the last several years here, and I'm not a big fan of changing it.

However, with that said, if it makes sense because you can really -- you can convince us that there will be a significant challenge to develop those commercial areas on Randall and close to this site and if this would be a catalyst for that development, I'm all for it.

Tax dollars, I'm all for it, you know, that I don't have to pay. All right?

The site layout, I think I like your -- I like a lot about your newest one -- not the one that, you know, was in our packet. I would like to add on to some

things Sue said.

When it comes to the landscaping and if you could consider what is a pet peeve of mine in -- personally -- is that when somebody landscapes an area like this with mature trees -- not mature but -- whatever, 3-, 4-inch caliper -- I'd like to see it mixed up a bit, some larger, some smaller, so it looks like a community that's been there for some time.

I don't think we see a whole lot of that usually. We can walk into a community and look at the landscaping and say, "Oh, it's been here for 10 years, it's been here for 5 years" because it all looks the same. So mix that up a little.

My recommendation of the density, I'm good with that. What I like about the density is that, if we can visualize and compare -- the community on the east side of town is double the size of this. So I think some people maybe in the audience and maybe some of the Commission members, this is actually a fairly small residential community compared to the one on the east side of town. That's my perception.

Architecture. Again, I'd like to see it mixed up and make it more pedestrian friendly, is kind of where I come from.

So make -- maybe make the first story more of a -- I don't want to say "town center" but -- I want to say something that pedestrians can relate to. And then maybe the outside of the building would be a little bit different from the ground floor so it's more pedestrian friendly.

And I think that's pretty much everything we covered.

MR. CHORNEYKO: Thank you.

CHAIRMAN WALLACE: All right.

My only comments, I will want to look at a traffic study and see what the traffic impact would be, like I had said before.

I actually prefer the prior site plan to the new site plan, the buildings up to -- you know, the four three-story buildings on the north side of Woodward. And I think if you wanted to go to four stories still on the south side -- I don't know. I don't really think that there's any type of a density issue, in my mind.

I don't see as much of a problem with the comprehensive plan designation of this area, and my reasoning for that is I think that it definitely is an issue in this area with development of commercial property. I personally believe that this type of

development would act as a catalyst as opposed to preventing adjoining commercial development, so generally I'm in favor of it.

The only other thing that I would look at is the layout -- or the internal circulation. As I said, I do prefer the prior site plan. One of the things I would want to do is talk to staff about possibly aligning drives as well as -- you know, the one thing that I don't like is seeing an access drive right next to an adjoining property's access drive. It's just -- it's a lot of concrete all across, you know, one long area.

So if there's some way to discuss cross-access easements with adjoining property owners, obviously that would be good.

So -- Steve.

MEMBER GAUGEL: Much like Brian, my first reaction to this, having -- Brian and I both being on the comprehensive plan task force -- was the ink has just begun to dry on that. And then as I looked at this every day subsequently, it really grew on me.

And to echo much of what's been said, I think this property with this use could serve as an excellent catalyst to get the rest of those naked properties developed.

I, too, don't have a problem with the density. I kind of like the architecture. I know Jim had some concerns about that. It's -- it's new. It's unique to the area, I think; we don't have anything like that around here. But, again, I don't think that's a major concern.

Much like Todd had said, I liked the previous plan, as well. I think those three buildings that are off to the north of the property seem to be kind of on an angle. I like the fact that the pool is in the middle in there, and it kind of served as a focal point to those. I certainly wouldn't have a problem if you kept the four stories on the east side of the property as in the new plan.

But my biggest concern, I think, would just be that traffic study and what is the impact. Woodward Drive is obviously, you know, a big piece of that, as well as Oak Street and that light. Having traveled that many times, that's all, you know, already -- you know, I don't want to call it "problems" at the intersection, but there's a lot of traffic at that intersection.

CHAIRMAN WALLACE: It's heavy.

MEMBER GAUGEL: Thank you. It's a heavy intersection and this is going to make that that much

more magnified.

But overall I like it. I -- it's really grown on me. I think that it could serve as an excellent catalyst for the remainder of the developments of the surrounding sites.

CHAIRMAN WALLACE: All right.

Any questions from the Applicant?

MR. CHORNEYKO: Thank you very, very much for your time.

CHAIRMAN WALLACE: Hold on.

Sir?

Yeah. Could I help you?

DR. BOWMAN: Yeah. I just want to express some emotion, I guess. I'm from Regency Court. Okay? And I appreciate what Steve has said and Jace, and their efforts have been excellent, I believe.

But I just want to express a little bit about my community -- and we do love St. Charles. We want to see the best for everything. And I've lived in this area, the tricity area, for some time, communicate -- or contribute as much as I possibly can because, again, we love our community.

We just -- the main concern that I believe that our people have from Regency Estates there -- we

1 have a very neat little community developing there -- and
2 I think it has to do with what I understand is like the
3 safety factor of apartments associated with our area.
4 I have -- and I think we need some reassurance
5 that the apartments would not degenerate to something
6 that would be unacceptable to our community and to you
7 guys. Okay?
8 I think some concern is about the Section 8
9 type of situation, or it could become low-housing type of
10 situation. Maybe I'm not familiar that much with it, but
11 that is a concern of several people back there who aren't
12 saying too much right now.
13 We have a proposal that has, I believe, about
14 22 things that you guys may get that nobody's said too
15 much about that we would love to have you guys address
16 and consider -- okay? -- in this regard.
17 But I think No. 7 and No. 8 might be --
18 UNIDENTIFIED MALE: Here are some extra copies
19 if you want to hand them out.
20 DR. BOWMAN: Thank you, Tom.
21 So, again, if you were at our meeting one week
22 ago, there were some very adamant concerns about this,
23 almost to the point where it was a little embarrassing
24 from a couple of people that expressed their opinions

from our community. So I come in peace. I'm not trying to disrupt anything, and I'd love to see the City develop more, and I'd love to see something more permanent.

When you say "apartment," to me, it's -- and if I ramble, just tell me to shut up so -- I'd love to see something more permanent. I don't consider apartments permanent at all.

And I've seen areas degenerate a little bit. And how can we be reassured that that would not be the case?

If it can be done. I'm not sure. But I wanted to speak and let you guys know about it. You guys are very wise. All of you have done -- very impressive, what you've said, and we do want the community to continue to thrive and develop, and we know how important that is. But we all pay our taxes -- I think very diligently -- and we want to continue to do that. We don't object to that at all.

Again, we love St. Charles. I just wanted you to understand that there is a strong component that's not being said here, and I do -- I do want to say that so -- okay.

CHAIRMAN WALLACE: And I want to encourage you all to continue to keep track of the development.

1 Obviously, as I said at the beginning, there isn't an
2 application in front of the City right now. I mean, it's
3 a concept plan review.
4 So there will be additional opportunity to be
5 heard, to be able to examine evidence, and to be able to
6 present evidence to the Plan Commission for
7 consideration.
8 DR. BOWMAN: I have this proposal -- and this
9 comes from an architect. He's a very smart guy. I'm not
10 that smart so I just pass out literature. I'm pretty
11 good at doing that. So you guys can at least take a look
12 at that.
13 CHAIRMAN WALLACE: Thank you.
14 THE COURT REPORTER: I didn't get his name,
15 Mr. Chairman.
16 CHAIRMAN WALLACE: Sir -- I'm sorry. I should
17 have had you say your name at the beginning.
18 Can you give us your name for the record.
19 DR. BOWMAN: I decline to answer that on
20 the -- no. I -- my name is Gary Bowman, B-o-w-m-a-n.
21 CHAIRMAN WALLACE: Okay.
22 DR. BOWMAN: I'm a physician, emergency
23 doctor, so -- okay? So --
24 CHAIRMAN WALLACE: All right.

MR. MURRAY: Gary, can we have a copy of that?

MR. CHORNEYKO: Thank you.

CHAIRMAN WALLACE: All right. Thank you, Dr. Bowman.

Any other questions or comments?

(No response.)

CHAIRMAN WALLACE: Okay.

All right. Anything further from the staff for the site?

MR. COLBY: (No verbal response.)

CHAIRMAN WALLACE: No? Okay.

That concludes Item -- thank you.

MR. KOLB: Thank you.

MR. CHORNEYKO: Thank you.

CHAIRMAN WALLACE: That concludes Item No. 5 on the agenda.

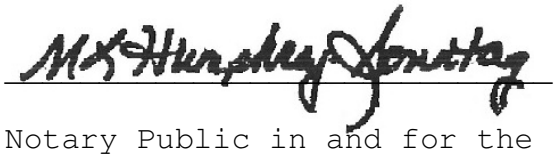
(Off the record at 8:21 p.m.)

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 25th day of March, 2015.

My commission expires: May 31, 2017



Notary Public in and for the
State of Illinois

1 BEFORE THE PLAN COMMISSION
2 OF THE CITY OF ST. CHARLES
3
4
5 ----------X
6 In Re: :
7 Public Hearing on Lexington :
8 Club PUD; Property Located :
9 North of Dean and State :
10 Streets. :
11 ----------x
12
13 REPORT OF PROCEEDINGS
14 St. Charles, Illinois 60174
15 Tuesday, March 17, 2015
16 8:21 p.m.
17
18
19
20
21 Job No.: 74361C
22 Pages: 1 - 80
23 Reported by: Melanie L. Humphrey-Sonntag,
24 CSR, RDR, CRR, CCP, FAPR

1 Report of proceedings held at the location of:
2
3
4 ST. CHARLES CITY HALL
5 2 East Main Street
6 St. Charles, Illinois 60174
7 (630) 377-4400
8
9
10
11 Before Melanie L. Humphrey-Sonntag, a Certified
12 Shorthand Reporter, Registered Diplomate Reporter, and a
13 Notary Public in and for the State of Illinois.
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PRESENT:

TODD WALLACE, Chairman
SUE AMATANGELO, Member
BRIAN DOYLE, Member
STEVE GAUGEL, Member
JIM HOLDERFIELD, Member
TOM SCHUETZ, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager
ELLEN JOHNSON, Planner
CHRIS TIEDT, Development Engineering Manager
RITA TUNGARE, Community and Economic Development Director

1 P R O C E E D I N G S
2 CHAIRMAN WALLACE: Moving on -- all right.
3 Moving on to Item No. 6 on your agenda, this
4 is a public hearing, and it's Lexington Club PUD, north
5 of Dean and State Streets, south of former railroad
6 tracks between Fifth and 12th Streets, Lexington Homes,
7 LLC, application for a map amendment from RM2, Medium
8 Density Multifamily Residential District, to RT3,
9 Traditional Single-Family Residential District,
10 application for special use to amend Ordinance 2003-Z-2,
11 Lexington Club PUD, and application for PUD preliminary
12 plan.
13 With this being a public hearing portion of
14 our meeting, we conduct business a little bit
15 differently. This is all on the record, as this entire
16 meeting has been, but what we do during this portion of
17 the meeting is to introduce evidence, both for and
18 against the application, and allow questioning and
19 cross-examination of that evidence.
20 The Applicant will start off by presenting
21 evidence. The Plan Commission will ask questions,
22 followed by questions from the audience, and, finally, if
23 anyone wants to make any comments or offer any additional
24 testimony or evidence, they may do so at that time. And

1 our meeting -- the public hearing will end with the
2 Applicant providing any rebuttal testimony.
3 If the Plan Commission at the end of that
4 feels that they have enough information to be able to
5 make a recommendation to the City Council, either in
6 support of or in opposition to the application -- if you
7 feel we have enough evidence at that time, then we will
8 close the public hearing.
9 You'll note that Item 7 on the agenda is this
10 matter again, and that's on the agenda for action.
11 However, if we don't feel that we have enough
12 information, we may continue the public hearing to the
13 next meeting date, which is April 21st, and, therefore,
14 obviously, we won't take any action on it tonight.
15 At this time I would ask that anyone who
16 wishes to give any testimony, including asking any
17 questions or offering any comments, to be sworn in.
18 If you would raise your right hands.
19 (Witnesses sworn.)
20 CHAIRMAN WALLACE: Thank you. And the same as
21 in our previous portion of our meeting, for offering
22 testimony or asking any questions, I ask that you
23 approach the lectern and state your name, spell your last
24 name for the record, state your address, and only one

1 person at a time, please.
2 Any questions regarding our procedure?
3 (No response.)
4 CHAIRMAN WALLACE: All right. Before we go
5 ahead with the Applicant, staff, is there anything prior
6 to the Applicant?
7 MR. COLBY: No.
8 CHAIRMAN WALLACE: All right. Is the
9 Applicant ready?
10 MR. FREEDMAN: Yes, we are.
11 CHAIRMAN WALLACE: All right. Go ahead.
12 MR. FREEDMAN: My name is Lawrence Freedman,
13 F-r-e-e-d-m-a-n. I'm with the firm of Ash, Anos,
14 Freedman & Logan. We're attorneys for the Petitioner.
15 My address is 77 West Washington Street in Chicago.
16 I'm here tonight on behalf of Lexington Homes,
17 LLC, which is seeking approval of a modified development
18 plan for Lexington Club PUD, which now consists -- the
19 plan you'll see tonight -- of 107 single-family homes.
20 As part of that request, we're seeking a recommendation
21 to the Council of a map amendment, a special use PUD
22 amendment, and a PUD preliminary plan.
23 Initially, I'm going to have Jon Nelson, our
24 planner, briefly review what is the current approved

1 development plan, reacquaint you a little bit with the
2 concept plan that I think this Commission saw in
3 November, and then go through the current plan and the
4 modifications from the concept approval that you saw at
5 that time.
6 Jon?
7 MR. NELSON: Good evening. As you have
8 mentioned, my name is Jon Nelson. I'm with JEN Land,
9 LLC. We're the planners for the subject property. My
10 home address is 632 South Scoville, Oak Park.
11 This first exhibit that I have here is the
12 approved plan. I'm not going to spend a lot of time on
13 too much of the history. But just for reference
14 purposes, the property is currently approved as a PUD for
15 130 units. The northeasterly portion of the property is
16 approved for a single-family, and the westerly portion
17 is -- and southerly portion -- is approved for townhomes.
18 There's 108 townhomes, 22 single-family currently
19 approved.
20 The comprehensive plan when this particular
21 development was approved was modified to essentially
22 reflect the land uses as you see on this plan, which is
23 attached single-family for the townhome portion and
24 detached single-family for the single-family portion.

1 There are some significant features on this approval that
2 are critical to the overall development of the property.
3 The property has included, as a part of this
4 approval, several access points and an existing road
5 system. There is the extension of Mark Street on the
6 northeast corner. Fifth Street, Seventh Street, and
7 Ninth Street all access the subject property. Those are
8 critical components to blend in with the overall
9 neighborhood.
10 An additional critical feature is also a
11 private road connection that you see right here in the
12 middle, and the purpose of that on this particular plan
13 is that the -- the site is very linear, and the
14 north/south directions for this piece of the property
15 does not allow for a double public road system. So what
16 was critical on the approved plan was this private access
17 to allow two ways in and out of the northwest corner of
18 the property.
19 And as you can see, a private road was
20 necessary because of the limited restrictions of the
21 property because there is an existing industrial facility
22 right in the center here that is remaining. It is on
23 this plan, and it is also currently to be maintained on
24 the proposed plan.

In addition, there was a future access proposed off of the road system out to 12th, so there was a road stub. There is a road stub in this location for Ryan to essentially connect through that piece of property.

There was, as you can see, a system of open spaces that all preserve this creek corridor; the State Street Creek has floodplain, vegetation, and various things.

The drainage pattern for the site is essentially north to south and west to east, so you can see several areas in blue where the stormwater management existed on the plan.

There were pedestrian connections associated with this, a future trail out to 12th. The northern boundary is the abandoned railroad with the hopes that that would become a regional bike path.

There was a road connect -- I mean -- sorry -- a bike path that would connect to the northwest corner, and at the extension of Ninth Street there was also a bike path connect.

And in addition and off-site to the northwest is the City's substation. This site was required to provide some access at that location for that.

1 Those are all -- in addition to the density
2 and the zoning, obviously, for the approved plan, those
3 are critical components that made that particular plan
4 work, and there were criteria associated with it that
5 obviously were incorporated.
6 There were also -- not all was shown entirely
7 on this plan, but many of these off-site streets all have
8 issues, sidewalk, pavement, different types of situations
9 that exist. There were conditions on the approval for
10 that plan that would still apply to our proposal. So
11 some of those off-site conditions -- road improvements,
12 sidewalks, and the like -- are all still to be
13 incorporated.
14 From this plan we have brought before you a
15 concept plan. This was the concept plan that was brought
16 before you that showed 112 units, so the plan had already
17 proposed to reduce the overall density from 130 down to
18 112.
19 Now, one of the things that this was trying to
20 accomplish was obviously to eliminate the attached
21 component. That attached component had an average lot
22 size for the attached portion, for the number of units
23 for the townhome, at about 3900 square feet per unit.
24 They were 24-foot-wide townhome units.

1 To go with an all-single-family-type
2 development, we needed to try to create some kind of a
3 hybrid to preserve some integrity of density on this to
4 offset what is obviously a very difficult piece of
5 property to develop. The property is a prior industrial
6 site, there are environmental issues that TIF is dealing
7 with, but despite that, obviously, any loss of density
8 increases the land value. And the improvement costs are
9 substantially the same, so it also increases improvement
10 costs per unit.
11 So in order to lose density, one, you need to
12 create a product that has a higher value and still will
13 work, and that's what we believe single-family can do.
14 And single-family, obviously, is more compatible with the
15 immediate neighborhood, which is all the residences that
16 exist essentially to the south of the property.
17 But there's a limit. I mean, you can absorb
18 just so much, and then, for the type of property it is,
19 for its location, for all the idiosyncrasies associated
20 with it, you'll develop a land use that may be
21 appropriate but a price point that isn't.
22 And what we're trying to do is overcome the
23 negative market where attached is no longer viable in the
24 market but still make the property viable with the

1 single-family use.
2 We did that by coming to you with a plan that
3 had proposed rezoning the entire property to RT3 for the
4 minimum lot size of -- you can see right here --
5 4,284 square feet. Essentially, all the lots were
6 42 foot wide, 110 foot as a typical lot there, and that's
7 pretty consistent with the pattern established on the
8 original plan.
9 The exception to that is the center of the
10 property required us to reduce those lot depths somewhat
11 in order to still provide public road and the private
12 road and still have lots in the center of the property
13 that can be built on. So those lots had to go to 102 and
14 106 feet respectively. That's why the minimum was
15 smaller than the typical lot.
16 All of the components that I had mentioned
17 from the approved plan -- the road pattern, the private
18 road access to provide two ways to the northwest corner,
19 the pedestrian access from Ryan out to 12th, the
20 pedestrian access -- or access to the bike -- future bike
21 path to the north and in the center -- were included.
22 In this plan we had not provided what staff
23 had recommended, which was this connect to Ryan Street.
24 There was a traffic-calming situation on the approved

1 plan, which was a belly in the road system. We had done
2 a little belly up here, which I think, when we brought
3 the concept plan before you, felt -- I think the
4 Commission -- you virtually felt that we should take a
5 stronger look at how do we deal with traffic calming on
6 the concept plan.
7 And I think some of the issues also associated
8 with it was that, although single-family was desirable,
9 this plan obviously showed the honorings of the typical
10 lot, 42-foot-wide lots there.
11 The directive was can we introduce a greater
12 variety of lots -- which, in my mind, entailed both lot
13 width as well as lot size -- and, also, to respond to the
14 architecture that we had presented where we provided more
15 diversity in the architecture, and I'll let the architect
16 get into that a little bit further.
17 So what we did was is we went from that
18 concept plan, we reevaluated the plan, and then made
19 certain adjustments.
20 Relative to the street system, we added back
21 in this future stub, this Ryan Street, so that it could
22 eventually connect through the industrial facility when
23 and if it ever redevelops.
24 Staff had suggested there was a pretty radical

1 transition up here at Mark and Fifth.
2 Staff had asked that this road system kind of
3 feather out a little bit to create a more smooth
4 transition, so we included that. We took a hard look at
5 this northwest corner to provide an access -- better
6 access in the way it came off of a public street to this
7 substation facility up in the northwest corner.
8 And in order to deal with traffic calming,
9 what we had introduced and is incorporated into this plan
10 is, at the two intersections of Ninth and Ryan with
11 Mark -- that's this location right here and this location
12 right here -- we did a modified intersection detail where
13 the standard street section is 60 foot of right-of-way
14 with 33 foot of pavement running through, but when we got
15 to the intersection, we choked down the pavement at the
16 intersection. Logical placement basically at the radius
17 return allowed the pavement to go to 27 feet, so you
18 still have two lanes of traffic at the intersection, but
19 it, by design, forces you to slow down.
20 Some of the best ways to deal with traffic-
21 calming techniques is with your paving as well as
22 obstacles and various other things. The prior plan did a
23 little belly in the plan. I think this has more of a
24 physical limitation.

1 I will reference, however, that the fire
2 department had a concern that, by doing that, one of the
3 lanes would be a foot and a half smaller than their
4 standard. It's not that we don't have two 12-foot lanes;
5 it's just that, if you left the center where it was, the
6 southerly lane would be 10 1/2 feet versus 12 feet. We
7 could obviously adjust that to accommodate that.
8 Without getting too far down into the staff
9 report, staff also came up with a suggestion that may
10 work uniformly across the entire development, and that's
11 to consider maybe not going with 33-foot pavement, which
12 is pretty wide in a residential area, even though it has
13 to meet your standard, and possibly looking at maybe
14 reducing that to maybe a 30-foot pavement throughout the
15 development.
16 Obviously, the narrower the pavement, the more
17 subtle calming issue you have. And with parked cars and
18 what have you by nature, then it forces the road system
19 to function at a slower pace, and that's certainly
20 something we'd be willing to pursue.
21 The other significant changes to this plan had
22 to do with trying to modify the plan to accommodate more
23 diversity, both in terms of lot width and lot size, so
24 what we did was we went from 112 on the concept plan, we

1 dropped 5 lots, where we're now at 107, as shown on this
2 plan.
3 And what that five-lot loss did for us is it
4 allowed to us add into the plan, distributed throughout
5 the plan -- every three or four lots, if you will --
6 50-foot-wide lots.
7 So now we have about 37 percent of the lots
8 are at 50 feet by -- they vary -- 110, 106, 102 -- but
9 mostly 50 by 110 -- and that's a significant change to
10 the plan because what it does is it allows us -- and
11 you'll see it later -- to add more variety in the
12 architecture, get larger square footage. But it also has
13 a substantially positive impact on streetscape because it
14 allows us many places to do side-load garages now so that
15 we can deal with the garage orientation to the street.
16 In some cases we can't do that, so it would
17 have to be -- because of grading or utilities. But even
18 if it's front-load, we now have a greater separation. So
19 it has an impact because everything's not cookie cutter,
20 as you will. As you're driving down the street, you'll
21 see wider lots; you'll see greater separation in some
22 instances; you'll see no garage; you'll see greater
23 separation between driveways because of the side-load
24 condition and/or front-load being further apart.

1 So it does many things that address,
2 I believe, many of the comments that came from the
3 Commission, and that was to get rid of some of the
4 monotony and broaden how we dealt with both architecture,
5 the lot sizes, the lot widths, and the streetscape, all
6 as part of some of the departures that this particular
7 plan required.
8 The approved plan did allow certain departures
9 on the single -- the little bit of single-family that was
10 part of that plan. There was a provision to allow for a
11 reduction in side yard from 6 feet to 5 feet, a reduction
12 in the rear yard from 30 feet to 25 feet, and the
13 building cover was allowed to increase from 25 to
14 30 percent up to 45 percent. Those are three previously
15 approved departures from your code on the prior plan that
16 we still are requesting and still need as part of this.
17 But as I mentioned, we are also trying to
18 preserve a certain amount of density to offset the fact
19 that we are replacing 3900 square feet per unit on the
20 townhomes and 24-foot-wide units, so we are requesting a
21 reduction in the minimum lot size from the 5,000 to 4284
22 on this plan.
23 We did manage to increase our average from
24 below 5,000 to over 5,000 now, so now our average lot

size is actually in excess of the 5,000. We're at 5100 square feet, if you will.

We have a greater variety of lot widths now. We have some lots that go up to 5500 square feet. These typical lots are 50 feet wide plus very few are at the minimum standard.

We still are requesting the 42-foot-wide lots as a departure, but as I mentioned, we have introduced the 50-foot-wide lots, which are per code, which gives us that diversity that you were requesting.

As part of the petition, the original thought was that, because the architecture was going to be thematic and certain historic and thematic architecture has higher roof pitches, we thought that we would need a building height departure from 32 up to potentially 37 or 38 feet. The architect can go over that, but we do not need that extreme in departure.

Our elevations are more in the 33 -- maybe an oddball 34 but most of them 33 or under -- so we're real close now to the standard despite the fact that there is a thematic architectural pattern. It's just it's not as radical as we originally thought it might be. So that departure we're still asking for.

The minimum -- what you call an exterior side

1 yard, what I call a side corner yard -- is 15 feet in the
2 code. We have that throughout the project for our corner
3 lots with one exception, and that's this lot right here.
4 We are requesting that this one be allowed a 10-foot
5 exterior side corner.
6 The advantage to that is that this lot's on an
7 open space. There's nothing behind it nor ever will be.
8 It has no impact to how that functions. But what that
9 extra 5 feet allowed us to do was to put that space
10 further into this lot run, which helps create wider lots
11 in that location.
12 So although I could have gotten rid of that,
13 I thought that it made more sense to ask for that
14 departure for the one lot where -- and place that extra
15 space where we have the most good to deal with the
16 streetscape issues that the Commission was concerned
17 about.
18 And speaking of the streetscape issues, your
19 code has two standards, if you will, for how you deal
20 with a garage. Typically what you do is you restrict the
21 garage to no more than 50 percent of the facade of the
22 building and, when it's front-facing, you recommend that
23 it be set back 5 feet.
24 Now, in the concept plan we had recommended

1 that we get a departure for that, and we had
2 architectural details to deal with the massing and of the
3 building stuff to deal with the garage. I'm going to let
4 the architect go into that.
5 Those are departures that we're still asking
6 for, but I think you'll see that in the architecture
7 that, by the wider lots and the side-load capabilities
8 that we've also introduced, that we've managed to even
9 further have a positive impact on how the garage relates
10 to the street and what it will do to the overall
11 aesthetics of the development to offset that.
12 When we left here you did not see this
13 exhibit. This was an exhibit that we created after your
14 direction to look more seriously at diversity of lots and
15 how we arrived at the need to introduce 50-foot lots.
16 This is not the exact plan as we showed it to the
17 Council, but it is modified to reflect what we have on
18 our plan.
19 The typical lot is this one here, if you will,
20 a 24-foot-wide-by-110-deep interior lot with a front-
21 loading garage. Now, that is also sized to fit on a
22 corner lot with the required 15-foot side corner --
23 exterior corner, if you will.
24 There are two house types, however, that can

1 be on the corner and actually side-load, depending on
2 grade and utilities. That's not reflected here, but
3 those typical houses can also do that side-load condition
4 even though it's not shown.
5 One of the things that a 50-foot-wide lot
6 allowed us to do is what you see here on an interior lot,
7 and that's to not only change the architecture profile,
8 go wider, but obviously to do a side-load, which gets
9 that garage not front-facing but side-facing. So as you
10 can see, it creates a lot more green space and a variety
11 in the streetscape, but it also allows us to introduce,
12 where practical, a detached garage.
13 There was a question, "Can you do detached
14 garages on this piece of property?" And although the
15 answer is yes, it's a qualified yes.
16 This is a very difficult site. I've got an
17 exhibit that will show you the constraints associated
18 with it. But although we can introduce detached garages,
19 it's subject to grading and utility issues, which is the
20 nature of the site.
21 But when we go the 50-foot-wide lot, that does
22 allow, where grading allows, for us to do interior and be
23 able to get the garage toward the back. And, obviously,
24 at certain locations a detached garage can obviously also

1 work at a corner lot. This particular corner is similar
2 to a detached but with the garage and kind of a mud room
3 attachment.
4 So those are the different types of lot
5 configurations that we have provided for and different
6 styles of architecture that will accommodate each of
7 these profiles. We're not forcing anybody to buy a
8 detached garage, but we are inviting the option for that
9 to be the case.
10 We can't force people to want to build a
11 particular side-load, but we've built in for those
12 locations to occur, not just for ranches but also for
13 some two-story units. And either way, side-loaded or
14 not, the wider lot provides some of the dynamics to the
15 streetscape that the Commission was concerned about.
16 So what basically happens, then, is this
17 particular exhibit, for the most part -- with the
18 exception of these two lots in blue, right here and
19 here -- this represents the 50-foot lots distributed
20 throughout the street system.
21 The darker lots -- before I get into that, let
22 me explain how the grading works.
23 This site essentially has the north boundary
24 starting at about Lot 62, I think that is -- or 61, if

1 I'm not -- from about this point all the way through
2 here, these are all lookout, they change to walkout, and
3 then they become lookout again, which means that the rear
4 of the lot is dropping from 4 to 8 feet, approximately,
5 from the front of the lot.
6 And the drainage pattern is -- in this
7 location -- west to east, which means you have overflow
8 grading and you have storm sewer. None of those lots,
9 even though they're designed to accommodate the detached
10 garage, can work for a detached garage because it gets in
11 the way of all of the conditions necessary from an
12 engineering standpoint.
13 The same thing is true for all of the lots
14 along the south side of Mark. Every one of those lots is
15 a walkout -- not a lookout, a walkout -- so there's an
16 8-foot drop, approximately -- 7, 8 feet -- from the front
17 to the rear. And to exacerbate things, in this area
18 there's an additional retaining wall necessary.
19 So what happens is all of the lots in brown --
20 this lot, these lots here, and these -- are what I would
21 call, for relative purposes, flat-sided. They don't have
22 to have lookout or walkout; they basically have unified
23 top of foundation, traditional lot -- house-to-lot
24 relationship. Those allow us to do a detached garage

1 because we don't have the major grading issue, and we
2 don't have a major utility issue with the exception of
3 this area here.
4 These are wide enough and deep enough to
5 accommodate the detached garage, but there's utility --
6 storm sewer that runs right through there, and there's
7 grading and it's a retaining wall. So it's physically
8 impossible even though they practically fit.
9 So we analyzed this kind of to death and tried
10 to place these 50-footers wherever that we can have some
11 accommodation for all your concerns, either from the
12 side-load, the streetscape, or what have you, grading
13 aside.
14 These two lots here, the blue ones, because
15 all of these lots on this side of the plan are
16 essentially flat, that allows us to do some of those
17 corner conditions where you can do a detached garage on a
18 corner condition there. It can also be a side-load
19 condition because the grades are relatively flat and
20 relative to the road system and the yards are not
21 extreme.
22 There are a few lots -- corner lots -- that
23 may be able to accommodate an odd product or two from a
24 side-load that I didn't highlight because it's really

1 going to be on a -- each lot condition. Some of these
2 corner lots here -- here and here, for example -- may
3 have a potential to handle one or two of the model types,
4 but we've got to be real careful in terms of some of the
5 engineering and grading.
6 So I didn't want to show anything that
7 I wasn't comfortable with knowing would work. We're
8 pretty confident that what I've got shown here will work
9 from a grading and an engineering standpoint. I just
10 wanted to point that out.
11 So as you can see, it's kind of a summary here
12 as to what all that becomes.
13 But, essentially, approximately -- just under
14 12 percent of the lots, as shown on here, can
15 accommodate -- 12 lots or 11.7 percent -- can accommodate
16 a detached garage.
17 There are 31 or 29 percent of the lots that
18 can accommodate a side-load garage, that courtyard-type
19 side-load, and that's excluding any corners that may or
20 may not work out. Those are essentially the interior
21 lots as shown on here in the green.
22 The wider lots in yellow, that's these lots
23 here -- these are only one-six -- 106 deep.
24 These are 102 deep and the same thing here and

here.

Those are 50-foot-wide lots. They cannot handle the traditional side-load as we designed it, but they're still 50-foot lots so they'll have a positive impact. Even if it's a narrow house that's on there, it's going to be a real separation between houses in that case. So rather than averaging it out and allocating it, when you place a wider lot and narrower house on it, you automatically change the rhythm of the streetscape, and it's more positive than just divvying it up along the streetscape. So we left those as 50 to just reinforce that concept. We're trying to soften the aesthetics as you drive through the development.

I think that will pretty much conclude my presentation, and I will turn it over to the architect.

Thank you.

MR. FREEDMAN: Joe, you're up.

MR. SAFIN: Thank you, Jon.

Good evening. I'm Joe Safin, S-a-f-i-n. I'm an architect with BSB Design, and we're the architect on the project.

And what we're looking to do with all of our program consists of 10 different floor plans, and they'll range in square footage from about 1400 square feet up to

about 3,000 square feet, and they'll consist of a series of ranch plans, master-down plans, and two-story plans.

The last time that we were here, our product consisted of 30-foot-wide footprints, which tended to pull the garage forward. And as we listened to the neighbors and staff and the City, we decided to come in here and provide another series of plans that were now 38 feet wide and that -- those are in conjunction with the 50-foot-wide footprints -- or the 50-foot-wide lots.

Now, what this 38-foot-wide footprint allows us to do, as Jon mentioned, is to come in and have side-load garages, front-load garages, but it lets us also create different massing down the streetscape.

The rendering that I'm going to show you -- we actually picked a place in the site so we could kind of reflect the relationship of the lots and it would be taken as if you were standing here and looking west down Mark Street, a little bit west and a little bit south.

What we were trying to depict here was a series of how all the plans tend to work together. As we go left to right, we have a 38-foot-wide ranch plan, so the scale's a little small, and it's a courtyard garage. The next plan's a 38-foot-wide two-story, and it has a courtyard garage to the inside, also, so we get that

1 architecture facing the street. And as we go down the
2 streetscape, we've got a couple of front-load garages,
3 and then, as we get down to the fifth plan, we have
4 another two-story plan with a courtyard garage.
5 This is what the straight-on elevation looks
6 like of that perspective, so this is the same look but
7 just straight on, giving you the opportunity to see the
8 different massing down the streetscape as well as the
9 width of the plan, the height of the plan, and the
10 rooflines.
11 There was a concern that we had a lot of
12 garage doors facing the street, and we can do some things
13 to help soften that up, but it didn't seem to be enough
14 to make the neighbors happy, so we came in here with this
15 new program. Again, as you see, left to right, ranch,
16 two-story, two-story, another smaller ranch with a
17 front-facing garage.
18 Each particular plan is going to have
19 three themed elevations to help -- to also help us
20 address a variety of -- you know, just keep the
21 streetscape exciting and interesting. We're going to use
22 a mix of materials -- full-width brick, stone, horizontal
23 siding, accent sidings up to the gable, trim elements
24 that are depicted in that particular style -- and all of

1 these materials will be carried out through the front
2 elevations.
3 What we also want to try and do, as you see
4 here in an elevation -- and this was sort of a comment
5 that -- we talked with Russell about it -- we see
6 different heights of our masonry. We have a low
7 wainscotting here, and then we come up with full-height
8 stone, full-height brick, so that gives us a little bit
9 of a balance of a good, strong material in the front
10 elevation.
11 Staff has shared four comments with us that we
12 think we can respond to with no issue. One of them is
13 that they wanted us to -- it looks like they wanted us to
14 eliminate a French Country and Old English-style
15 elevation that wasn't depicted in the neighborhood. This
16 is something that we're willing to do. We just included
17 those to, again, add some variety to the streetscape.
18 Another question was how we continue the
19 detailing from the front elevation as we go around to the
20 sides and the rear. We'll maintain the siding and the
21 trim details around the side and the rear to have a
22 continuity into the -- to those elevations.
23 Another comment was how do we consider turning
24 the corner with the stone and brick. What we propose to

1 do is, in a case like this where we have a wainscotting
2 across the front, that material will also continue down
3 the side of the garage here, come across the front
4 elevation.
5 And in these particular locations here and
6 here, we'll turn the corner with the masonry and take it
7 back a certain distance so that you don't get that thin
8 veneer look from the side as you look at the elevations.
9 And we'll come up with that sort of detailing on all
10 these elevations, be able to turn the corner, give it
11 some width, give it some thickness, again, to give this
12 some substantial feeling.
13 On corner lots on the land plan, where you see
14 both the front and the side, we'll create special corner
15 lot elevations that let us take the detailing that you're
16 seeing in the front elevation. As you turn down the
17 street, that detailing will continue down the side to
18 also have sort of two front elevations on all corner
19 lots. Again, not to give you just a blank canvas as you
20 drive by the lots.
21 And we talked about the materials and turning
22 the masonry. Again, the idea was just to respond to
23 everyone to create a nice variety in the streetscape,
24 different masses, different front appeals from the garage

1 standpoint, no-garage standpoint, really to just add an
2 interesting elevation as you drive down.
3 And that would be it. Thank you.
4 MR. FREEDMAN: You're up.
5 MR. ROTOLO: Hi. My name is Bill Rotolo. I'm
6 vice president of Lexington Homes. My address is
7 1731 North Marcey Street in Chicago, Illinois.
8 And, one, I just wanted to thank both the
9 Commission and the audience. In the several meetings we
10 had, both before you and the City Council, we got a lot
11 of ideas and a lot of feedback. And I do want you to
12 know we spent a lot of time working on these plans and
13 trying to accommodate your concerns and the concerns of
14 the neighborhood and the community.
15 As you can see from Jon's detailed
16 explanation, this is a pretty complex piece of property.
17 It's got a lot of topography, it's got a lot of drainage
18 issues, it's got a lot of environmental issues, none of
19 which are really reflected in one-dimensional plans, but
20 we have to look at all the dimensions. And the more we
21 did, the more complex it got.
22 So we tried to mesh that with the concerns of
23 the neighbors and the City to come up with a not-typical
24 cookie-cutter subdivision and to develop a lot of

variety -- a lot of house size variety, house price variety, house architecture variety -- and there was a special concern about garages. We spent a lot of time on the garages, front-load, side-load, detached.

The one thing I want to say about the garages, detached garages are probably not the most desirable feature for someone buying a new house. We are going to offer them. We are going to price them per the market. We can't take a loss on a house. That wouldn't be fair to us. However, I'm sure there's going to be some customers that want them, so they will be available.

They'll be restricted to the lots that you saw on Jon's exhibit. I think there were -- how many? What was the percentage?

MR. NELSON: 12.

MR. ROTOLO: 12 percent?

MR. NELSON: 12.

MR. ROTOLO: So it's not a lot but they will be there, and I'm sure there will be some in the community, especially on the corner lots. They're easier to do.

The big restriction is the drainage prevented detached garages on most of the lots, and there's not much we can do that about that. So I wanted to mention

1 that.
2 The other thing is that there was, you know,
3 interest in what these homes will be selling for. We
4 haven't bid them out yet, you know, in detail. We're
5 just at the conceptual design phase, but we generally
6 know about where we're going to be, and it kind of breaks
7 up into two different house lines that relate to the
8 house -- or the lot sizes that we're offering.
9 So the smaller lots, the 42-footers, would be
10 one house line, and then the larger lots which start
11 around 48 feet, go up to 52, would be a second house
12 line. Essentially, they're just a continuum, but we'll
13 try to market them as two different lines.
14 The first line would run from 1400 to around
15 2400 square feet and sell starting just over 300,000 and
16 going up into the low 400s. These are base prices, of
17 course, no options included. We would be offering a
18 range of options. The typical customer is currently
19 buying anywhere between 50 and $80,000 per house in
20 options.
21 The second house line would start around
22 2500 square feet and go up to just over 3,000. Sale
23 price would be 4 1/4 up to 550, 575. Again, base price.
24 So this is not a first-time homebuyer market.

1 It's very hard to produce first-time homebuyer
2 single-family detached homes anywhere in the metro area.
3 It's just a fact. But given the price of the property,
4 the long time we've owned it, the very extraordinary
5 expenses that we have to incur on the property, and the
6 kind of community we're trying to produce, that brings us
7 to the price range that I just reviewed with you. So
8 I just wanted you to know that.
9 And that concludes my presentation. We do
10 have our traffic consultant with us; we have a cadre of
11 engineers here available to go over any engineering
12 questions you might have. We're not going to give a
13 presentation for either of those, but they are available
14 for questions.
15 MR. FREEDMAN: I was just going to reiterate
16 that they are here if you want to hear them summarize
17 anything. And our landscape architect.
18 We're available for any questions.
19 CHAIRMAN WALLACE: Okay.
20 Plan Commission?
21 Yes, Tom.
22 MEMBER SCHUETZ: I have a comment and then
23 I have a question.
24 First, I want to say I commend you for

listening because I know we and the community threw a lot of questions and a lot of -- I don't know -- recommendations over the last several months at you. And I made a list, and you seem to have addressed, from my perspective, almost everything so that's great.

However, I'm a little confused. I've lived in many states in the country, in many communities, and -- from tract housing to custom housing to whatever. But I'm confused as far as how -- are you going to be building spec homes? Or are you going to be building homes -- they buy a lot first and then they choose a home? Or how is that going to work?

MR. ROTOLO: We don't really do spec homes. We sell to the customer and they choose. That's not to say, if we have a block where we've sold, you know, 9 and 10 houses, we may spec the tenth house and let, you know, whoever wishes to buy that house buy that house.

MEMBER SCHUETZ: Sure.

MR. ROTOLO: Usually it relates to our bank loan.

MEMBER SCHUETZ: So say somebody comes to you, they want to live in the community. Do they choose a lot?

MR. ROTOLO: Yes.

1 MEMBER SCHUETZ: And say you're building on
2 the north side and they want the south side.
3 MR. ROTOLO: They have to wait until we get
4 there. We won't open the whole community all at once.
5 It will go in phases.
6 I think we're starting on the east side --
7 Jon? -- and working our way -- Jon, again, is our
8 in-house engineer, land development manager.
9 MEMBER SCHUETZ: It's not that important at
10 this moment. I just was curious how it was going to
11 work.
12 So say somebody comes in and they say, "I want
13 Lot 49; I really like that lot," and you're working
14 there. So do they have a choice of three homes? Is
15 that -- you were saying -- I think somebody was saying
16 that you have a choice of three homes or three facades.
17 MR. ROTOLO: 3 facades, yes, but 10 different
18 floor plans.
19 MEMBER SCHUETZ: Okay.
20 MR. SAFIN: Well, the narrower plans fit
21 mostly on all of the lots. The wider plans would only
22 fit on 50-foot lots. So you'll have a restriction list,
23 like "This lot, these plans will fit on that particular
24 lot." Then once they pick the plan that works for that

lot, they would have three elevations to select.

And many times the people will buy -- typically they would focus in on the plan and then they would find the lot that it would go on. That's the way that's done.

MEMBER SCHUETZ: So how would you control or avoid significant duplication within the community?

MR. ROTOLO: We always develop in terms of monotony code. We don't allow the same house next to the same house, same color scheme, same architectural style. We don't allow it. The City may have its own monotony code -- I would imagine you do -- but we always have our own and it's in writing. And it's -- it's crystal clear.

MEMBER SCHUETZ: Okay.

MR. ROTOLO: We can't do it.

But the number of permutations and combinations available, styles and sizes and widths, it's in the thousands here so a lot different choices.

MEMBER SCHUETZ: I just have one last comment or question.

I've lived, as I mentioned, in many, many homes and a hundred percent of them were attached garage, side-load, front-load, whatever.

However, as I mature -- get older -- I'm

1 surprised I feel this way, but I like detached for some
2 reason now. And so my question to you is -- you had
3 mentioned the slopingness and topography that cannot
4 accommodate detached; however, there are many communities
5 that I've seen at least -- especially down by the
6 river -- that have detached garages, you know, way in the
7 back or wherever -- on a different slope.
8 So I just wondered, is it a financial impact?
9 Is that why you wouldn't do that?
10 MR. ROTOLO: Well, I think a big part of it is
11 drainage.
12 John, do you want to augment this?
13 MR. AGENLIAN: Yeah.
14 MR. FREEDMAN: John, spell your name first.
15 MR. AGENLIAN: Hi. My name is John Agenlian,
16 public director of land development for Lexington Homes.
17 I spell that A-g-e-n-l-i-a-n.
18 The concern there would be if the home is at a
19 certain elevation, we have a lookout or walkout, where
20 the garage would be at a lower elevation. We would have
21 driveways sloping to the garage, we'd have rainwater,
22 snowmelt, ice building up at or near the garage as
23 opposed to building that garage up. Then it would really
24 stick out and be higher than everything else around it,

the two neighbors on either side, for example.

So that's why, in general, we're not really entertaining, you know, putting the garage 4 feet to 8 feet lower than the home itself. Access to it and just drainage issues are what our concerns are.

MEMBER SCHUETZ: I was just curious if you've considered it.

MR. AGENLIAN: Uh-huh.

MEMBER SCHUETZ: All right. Thank you.

MEMBER GAUGEL: Can I just go along with Tom's questions here?

Specifically in regards to the size of the lots and the houses that can be built on each, there would be nothing preventing somebody from buying a big lot and putting the smallest square-foot house on that; IS that correct?

MR. ROTOLO: That's right.

MEMBER GAUGEL: Okay.

MR. ROTOLO: And it's going to happen. You know, people will want a bigger lot but smaller house.

MR. SAFIN: But what's nice about that is then you get greater space between the houses, so that's a positive about that so it's more open space.

MEMBER GAUGEL: A question for staff: As he

1 was referring to the monotony of the same house next to
2 each other, to my knowledge, there's nothing that we
3 currently have that would prevent that.
4 Is that correct?
5 MR. COLBY: That's correct. We don't have any
6 type of regulation like that for a single-family
7 residential development. So something like that would
8 need to be included as a PUD condition if it was to be
9 imposed by the City.
10 MEMBER GAUGEL: Okay.
11 CHAIRMAN WALLACE: How logistically would you
12 impose that?
13 MR. COLBY: We would need to place limitations
14 on how many -- it could be how many of a certain type of
15 house are within a certain number of lots, or it could be
16 certain types of houses next to each other, certain
17 styles of character elevations next to each other. It
18 could be done different ways.
19 I think we'd want to have some input from the
20 Applicant in terms of what their monotony code says, and
21 we could incorporate that type of information.
22 MR. FREEDMAN: We can certainly provide that
23 today. And, in fact, it may -- if we need to go there,
24 there are monotony codes by ordinance. We can even get

1 some of those for you, too, if you want to look at them.
2 MEMBER GAUGEL: Yeah. That would be
3 interesting.
4 MR. FREEDMAN: We have no problems with it
5 being incorporated into the PUD. Obviously, that would
6 be the way you enforce it.
7 MEMBER HOLDERFIELD: I have a question.
8 On the packet of materials I have, there's
9 some additional floor plans and elevations of houses that
10 you haven't addressed.
11 What is that about? Are they included? And
12 what might that be?
13 MR. SAFIN: The packets that you have are the
14 series of homes that we're providing, correct.
15 And I was told to keep my presentation short
16 so -- but if you look here, here's the series of homes
17 that we're talking about, and they're all in the
18 PowerPoint.
19 We just start with, you know, a two-story
20 plan, and we can go all the way through it. But what's
21 in your packet is what we're proposing to show.
22 Now, the last two houses are sort of the
23 rear-load -- the second-to-last house is the detached
24 garage plan for --

1 MEMBER HOLDERFIELD: But it's rear-load?
2 MR. SAFIN: No. It's -- the garage is in the
3 back of the lot. I think it's a blue -- it's got a blue
4 elevation. We'll try to get it there.
5 Right there?
6 MEMBER HOLDERFIELD: Yes.
7 MR. SAFIN: Again, this is the house, 30 feet
8 wide. This would be the front elevation. Now, because
9 the garage is in the rear, it has a 50-foot wide lot so
10 that the driveway can be off the side. You drive down
11 the side of the house into the garage at the rear.
12 In this particular case, this was a garage --
13 this was a plan that we were considering for an alley.
14 This garage would be turned around with the garage door
15 facing forward. So this --
16 MEMBER HOLDERFIELD: But this could be an
17 option, this house?
18 MR. SAFIN: For the -- for those 12 lots that
19 were brown that were planned, yes.
20 MEMBER HOLDERFIELD: Okay. And even the other
21 four houses on that page here --
22 MR. SAFIN: This one right here, yes.
23 That could be handled the same way with
24 driving down the side of the house with the garage in the

rear. You turn in to there.

This particular plan has a direct connection to the house, so it's not a detached garage, but it's still a rear garage.

MEMBER HOLDERFIELD: That would fit on the 50-foot lot?

MR. SAFIN: It would fit on those 12 brown lots that were on the site plan.

MEMBER HOLDERFIELD: Okay. Thanks. I just wanted to clarify that.

MR. SAFIN: Okay.

MEMBER DOYLE: One question for staff and one question for the Applicant: So French Country and Old English designs, you noted that they are not found in the surrounding community and you recommend that they might be removed.

My question is --

MR. COLBY: I wouldn't say it's necessarily a recommendation, only a comment that, given the large number of unit types and character elevations, it wasn't necessary to keep them in to still have variety.

MEMBER DOYLE: Is the -- is -- including them in the plan, is it -- in your estimation, does that detract in any way from the character of the proposal?

1 MR. COLBY: I wouldn't say it detracts, but
2 one of the original recommendations when the City did a
3 comprehensive plan amendment looking at the site was to
4 utilize the architectural styles that are in the
5 neighborhood adjacent, and those two styles are not
6 common in the neighborhood. So it was merely a comment
7 to make reference to that.
8 MEMBER DOYLE: So -- okay. I'll hold comments
9 on that until later.
10 My other question was there is a staff comment
11 in the packet regarding the bike path access at the
12 northwest corner and a suggestion that perhaps widening
13 the bike path access in the center of the property -- of
14 the parcel -- might be beneficial considering -- you
15 know, something to consider.
16 So did you consider that?
17 MR. NELSON: Yes. I apologize. They were
18 actually several comments from staff that I should have
19 addressed in my presentation.
20 Yes. We met with staff and we discussed that.
21 This particular plan was really carrying forward the two
22 locations for potential bike path from the approved plan,
23 and one of them was up -- right here. It's right
24 adjacent to the end of the substation facility.

1 And so the suggestion was we take that and
2 move some of that space over here, and the answer is yes.
3 I can't move all of it there. What -- for a couple
4 reasons -- but we can certainly move 5 of the 10 feet
5 there.
6 The reason is that this 5-foot side yard now
7 requires a 10-foot utility easement at the end. Now it's
8 got to be a 55-foot-wide lot because this lot is a
9 side-yard lot. We want to maintain it as a side lot.
10 So just to answer your question, yes, we
11 discussed it with staff. Yes, we looked at it, and we
12 can certainly adjust the plans to accommodate that.
13 MEMBER DOYLE: And there's a third question
14 that actually just occurred to me.
15 Regarding the traffic calming and the width of
16 the street -- so I heard a couple of different ideas.
17 One was a bump out at the corners that would -- that the
18 fire department had a concern about turn radiuses there,
19 and the other was, I think, a more mobilized, narrower
20 street across, you know, the entire length.
21 So what is the proposal at this point?
22 MR. NELSON: The bump-out is what's shown on
23 the plan, and that is what our -- that's what we had
24 offered as the condition.

1 We would most certainly like to pursue the
2 reduced paving from 33 to 30 for the entire development.
3 MEMBER DOYLE: And is that an alternate
4 proposal or a --
5 MR. NELSON: We would prefer to modify the
6 pavement cross-section of the entire street system from
7 33 back of curb to back of curb to 30 back of curb to
8 back of curb, and that, in and of itself, would basically
9 create a traffic-calming technique for the entire
10 subdivision, and, therefore, we wouldn't need, I don't
11 believe, any other unique circumstance to deal with that.
12 MEMBER DOYLE: And is that consistent with
13 staff's recommendation and the fire -- recommendations of
14 the fire department?
15 MR. COLBY: This was a recommendation from our
16 public works department. The fire department would need
17 to, based on that revised plan, review some turning
18 templates on that design considering on-street parking is
19 available, so that's an analysis we could do.
20 But our public works department is supportive
21 of that change.
22 MEMBER DOYLE: And my final question is --
23 there are a number of other staff comments. I don't want
24 to go through all of them.

1 Are there any -- if the Plan Commission makes
2 a recommendation for approval with the standard condition
3 contingent upon a resolution of all staff comments, were
4 there any staff comments that you were not in agreement
5 with or that -- that --
6 MR. NELSON: As it relates to the land plan
7 and the preliminary PUD, some of them were housekeeping,
8 some of them were technicalities, you're right, and we
9 had no issue with any of them.
10 There was one suggestion Russ made in his
11 report that we did discuss, and that was -- all the lots,
12 for the most part, in this development by nature --
13 because the streets are east/west, the lots are
14 north/south -- so was there any consideration for making
15 some of the lots run east/west.
16 And the answer to that is, yes, we have that
17 capability. I don't know as it necessarily makes,
18 overall, the plan better. The issue there -- we
19 discussed it -- was -- what you're talking about are
20 these lots right here. You take, for example, these
21 corner lots and make them go east/west.
22 Some places we can't do it because of grade.
23 That's anything on Ninth Street.
24 All of these lots are walkouts here. So what

1 happens is, if you turn these four and go the other way,
2 you're stepping them down 2 feet each.
3 So we can physically do that. We've looked
4 at it. If we were to do it, the place that it would make
5 the most sense would be in the center of the plan -- that
6 would be in this location -- for a couple of reasons.
7 One is the one place where you distinctly, in
8 the middle of the long run, further change the character
9 because now you have a long stretch of just side-oriented
10 because you wouldn't put the garage out there. And you
11 would also be able to eliminate some of these lots by
12 turning them the opposite way from, basically, facing
13 both the private street system there and the industrial
14 building.
15 So that's certainly a place that we've -- and
16 we've suggested to the staff that, if we're going to do
17 it, that would be one place where we would look at it,
18 and it would not -- it would have the best enhancement to
19 the overall plan.
20 There was one other caveat. The detail on
21 this plan shows a 5-foot rear yard utility easement that
22 was in error. The requirement is 10 feet, and so we'll
23 change that.
24 But in order to do detached garages, the

10-foot utility -- typical 10-foot rear-yard utility easement would have to be subject to a -- working from a grading and engineering standpoint and utility -- be reduced to 5 feet. Otherwise, the garage starts to get too close to the house in the rear for these lots and it creates other issues.

That's something that we discussed with staff, and it's on a case-by-case basis for those lots. As long as we can solve those other issues, there would be some consideration to reduce the utility easement down to 5 feet for those. And so we agree under that caveat.

MEMBER DOYLE: Understood.

MEMBER GAUGEL: Can I follow up on the turning of lots, the question of the east/west and the north/south orientation?

If you were to do, as you just had suggested, potentially turn some of those lots to the east/west -- I think the total number right now is 107 parcels.

MR. NELSON: Right.

MEMBER GAUGEL: What would that reduce it by?

MR. NELSON: It would not.

MEMBER GAUGEL: It would not?

MR. NELSON: No. I reallocate the space.

What would happen -- because I've looked at

it -- there were some 50-foot lots in this area, and there were, I think, some 43-foot-9s or whatever.

And what would happen when you rotate these is you wind up with four lots in a north/south direction here and four lots in a north/south direction here, two standard corners, either side, and two 50-footers on the interior. So I'm transposing those 50s on the inside.

But what I would probably do would be not use the 43-footers anymore. I'd try to make those end lots deeper.

So I'd reallocate by as much flexibility on the lots as I could, but in that area there would be no net impact in density.

CHAIRMAN WALLACE: All right. Any questions?

(No response.)

CHAIRMAN WALLACE: All right.

Now, I'll turn to the audience for questions.

Yes, come on up.

Please state your name and spell your last name for the record and state your address.

MR. AMUNDSON: David Amundson. Spelling of my last name is A-m-u-n-d-s-o-n, 500 Cedar Street.

CHAIRMAN WALLACE: David -- I'm sorry.

I meant to say this before. It has nothing to do with your comments, but we did have exhibits that I forgot to put into the record.

Do we have anything beyond A through E?

MR. COLBY: No.

CHAIRMAN WALLACE: Okay. If you'll just give me a second here.

Exhibit A is zoning map amendment application for Lexington Club PUD submitted by Lexington Homes dated January 28, 2015.

Exhibit B is a special use amendment application for Lexington Club PUD submitted by Lexington Homes dated January 28, 2015.

Exhibit C, PUD preliminary plan application for Lexington Club PUD submitted by Lexington Homes dated January 28th, 2015.

Exhibit D is a traffic study by KLOA dated February 6th, 2015.

Exhibit E, City staff memo dated March 13th, 2015.

Any objections?

(No response.)

CHAIRMAN WALLACE: All right. Those are admitted as exhibits.

1 Go ahead. Sorry.
2 MR. AMUNDSON: Thank you.
3 I just had three brief questions, mostly just
4 curiosity questions, and, hopefully, there will be some
5 answers to these.
6 First off is marketing on this thing. And I'm
7 not real terribly familiar with, you know, going out and
8 buying a home in a new development because I've never
9 done it, but I've always assumed that if the price -- if
10 the billboard out on the road says "Starting at 220,"
11 everybody who's holding a letter from their bank that
12 says they're approved anywhere from, say, 220 and 270 is
13 going to show up and, if you're outside of the range,
14 you're going to keep driving, look somewhere else.
15 And they're looking at a pretty big price
16 point here and pretty big span of square footages. The
17 biggest house is more than twice the size of the smallest
18 house. And I'm just curious to hear from them how they
19 plan -- how you go about marketing so that you don't get
20 only buyers at the high end and/or only buyers at the low
21 end show up but that you actually get a mix of buyers
22 that you need to make the division that's being presented
23 here actually become reality.
24 So I guess we'll go one at a time if someone

1 wants to answer that.
2 MR. ROTOLO: Again, Bill Rotolo with Lexington
3 Homes.
4 We have an added issue here that the site is
5 completely buried, and staff and ourselves have been
6 having a discussion about how we get around that.
7 So we have been looking at a property that is
8 at the northwest corner of State Street and Route 31 that
9 is currently listed for lease, and they have a big
10 parking lot in front of the building. And the concept
11 for us is we would put a trailer -- a very
12 attractive-looking trailer -- they look like houses; we
13 use them all the time. We would need a special use for
14 that or some other -- we're not sure exactly what kind of
15 approval from the City to do this. It would be a
16 temporary use, one, to create some visibility for the
17 property because there would be a Lexington Homes sign on
18 it to drive traffic. And, you know, Route 31 has a lot
19 of traffic so that is a big plus.
20 In terms of the range of price -- I mean, that
21 really just broadens our appeal. Most subdivisions
22 aren't that broad. They're much narrower. That's why we
23 would separate it out into two different lines, even
24 though it really is a continuum. You know, maybe

creating some sort of exclusivity for the higher-end line or the larger line and then the smaller homes, you know, being the popularly priced line.

I think it's a plus, really, to market to a broader range. It's unique for us, too. We don't usually have that broad of a range. But given, you know, the different lot sizes, the different types of homes, that's what we ended up doing.

We will appeal to two different groups of people. I think you're going to see an empty-nester element, the more expensive homes, and you're going to see maybe -- maybe some first-time home buyers. These are not going to be, you know, people making 40 or $50,000 a year. This is basically six-figure income to start. That's just the reality.

Does that answer your question?

MR. AMUNDSON: Yes.

Okay. Two other very quick questions, hopefully.

Site -- just out of curiosity. Does anybody know if it's dark skies initiative compliant? And if not, can it be?

I don't know if anybody can speak to that.

MR. FREEDMAN: Could you repeat that?

1 MR. AMUNDSON: Is the site going to be dark
2 skies initiative compliant?
3 Bill, Jon, do you have any idea?
4 MR. NELSON: No idea.
5 MR. ROTOLO: I would presume you're talking
6 about light poles shining up.
7 MR. AMUNDSON: Yes. Yes.
8 MR. AGENLIAN: The lights will follow the
9 City Code both in spacing and in detail. It's a public
10 right-of-way, so the street lights will be whatever the
11 City Code requires for streetlight poles, fixtures, size,
12 location, spacing.
13 MR. AMUNDSON: Which inevitably doesn't
14 guarantee compliance with the lone initiative that's out
15 there, which I think is fine. And if we can do something
16 that doesn't add to night, you know, light pollution, it
17 would be awesome because why keep adding to the problem.
18 I imagine it's a relatively minor change.
19 And, last, I'm curious to know whether
20 anybody's given any thought to -- again, if it still
21 applies. With the original PUD there was a stipulation
22 that they would continue to -- they were trying to find
23 grant money to still secure the affordable housing
24 component that they were given leave of as part of the

1 PUD, and I'm curious to know if they have any thoughts
2 about that and what they think they're going to do or
3 what they have done to try and secure said grants.
4 And that's the sum of my questions.
5 Thank you.
6 MR. ROTOLO: We're certainly open to it. And
7 I will work with the City and see if there's any
8 initiatives out there. I don't think -- I don't know if
9 there are.
10 But as we work towards -- and we have a long
11 way to go. We've got to go through preliminary plat and
12 then final plat. So as we do go through the process,
13 I'll work with your staff and see if there's anything we
14 can do.
15 CHAIRMAN WALLACE: Okay. Any other questions?
16 All right. Yeah, go ahead.
17 MR. MASIOKAS: Joe Masiokas, M-a-s-i-o-k-a-s,
18 27 North Seventh Street. And I really want to applaud
19 them. I think they've done a great job on the new plan.
20 I don't really have any criticism or critiques or really
21 any questions, per se, regarding that.
22 My concern is something that, basically,
23 relates to a little bit different issue but -- basically,
24 four years ago or so when the Plan Commission heard the

1 previously approved Lexington Home project, one of the
2 stipulations when they approved it was that they
3 recommended that the City consider a roadway to the north
4 as part of the project. And at that point there were a
5 couple of different possibilities, which don't basically
6 exist under this.
7 If you look at the very eastern edge, you look
8 at where Fifth Street comes out. Well, Fifth Street
9 years ago was Route 31 and basically connected to 31 up
10 past -- or basically right around Boy Scout Island. And
11 I think what's now behind the Boy Scout buildings is a
12 whole tree line. That was the old 31.
13 On the other hand, you also have a situation
14 where that little basic projection of land there between
15 Sixth and Fifth -- which kind of looks like it's going to
16 be park and maybe at the very eastern edge of it a
17 detention area -- that lines up with Sedgewick Circle
18 near the Timbers.
19 And if you went on the other side of the
20 railroad tracks, that area of Sedgewick Circle has no
21 houses right along the railroad tracks. It's basically
22 probably somebody's side yard. So I mean, so if there
23 was a roadway eventually put through there, it wouldn't
24 basically replace anybody's house or displace anybody.

Now, I'm not saying it would have to be done immediately. That could be something to stipulate or to ask the City to think about.

Because it wasn't that long ago that the Plan Commission voted to do an in-and-out -- additional in-and-out for fire authority departments, which got approved the other day by the City Council on the basis that, if this major catastrophe ever happened, it would be another way in and out for people.

Well, the Timbers is a much larger area that only has one way in and out, and twice in the fall of 2013 they were completely captive of going in and out for over four hours on two occasions.

So if that connection were made between -- you know, through that area to the Timbers eventually, then that would solve that problem.

And, basically, that's my only comment. It's like -- like I said, I think the Lexington people have done a great job. I really like this plan as compared to their previous plan and have no real questions about it.

So thank you.

CHAIRMAN WALLACE: All right. Thank you.

Any other questions? Comments? Yeah.

MR. FISHER: Couple quick ones, more for you

guys I'm -- sorry.

Rob Fisher. I live at 203 North Ninth. Fisher is F-i-s-h-e-r.

And, yeah, I want to echo those same comments, really a commendable job on the new plan.

I was just curious -- these questions are more for you -- and I apologize I was late. I missed a flight.

What is the depth of the lots?

The depth. Length, depth.

MR. NELSON: Typical 110.

MR. FISHER: And I know, you know, attending many of these meetings, there's been issues brought up about the sidewalks on State Street and Ninth Street. Is that part of the PUD, too, moving forward?

Particularly on State Street. If we're going to have 200-some odd vehicles, adding that would be something that would have to be considered probably more by you all.

MR. MC GINLEY: Yeah, there's -- John McGinley, Lexington Homes.

Per the old PUD, there was a short length of State Street between Ninth and Eighth that does not have sidewalks that we were asked to include last time, and we

do intend to include those this time, as well.

MR. FISHER: So that would encompass State Street even though that's outside of your development?

MR. MC GINLEY: Yeah. It's State Street between Ninth and Eighth, Seventh.

Whatever we agreed to last time we intend to do again.

CHAIRMAN WALLACE: Russ?

MR. COLBY: Yeah. Just to clarify, there were conditions for a number of off-site improvements and all of those would be proposed to be carried forward, including the sidewalks that were just mentioned and also the reconstruction of Ninth Street north of State Street, which would include sidewalks.

MR. FISHER: And then one last question: Is there any -- what's the future plan for that M1 light industrial area that's kind of stuck right in the middle of this?

CHAIRMAN WALLACE: M1.

MR. FISHER: M1?

MR. COLBY: It remains zoned for manufacturing use, but it's in the comprehensive plan as a future land use of residential. So if there was a proposal at some point to rezone it to residential, it would be part of

the City's long-term plan.

MR. FISHER: Thank you.

CHAIRMAN WALLACE: All right. Any other questions or comments?

MR. AMUNDSON: You want comments last; right?

CHAIRMAN WALLACE: Yeah. Sorry. I kind of transitioned into that. Go ahead.

MR. AMUNDSON: I tried to keep them separate because that was what you asked for.

CHAIRMAN WALLACE: Thank you. I appreciate that.

MR. AMUNDSON: Again, David Amundson, A-m-u-n-d-s-o-n, 500 Cedar Street.

Yeah, just echoing some of what other people received as a general comment. Thank you. Thank you to the development team for listening because this is significantly different than the -- well, it's very, very different from the plan we fought so hard against two and three years ago. It's significantly different, much to my relief, than just a couple months ago.

I think they've been very responsive. I think everybody deserves a pat on the back, and they've all done a good job. So I'm amazed to find myself standing here saying thank you because we fought so stinking hard

not that long ago.

The only other comments I have are to echo the comment earlier to push a path through on Sixth Street into the Timbers. Yeah, it creates a second way out of the Timbers, which I think is important -- you know, this body has already addressed that as a public safety issue, to not have developments with only one point of egress. It's sort of a public safety nightmare if that one egress point get choked off.

But in my mind, more importantly, it's a very public, prominent way to make a connection to the bike trail. It's going to be there. We all know it's coming, that railroad track will become a bike path at some point in time.

And if the entrance to it is hidden way back in the development in this narrow slot between a couple homes, it's not really going to say to the general community "You're welcome here; you can come use this." But if it's part of a sight line, a public way that you can come and go very freely and understand that anybody from the community is welcome to use this, anybody on the bike trail is welcome to egress here and come down and join the community, ride into downtown, it seems to make a whole lot of sense on a whole lot of different levels.

It solves egress issues on an ongoing basis, it definitely solves egress issues on an emergency basis, and more than anything we're all -- you know, Brian, we're all about, you know, connectivity and freedom of movement.

And that's -- you know, urban has met its core. And the more we isolate ourselves, the more we build walls, and walls -- you know, we get fearful from people on the other side of the wall -- the worse off we are as a community.

Here's a way to puncture some of the walls. Encourage movement, invite movement, invite, you know, freedom. I think it's a really smart thing to do. The development doesn't need to do anything right now other than just deed over the land somehow, some deal with the City to restrict it for a future connect-through. But I think it's a reasonable and smart thing to do.

And, last, I would also like to just say that I'm totally in support of narrowing down the road because I read studies that say the narrower the road, the safer it gets, which is contrary to most Americans' thinking. We're driving on this roadway that's like a football field wide, we think we're so safe, yet our traffic death rate's significantly higher than in countries that drive

on roads that are a fraction the size of ours.

If you've ever done any driving in Europe -- I was terrified the entire time, I thought I was going to die because the roads are so narrow. And I got home and looked at the traffic fatality statistics and realized that they have a one-third lower death rate than we do, and I think it's in large part due to the fact that the roads are so sticking small. You actually pay attention when you drive.

So it has a calming effect. And even if it means the fire department giving up and fighting a little bit with it, I think that's a good trade-off. And, also, it means larger lot size, which -- and possibly, in some cases, slightly wider lot sizes.

I think it helps a lot of things that we're trying to address here so -- it's safer; it's more green space. It's counterintuitive because you think, "Oh, smaller is more dangerous." It's not. Smaller is safer. I think it's the smart thing to do.

And with that, thank you. Thank you for your time.

CHAIRMAN WALLACE: All right. Thank you.

Any other comments?

(No response.)

CHAIRMAN WALLACE: Okay. Anything further from the Applicant?

MR. FREEDMAN: No. We have nothing to add.

CHAIRMAN WALLACE: All right.

Anything from staff?

MR. COLBY: (No verbal response.)

CHAIRMAN WALLACE: All right. If the Plan Commission feels that they have enough evidence to make a recommendation to City Council regarding this application, then a motion would be in order to close the public hearing.

Is there a motion?

MEMBER DOYLE: May I ask one question of the Applicant before we close the public -- make that motion?

CHAIRMAN WALLACE: Sure.

MEMBER DOYLE: There's a -- the site plan currently has a park at the northeast corner where a number of residents suggested a pass-through to the Timbers north.

Is there anything structurally that would prevent the Applicant from considering a sort of easement like we have for the connection from Mark Street to the west and would the Applicant be receptive to some sort of easement that would maintain the possibility of such a

connection in the future if the City decided that it wanted to pursue that?

MR. ROTOLO: Well, as I have been saying that myself, I'm certainly in favor of connectivity, and I would defer to the engineers.

I think there's quite a bit of slope over there, but maybe you could, you know, create an easement that's from the west and flows east so that you can ramp it up to the track level. We'll certainly work with the City staff and see if there's a feasibility there. I'm all for it. I mean --

MR. FREEDMAN: Since -- if this were approved, this would be preliminary. We have to obviously come back and do final engineering. Maybe the concept would be that we would explore it as part of the final engineering and we'd have more detail with staff. If it's possible, we would do it.

MEMBER DOYLE: Okay. Does staff have any comments about that?

Is there any --

MR. TIEDT: One of the biggest problems with pursuing access, at least at this point -- or the hurdles -- is that there are -- is privately owned property between Sedgewick Circle and the railroad

1 right-of-way, so you have to get -- it's owned by the
2 manor homes HOA.
3 So you would have to get them to give an
4 easement to the City or the City would have to work with
5 them at some point for that access because there is a
6 piece of privately owned property. It's not that the
7 Sedgewick Circle right-of-way abuts the railroad
8 property.
9 So it's more than just simply leveling it out,
10 getting a road through and you could automatically
11 connect to public right-of-way should you get, you know,
12 the railroad even to give you permission.
13 So there's many hurdles in that aspect.
14 MEMBER DOYLE: Well, and -- and I don't want
15 to suggest an obstacle to moving forward, but this issue
16 has been raised several times, and I'm just wondering if
17 such an easement might be a way of acknowledging
18 community input and, you know, providing an -- you know,
19 sort of as we have with Mark -- with the Mark Street
20 easement. If it's not feasible, it's not feasible.
21 MR. FREEDMAN: Well, if it is feasible, we
22 don't mind doing it.
23 MEMBER DOYLE: All right. Thank you.
24 MR. FISHER: Can you use the pointer to show

where you're talking about?

MS. CLARKE: Yeah. Could you, please?

I want to know.

MR. FREEDMAN: Northeast corner.

MR. NELSON: In that area somewhere?

MR. FREEDMAN: Right there.

MR. NELSON: I don't think there's room to be able to slide the road here, but somewhere in here is what the suggestion is, in that green space short of where the detention is, so it would have to be somewhere in here.

CHAIRMAN WALLACE: Yeah.

MR. AMUNDSON: I can offer a little bit on this. I walk there with my dog.

And where Sixth Street leaves your property there is a gully between your property and the railroad tracks where the bed is. We'd need some sort of light bridge. But once you hit that, it's a relatively gentle slope down the railroad tracks to join Sedgewick on the other side.

So, yes -- and I don't know where that all goes, but I think all I'm asking -- or all I'm anticipating right now -- is some sort of deed restriction, something -- an easement, whatever -- that

allows for a pathway through there.

MR. FREEDMAN: Well, it would be -- okay. If that were to be created, it would have to be engineered and final engineering could be done.

And I think what we're committing for the record is, if it can be done, we'll participate in granting what's needed.

MR. AMUNDSON: Okay. Thank you.

CHAIRMAN WALLACE: All right.

Anything else?

MS. CLARKE: Could I make a comment --

CHAIRMAN WALLACE: Sure.

MS. CLARKE: -- about what you just talked about?

CHAIRMAN WALLACE: Yes.

MS. CLARKE: My name is Pat Clarke, with an -e at the end, 264 Sedgewick Circle, St. Charles.

I am concerned now when you're talking about something going over what used to be the tracks into the Timbers and on Sedgewick Circle.

Is that for general public to use? Because, as he mentioned, that is private property. My house is right across from what was the railroad track, and it seems like you're talking about pretty close to that.

1 You'd be coming into all private property.
2 Am I correct in where you're talking about and
3 what you're talking about doing? Or am I
4 misunderstanding your easement?
5 MEMBER DOYLE: At -- the easement would only
6 be an option to exercise in the future if obstacles,
7 including the need for an easement on the Timbers side,
8 could be obtained. So --
9 MS. CLARKE: Why would you want an easement
10 into that property? I guess I'm not understanding what
11 you're thinking about.
12 MEMBER DOYLE: The -- well, the reason why we
13 were talking about it is for traffic circulation.
14 MS. CLARKE: So you mean more than just a
15 walking easement? You're talking about --
16 MEMBER DOYLE: Vehicular traffic.
17 MS. CLARKE: -- to go from your projected --
18 their project to Sedgewick Circle?
19 MEMBER DOYLE: That's what's been proposed by
20 your neighbor -- by others in that community.
21 I believe so. I don't believe it's a foot
22 easement. I believe it's an easement for vehicular
23 traffic.
24 CHAIRMAN WALLACE: I think any type of a

1 vehicular route is -- talk about it is speculative at
2 best just because there would have to be agreement not
3 only -- I mean, this isn't just a public decision or even
4 a public decision in conjunction with this particular
5 developer. But I have a feeling that we would also have
6 an association that would have to get involved --
7 MS. CLARKE: Yes, you would.
8 CHAIRMAN WALLACE: -- as well as private
9 homeowners.
10 I mean, it's a big deal. It would be a major
11 project in order --
12 MS. CLARKE: And even now --
13 CHAIRMAN WALLACE: Hold on.
14 It would be a major project in order for
15 something like this to happen.
16 Now, I don't know if the Plan Commission feels
17 that we need to obtain more information or we need to
18 obtain an opinion or something like that. It's not a
19 part of the plan as it is.
20 MEMBER DOYLE: Correct.
21 CHAIRMAN WALLACE: So in order for us to make
22 it a condition of approval, to have an easement for
23 vehicular access -- I mean, you know it's the Plan
24 Commission's preference whether they want additional

1 information in order to make that into a condition, but
2 I think that that would be a pretty difficult hurdle to
3 present to the Applicant.
4 MEMBER DOYLE: So my intent of asking the
5 question was to obtain some preliminary information
6 before we close the public hearing.
7 I agree that it's not part of the proposal,
8 and I think that -- the question I received from the
9 Applicant satisfies my need for information and to close
10 the public hearing.
11 CHAIRMAN WALLACE: Okay. All right.
12 MS. CLARKE: Thank you. Just -- when you say
13 "Sedgewick Circle," my ears perk up.
14 Thank you.
15 CHAIRMAN WALLACE: All right. Anything
16 further?
17 (No response.)
18 CHAIRMAN WALLACE: Anything from the
19 Applicant?
20 MR. FREEDMAN: No.
21 CHAIRMAN WALLACE: All right. Is there a
22 motion to close the public hearing?
23 MEMBER SCHUETZ: I --
24 CHAIRMAN WALLACE: Or continue the public

hearing? I -- it doesn't matter to me.

MEMBER SCHUETZ: I'll motion we close the public hearing.

MEMBER GAUGEL: Second.

CHAIRMAN WALLACE: Okay. It's been moved and seconded.

Any discussion on the motion?

(No response.)

CHAIRMAN WALLACE: All right. Holderfield.

MEMBER HOLDERFIELD: Yes.

CHAIRMAN WALLACE: Amatangelo.

MEMBER AMATANGELO: Yes.

CHAIRMAN WALLACE: Doyle.

MEMBER DOYLE: Yes.

CHAIRMAN WALLACE: Schuetz.

MEMBER SCHUETZ: Yes.

CHAIRMAN WALLACE: Wallace, yes.

And Steve --

MEMBER GAUGEL: Yes.

CHAIRMAN WALLACE: -- Gaugel.

All right. That motion passes unanimously and that concludes Item 6 on your agenda.

Item 7, Lexington Club PUD, with the applications as stated on the agenda.

1 Is there a motion?
2 (No response.)
3 MEMBER DOYLE: We're looking for a single
4 motion for all three applications?
5 CHAIRMAN WALLACE: Well, if you want to take
6 them one at a time, that's fine.
7 MEMBER DOYLE: No, not necessarily. Part of
8 me was getting to the agenda for the language here. I'm
9 going to start with the main motion.
10 I move to recommend approval of the
11 application for a map amendment from RM2, Medium Density
12 Multifamily Residential District, to RT3, Traditional
13 Single-Family Residential District; approval for the
14 application for special use to amend Ordinance 2013-Z-2,
15 Lexington Club PUD; and approval for the application for
16 a PUD preliminary plan for Lexington Club PUD contingent
17 on resolution of all outstanding staff comments as
18 detailed in the staff report dated March 17th, 2015.
19 CHAIRMAN WALLACE: All right. Is there a
20 second?
21 MEMBER SCHUETZ: Second.
22 CHAIRMAN WALLACE: It's been moved and
23 seconded.
24 Discussion on the motion?

1 MEMBER DOYLE: So part of the main motion is
2 resolution of all outstanding comments. We heard from
3 Mr. Nelson that one of the comments that staff made
4 regarding the change of orientation from north/south to
5 east/west of some corner lots -- there were some caveats
6 there.
7 I'm wondering if we would want to exclude that
8 as a condition of the main motion and -- since there are
9 some caveats or provide some sort of flexibility to the
10 Applicant in that case.
11 CHAIRMAN WALLACE: Okay.
12 MR. COLBY: I should state that that was
13 really more of a comment than a -- I don't know if a
14 review needed to be addressed.
15 MEMBER DOYLE: Okay. So staff would not
16 interpret that as a condition?
17 MR. COLBY: Correct.
18 MEMBER DOYLE: Okay.
19 CHAIRMAN WALLACE: Okay.
20 MEMBER DOYLE: The other question I have is
21 whether or not we want to attach some sort -- the
22 Applicant's already indicated that they will enforce a
23 monotony sort of condition in terms of their own
24 development, and we could attach a condition to the PUD

1 that would basically provide the City with some
2 enforcement capability.
3 Is it necessary for us to do that?
4 Do we -- if so, do we need to identify
5 language, or do we just go with the Applicant's statement
6 that they are going to -- that that's their practice
7 and --
8 CHAIRMAN WALLACE: Well, I would say that we
9 need to condition our approval upon the Applicant
10 agreeing to incorporate a monotony ordinance into the
11 PUD.
12 MEMBER DOYLE: Procedural question for staff:
13 If we were to make an amendment -- a motion to amend to
14 add that as a condition, would it be possible for us to
15 phrase that amendment in such a way that would allow you
16 and the Applicant to work out the details of that?
17 MR. COLBY: Yes. I think those types of
18 requirements are relatively straightforward in terms of
19 how to set them up, so I think that would be fine.
20 CHAIRMAN WALLACE: I would say it would just
21 be contingent upon resolution of staff comments as
22 contained in the memorandum and staff -- how would we
23 word that?
24 MS. TUNGARE: "And the incorporation of a

monotony code in the PUD ordinance." You can just use those words.

CHAIRMAN WALLACE: Sure.

Would you like to amend your motion?

MEMBER DOYLE: I would accept my own amendment as a friendly amendment.

CHAIRMAN WALLACE: As long as the person who seconded the motion agrees.

MEMBER SCHUETZ: I'm good with that.

CHAIRMAN WALLACE: All right. So that would be the main motion now.

Any further discussion on that motion?

(No response.)

CHAIRMAN WALLACE: All right. That's it?

All right. We'll switch it up.

Gaugel.

MEMBER GAUGEL: Yes.

CHAIRMAN WALLACE: Schuetz.

MEMBER SCHUETZ: Yes.

CHAIRMAN WALLACE: Doyle.

MEMBER DOYLE: Yes.

CHAIRMAN WALLACE: Amatangelo.

MEMBER AMATANGELO: Yes.

CHAIRMAN WALLACE: Holderfield.

MEMBER HOLDERFIELD: Yes.

CHAIRMAN WALLACE: Wallace, yes.

MR. FREEDMAN: Thank you.

CHAIRMAN WALLACE: All right. That concludes -- passes unanimously, and that concludes Item No. 7 on the agenda.

Please note in Item 8 the next Plan Commission meeting is canceled because that's election night. It's typically what we do.

So the next meeting is April 21st and then May 5th, both of them here.

And there are government services and planning and development committee meetings as listed on your agendas.

MR. COLBY: I want to make a comment about the government services committee meeting. The Woodward Court concept plan will be on that meeting agenda.

CHAIRMAN WALLACE: Oh, okay.

MR. COLBY: So it will not be a normal P and D meeting.

CHAIRMAN WALLACE: Okay.

All right. Any additional business from Plan Commission members?

MEMBER GAUGEL: I just would like to wish Sue

all the best.

MEMBER AMATANGELO: Thank you.

CHAIRMAN WALLACE: Yes. We will miss you, Sue.

All right. Staff?

MR. COLBY: Thank you, Sue.

MEMBER AMATANGELO: Thank you.

CHAIRMAN WALLACE: Citizens?

(No response.)

CHAIRMAN WALLACE: All right. Is there a motion to adjourn?

MEMBER SCHUETZ: I so motion we adjourn this meeting.

CHAIRMAN WALLACE: Second?

MEMBER AMATANGELO: Second.

CHAIRMAN WALLACE: All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Meeting's adjourned at 9:56 p.m.

(Off the record at 9:56 p.m.)

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 25th day of March, 2015.

My commission expires: May 31, 2017

Notary Public in and for the
State of Illinois

ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Concept Plan for Hillcroft Townhomes		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 5/5/15		**MEETING 5/5/15**	X
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plan documents		
Concept Plan Application, received 4/3/15				

SUMMARY:

The subject property, 1147 Geneva Rd., is a 1.86 acre parcel developed with one single-family home.

The applicant, Hillcroft Estates, LLC, is proposing a Concept Plan to develop townhomes on the property. Details of the proposal are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1 Mixed Medium Density Residential.
- Construct four townhome buildings; two buildings with two units and two buildings with four units, for a total of 12 units.
    - The two-unit buildings (Buildings #1 and #2) will front Geneva Rd., with the four-unit buildings (Buildings #3 & #4) behind.
    - Each unit will have a two-car garage. Garages will be rear-loaded for Buildings #1 and #2 and front-loaded for Buildings #3 and #4.
    - Each unit will have three bedrooms.
    - Buildings #1 and #2 will be 2-stories and Buildings #3 and #4 will be 3-stories.
- The site will be accessed from Geneva Rd. via a private, gated drive through the middle of the site.

The Land Use Plan designation for the property is Single-Family Detached Residential. The Comprehensive Plan notes that there may be situations where single-family attached and multi-family uses are appropriate within primarily single-family detached areas.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140,** the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development."
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Hillcroft Townhomes Concept Plan

DATE: May 1, 2015

I. APPLICATION INFORMATION:

Project Name: Hillcroft Townhomes, 1147 Geneva Rd. – Concept Plan

Applicant: Hillcroft Estates, LLC

Purpose: To construct four building, twelve unit townhome development

General Information:

Site Information	
Location	1147 Geneva Rd.
Acres	80,947 sq. ft. (1.86 acres)

Applications:	Concept Plan
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts

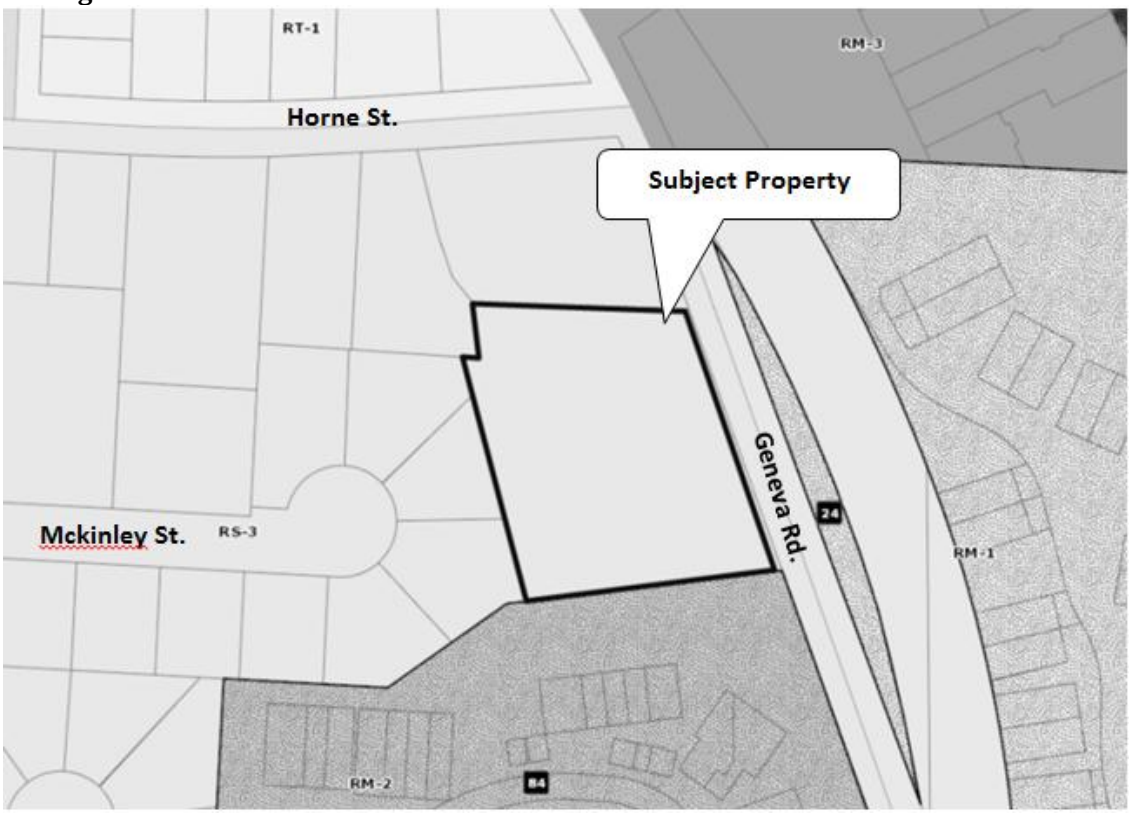
Existing Conditions	
Land Use	Single-family residential
Zoning	RS-3 Suburban Single-Family Residential District

Zoning Summary		
North	RS-3 Suburban Single-Family Res.	Single-family home
East	RM-1 Mixed Medium Density Res. (PUD)	Townhome development (Willowgate)
South	RM-2 Medium Density Multi-Family Res.	Townhome development (The Oaks)
West	RS-3 Suburban Single-Family Res.	Single-family homes

Comprehensive Plan Designation
Single Family Detached Residential

Aerial Photo

Zoning



II. OVERVIEW

Property History
The subject property is a 1.86 acre parcel that is developed with a single-family home. The home was constructed in 1910 and is 2,600 sq. ft.

Proposal
Hillcroft Estates, LLC, applicant, is proposing a townhome development on the property. The existing home would be demolished to accommodate the development. Details of the proposal are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1Mixed Medium Density Residential.
- Construct four townhome buildings; two buildings with two units and two buildings with four units, for a total of 12 units.
  - The two-unit buildings (Buildings #1 and #2) will front Geneva Rd., with the four-unit buildings (Buildings #3 & #4) behind.
  - Each unit will have a two-car garage. Garages will be rear-loaded for Buildings #1 and #2 and front-loaded for Buildings #3 and #4.
  - Each unit will have three bedrooms.
  - Buildings #1 and #2 will be 2-stories and Building #3 and #4 will be 3-stories.
- The site will be accessed from Geneva Rd. via a private, gated drive through the middle of the site.

Review Process
The purpose of the Concept Plan review is to enable the developer to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. STAFF ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site as "Single-Family Detached Residential." The Plan states:

> *"An important objective of the Plan is to continue to protect and enhance the City's single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses…*
>
> *Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall*

single-family character that serves as the rationale for the Plan's designation. ***Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas.*** *For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.*

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies would be applicable to this project, including:

- ***Preserve the character of the City's existing single family residential neighborhoods:*** *The City's residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

Other relevant Comprehensive Plan recommendation (p. 122):

- ***Development Character and Urban Design:*** *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design…*

B. <u>ZONING REVIEW</u>

The proposed land use would fall within two residential use categories:

1. *Townhouse Dwelling*, which is defined as "a building with three (3) or more dwelling units arranged side-by-side, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one individual exist directly to the outdoors."

2. *Two-Family Dwelling* is defined as "A building containing two (2) dwelling units attached either vertically or horizontally."

The existing RS-3 zoning designation allows only for single-family homes; townhomes and two-family homes are not permitted. In order to accommodate the proposal, the property would need to be rezoned to a zoning district that permits townhomes and two-family homes.

The applicant is proposing the property be rezoned to the RM-1 Mixed Medium-Density Residential District. This district permits single-family homes, two-family homes, and townhomes. It is the most restrictive mixed and multi-family zoning district in terms of density.

The Willowgate townhome development to the east of the subject property is also zoned RM-1. The Oaks townhome development directly south is zoned RM-2.

The table below compares the RS-3 and RM-1 District zoning requirements with the Concept Plan. Deviations from the RM-1 District that would be required to accommodate the development as proposed are denoted in ***bold italics***.

	RS-3 District (existing zoning)	**RM-1 (proposed zoning)**	**Concept Plan**
Min. Lot Area	8,400 sf per unit	5,445 sf per unit (for townhomes)	6,746 sf per unit
Min. Lot Width	60 ft.	24 ft. per unit	***22.3 ft. per unit***
Density in units per acre	5.2 du/acre	8 du/acre	6.46 du/acre
Max. Building Coverage	30%	30%	Approx. 27.9%
Max. Building Height	35 ft. or 2 stories, whichever is less	35 ft. or 3 stories, whichever is less	***Bldg. #1 and #2 = 38 ft. (2 stories) Bldg. #3 and #4 = 41.6 ft. (3 stories)****
Min. Front Yard	30 ft.	30 ft.	40.8 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	10 ft.	14.26 ft.
Min. Rear Yard	40 ft.	25 ft.	***24 ft.***
Off-Street Parking	2 per unit	2 per unit	2 per unit

** The building heights provided in the table and on the plans are the actual height of the buildings. However, the Zoning Ordinance requires building height be measured from grade at the midpoint of the front setback. The building height when measured using this method will be significantly greater than stated in the table, due to the site's topography.*

- As proposed, the development does not conform to the lot width, building height, or rear yard requirements in the RM-1 District. Deviations from these requirements could be granted through a Planned Unit Development (PUD).

3 <u>SITE LAYOUT</u>

- The access point off of Geneva Rd. will be moved to the north and will run between buildings #1 and #2. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way.
- Parking will be located at the center of the site, between the two sets of buildings. Garages will be rear-loaded for Buildings #1 and #2 will front-loaded for Buildings #3 and #4.
- A landscape plan will be required as part of the PUD Preliminary Plan. A landscape buffer will be required along property lines adjoining the RS-3 zoning district (north and west property lines). The site plan indicates that the existing tree line along the west

property line will be maintained. Additional landscaping to meet the buffer requirements provided in **Section 17.26.070 Landscape Buffers** will be required. These requirements include opaque, year-round screening to a height of six (6) ft. by means of berming, landscaping, fencing, and/or decorative walls (along the north and west property lines).

- The parking stall length shown for the northern unit of Building #1 is shown as 16.5 ft. **Section 17.24.070.B Design of Off-Street Parking Facilities** requires 18 ft.
- A gate is proposed at the entrance drive. The gate would need to default to open in the event of a power outage. The gate would also need to gain approval of the Fire Chief and the Police and Fire departments would need the access code. The gate may also be a concern for Public Works to access public utilities located between the buildings and for monthly electric and water meter reading.

4 BUILDING DESIGN

Two sets of architectural elevations have been submitted: one for Buildings #1 and #2 and one for Buildings #3 and #4. Development in the RM-1 District is subject to Design Review and the requirements of **Section 17.060.050 Standards and Guidelines- RM-1, RM-2, and RM-3 Districts.** The architectural elevations appear to meet the requirements of this section.

5 ENGINEERING REVIEW

The applicant has been provided with a detailed engineering review memo. The comments raised in the memo will need to be addressed if the project moves forward. However, the City's development engineer summarized in the memo that, "there are no major infrastructure/land use issues or concerns identified based on the level of detail depicted with the concept submittal."

6 INCLUSIONARY HOUSING

Based on the most recent Affordable Housing Update, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are currently required for the development. However, the City is in the process of reviewing the Affordable Housing Update and potential revisions to the Inclusionary Housing Ordinance which could potentially result in the requirement being reactivated.

7 SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. A copy of the Concept Plan has been forwarded to the school and park districts for any comments. If the project moves forward, the worksheets will be revised to reflect a credit for the existing single-family home.

IV. APPROVAL PROCESS

The applicant would need to gain approval of the following in order to permit the development as proposed in the Concept Plan:

1. Map Amendment: To rezone the property from RS-3 to RM-1.
2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.

3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, elevations, landscape plan, and engineering plans.
4. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the developer. Staff is recommending the Commission provide feedback on the following:

- ✓ The change in land use from single-family to townhomes.
- ✓ The proposed number of units.
- ✓ The building architecture.
- ✓ The site layout.

VI. ATTACHMENTS

- Application for Concept Plan; received 4/3/15 (includes site plan, preliminary engineering plan, and architectural elevations)

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: Hillcroft - 1147 Geneva Rd.
Project Number: 2015 -PR- 007
Application Number: 2015 -AP- 012

RECEIVED
St. Charles, IL
APR 03 2015
CDD
Planning Division
Received Date

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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

1. Property Information:	Location:	1147 Geneva Road St. Charles, Illinois 60174		
	Parcel Number (s):	09-34-404-013		
	Proposed Project Name:	Hillcroft		
2. Applicant Information:	Name	Hillcroft Estates, LLC	Phone	630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax	630.584.7393
			Email	maurice@ avondalecustomhomes.com
3. Record Owner Information:	Name	Maurice McNally	Phone	630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax	630.584.7393
			Email	maurice@ avondalecustomhomes.com

Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: Hillcroft

☐ **Subdivision Concept Plan** Proposed Name: _____

☐ Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: RS-3 Suburban Family PUD

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

Current use of the property: Owner Occupied

Proposed zoning of the property: Mixed Medium Density Residential District PUD? Yes

Proposed use of the property: Dwelling, Townhouse / Single Family

Comprehensive Plan Designation: 1147 Geneva Road, St. Charles, Illinois 60174

Attachment Checklist

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$1,000	$2,000	$3,000	$4,000
2 or 3	$2,000	$4,000	$5,000	$7,000
4 or more	$3,000	$5,000	$7,000	$10,000

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or
b) a deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

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

☒ **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

☒ **PLANS:**
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Existing streets on and adjacent to the tract
   - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
   - Architectural elevations showing building design, color and materials (if available)
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

☒ **SUMMARY OF DEVELOPMENT:**
Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

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

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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

Mau.. Mi Nally Member. 3rd April - 15

Record Owner Date

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Maurice McNally, being first duly sworn on oath depose and say that I am

Manager of Hillcroft Estates, LLC, an Illinois Limited Liability

Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Maurice McNally

By: Maurice McNally, Manager

Subscribed and Sworn before me this 3rd day of

April, 20 15.

Notary Public

OFFICIAL SEAL
COLLEEN P. MCNALLY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES SEP. 20, 2015

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Hillcroft Estates, LLC

	Zoning District Requirement District:	Existing PUD Requirement (if applicable) Ordinance #:	Proposed
Minimum Lot Area	8,400 sf.	N/A	5,445 sf/du
Minimum Lot Width	60 feet	N/A	24 ft.
Maximum Building Coverage	30%	N/A	30%
Maximum Building Height	35ft. or 2 stories, whichever is less.	N/A	35ft. or 2 stories, whichever is less.
Minimum Front Yard	30%	N/A	30 ft. 20ft. when adjoining a local street.
Interior Side Yard	Combined width of 16ft. neither less than 6ft.	N/A	10 ft. each side
Exterior Side Yard	25ft.	N/A	Abutting an arterial or collector street: 30ft. Abutting all other streets: 20ft.
Minimum Rear Yard	40ft.	N/A	25 ft. 5 ft. for garages accessed from an alley
% Overall Landscape Area	N/A	N/A	TBD
Building Foundation Landscaping	N/A	N/A	TBD
% Interior Parking Lot Landscape	N/A	N/A	TBD
Landscape Buffer Yards[1]	N/A	N/A	not required
# of Parking spaces	N/A	N/A	2 per unit

[1] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

SUMMARY OF DEVELOPMENT:

- Dwelling, townhouse / single family on 1.857 acres
- 12 townhouse units, 3 bedrooms each, private 2 car garage, private driveway with gated entrance.
- Building area (4) = 22,580 sq. ft.
- Building height = Building #1 & #2 is 38ft. high with 2 story & Building #3 & #4 is 41.6 ft. high with 3 story.
- 6.46 dwelling units per acre.
- Hillcroft is consistent with local pending and existing developments in the area. It will establish a trending ratio among dwelling and land towards a higher density with multifamily uses. Proposing 6.46 dwelling units per acre. The topography of townhouse developments would be better than single family homes in this case to confine the grading resolution. The proposed project demonstrates compliance and will exceed design guidelines.
- Build out time estimates 2 years, depending on marketability.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	04/03/15
Prepared by:	Avondale Custom Homes

ST. CHARLES
SINCE 1834

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*	*Estimated Population*
Detached Single Family			
➢ 3 Bedroom		DU x 2.899	=
➢ 4 Bedroom		DU x 3.764	=
➢ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➢ 1 Bedroom		DU x 1.193	=
➢ 2 Bedroom		DU x 1.990	=
➢ 3 Bedroom	12	DU x 2.392	= 28.704
➢ 4 Bedroom		DU x 3.145	=
Apartments			
➢ Efficiency		DU x 1.294	=
➢ 1 Bedroom		DU x 1.758	=
➢ 2 Bedroom		DU x 1.914	=
➢ 3 Bedroom		DU x 3.053	=

Totals 12 Total Dwelling Units — 28.704 Estimated Total Population

Park Site Requirements

Estimated Total Population 28.704 x .010 Acres per capita = 0.287 Acres

Cash in lieu of requirements -

Total Site Acres 0.287 x $240,500 (Fair Market Value per Improved Land) = $ 69,023.50

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Hillcroft
Date Submitted:	04/03/15
Prepared by:	Avondale Custom Homes

ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*		*Middle (Grades 6 to 8)*		*High (Grades 9 to 12)*	
Detached Single Family							
➢ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➢ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➢ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➢ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➢ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➢ 3 Bedroom	12	DU x .234	= 2.808	DU x .058	= 0.696	DU x .059	= 0.708
➢ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➢ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➢ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➢ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➢ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals 12 TDU 2.808 TE 0.696 TM 0.708 TH

School Site Requirements

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	2.808	x .025	= 0.070
Middle (TM)	0.696	x .0389	= 0.027
High (TH)	0.708	x .072	= 0.051

Total Site Acres 0.148

Cash in lieu of requirements -

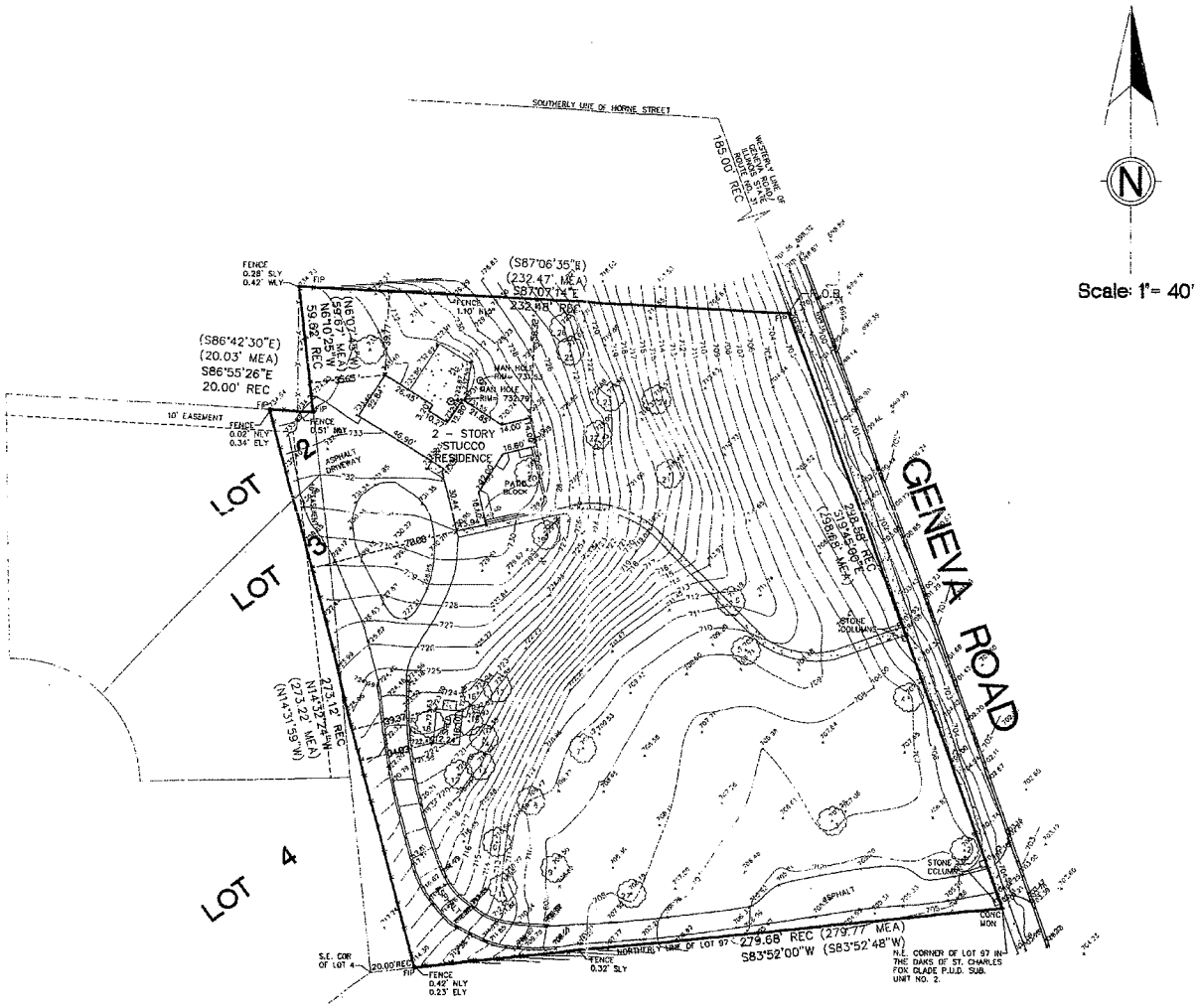
0.148 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 35,594.00

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

2600 Keslinger Road, Suite 15
Geneva, Illinois 60134
Phone:(630)232-7705 Fax:(630)232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES , 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES , 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES , 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES , 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES , 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located 8-9-2003

Illinois Professional Land Surveyor No. 035-002876

Job No. 000603-1

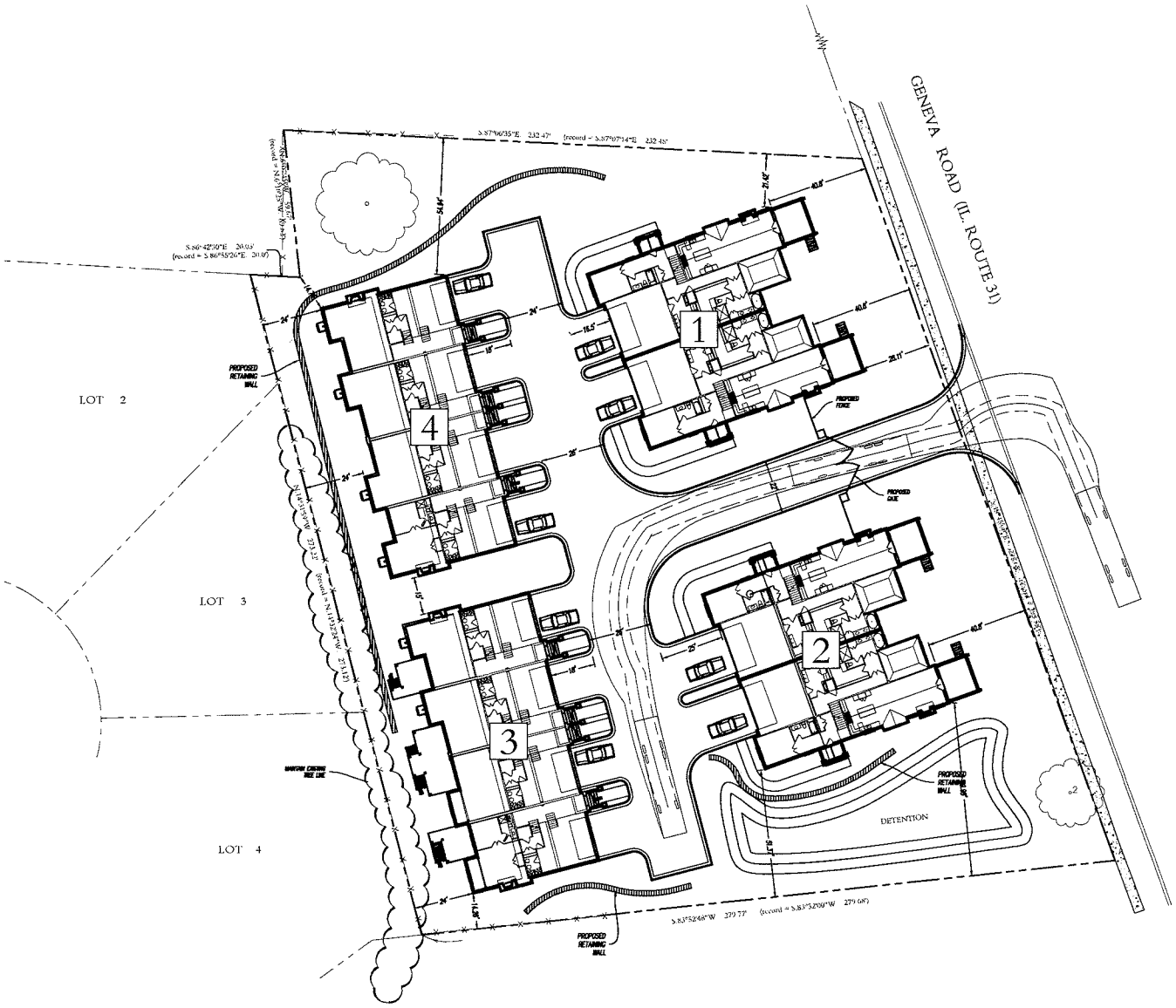
License expiration date 11-30-2004

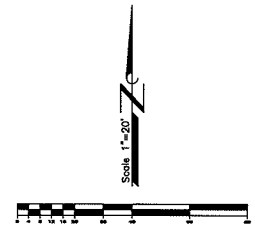
State of Illinois
County of Kane S.S.

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 A.D. 2003

Illinois Professional Land Surveyor No. 035-002876





SITE ANALYSIS

SITE

TOTAL AREA	80,847 SF ±1.86 ACRES

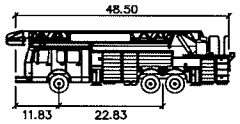
BUILDING

FOOTPRINT - BLDG'S 1 and 2 4 UNITS TOTAL	5,672 SF (each)
FOOTPRINT - BLDG'S 3 and 4 8 UNITS TOTAL	5,78 SF (each)
TOTAL BUILDING AREA	22,880 SF
TOTAL LOT COVERAGE	27.5%

(Bldg Footprints exclude sidewalks, decks and patios)

PARKING and DRIVEWAYS

GARAGE PARKING (2 CARS EACH UNIT)	24 CARS
DRIVEWAY PARKING (2 CARS EACH UNIT)	24 CARS
TOTAL PROPOSED PARKING	48 CARS
PRIVATE DRIVEWAY AREA PRIVATE DRIVEWAY LOT COVERAGE	15,040 SF 18.6%



FIRE TRUCK feet

Width	: 9.50
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

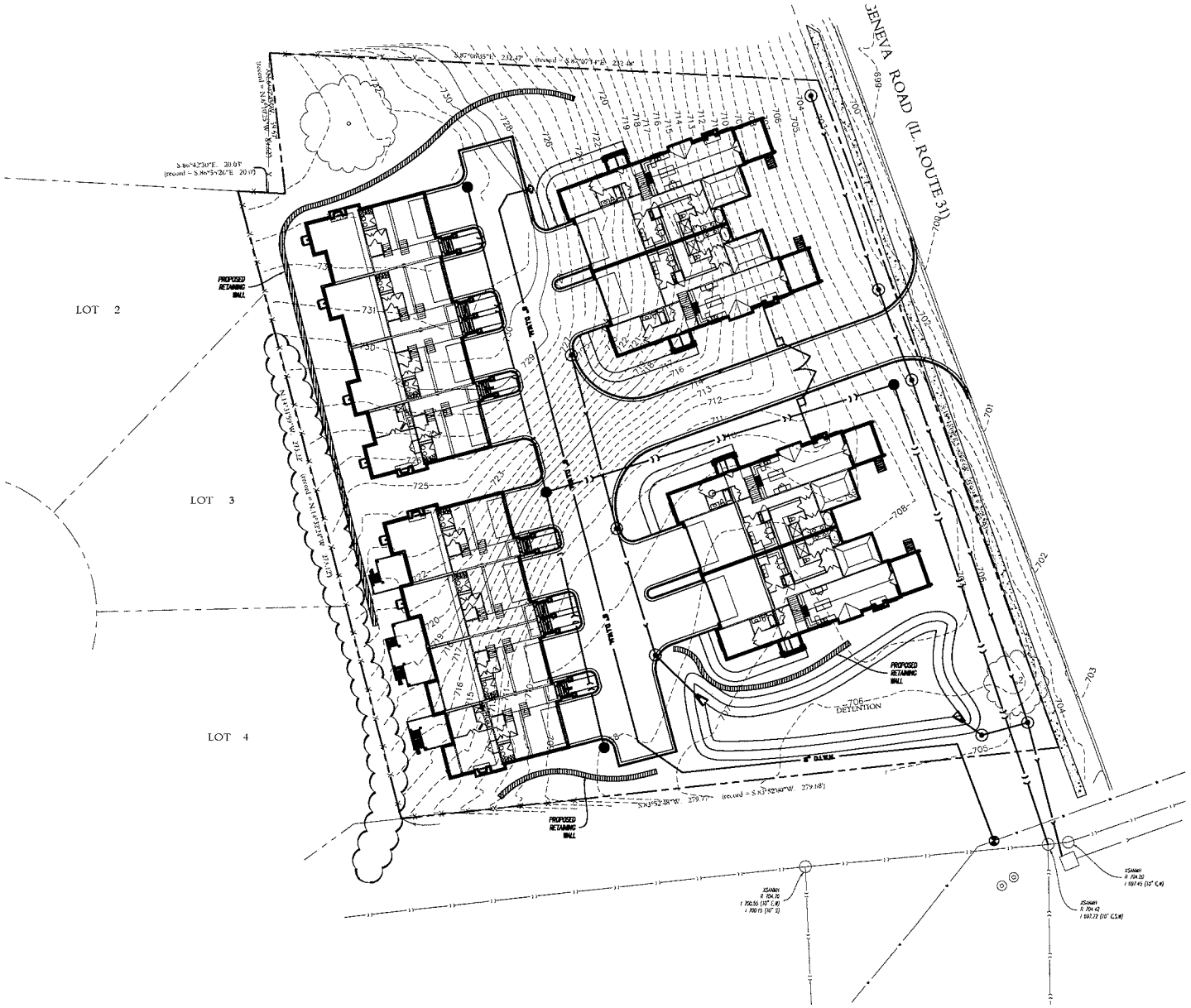
HILLCROFT
ROUTE 31
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
24 N. Hillside Street • Geneva, IL 60134 • (630) 232-0220 • fax (630) 232-0221

DATE: 4/02/15
FILE: 14-047 BASE
JOB NO. 14-047
SHEET NO. S1

Illinois Design Firm License No. 184.003783

HILLCROFT ST. CHARLES, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN	8" D.I.W.M.	8" D.I.W.M.
ELECTRIC	E	E
TELEPHONE	T	T
GAS	G	G
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

CONCEPT ENGINEERING PLAN

HILLCROFT
ROUTE 31
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
113 N. Stevenson Street • Geneva, IL 60134 • (630) 232-0555 • Fax (630) 232-0557
Illinois Design Firm License No. 184.000740

DATE: 4/02/15
FILE: 14-047 BASE
JOB NO.: 14-047

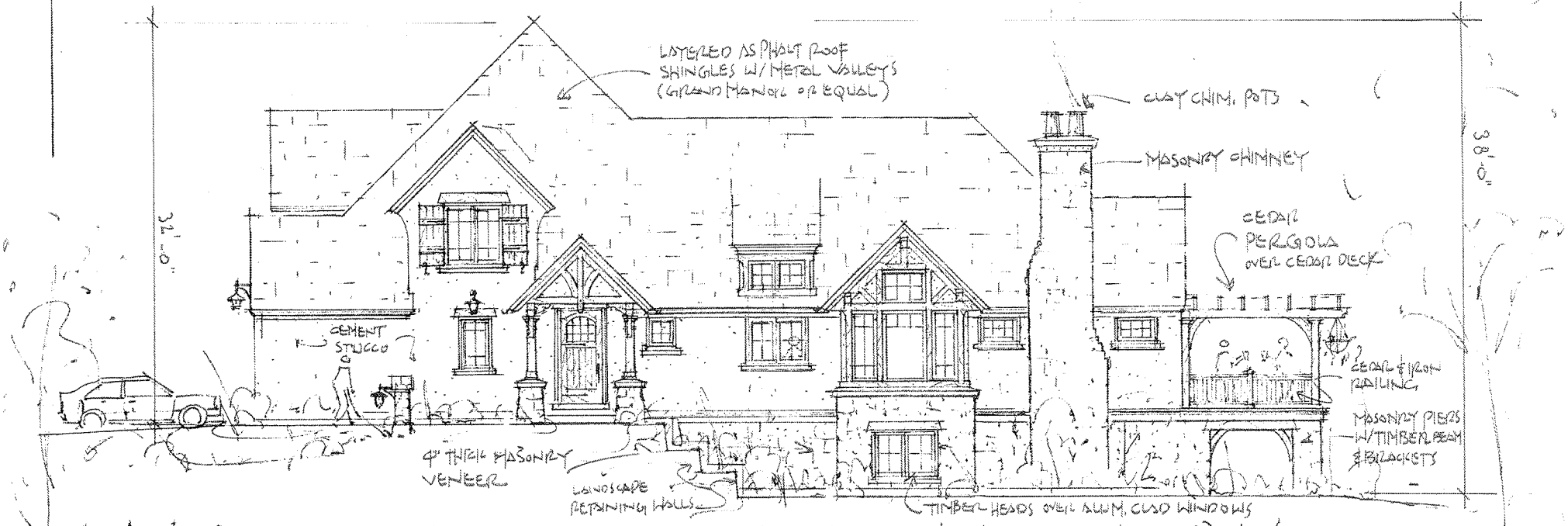
S2
SHEET NO.

HILLCROFT
ST. CHARLES, ILLINOIS

PRELIMINARY EAST ELEVATION · BUILDING 1 & 2 4-2-15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

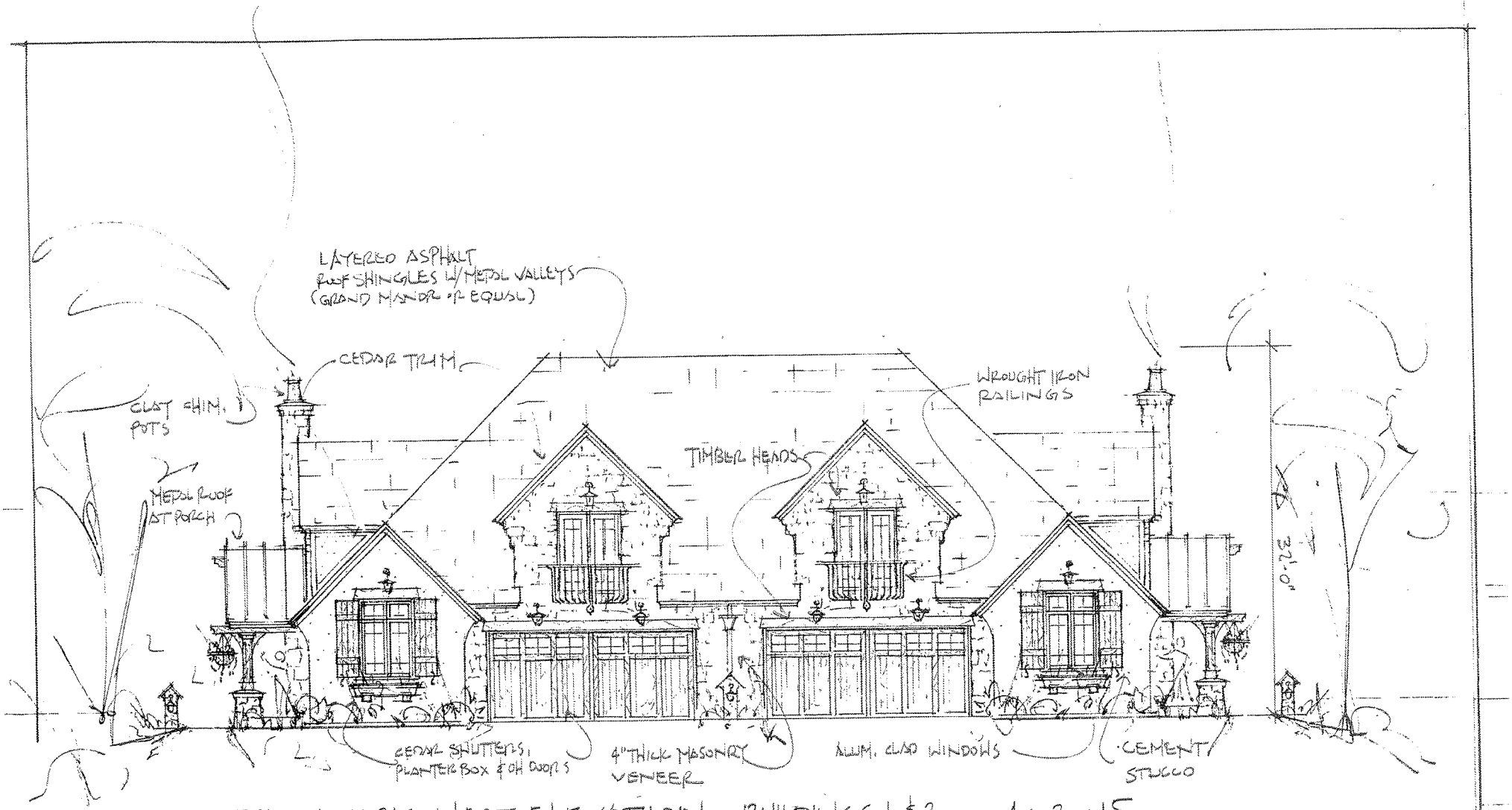
AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS



PRELIMINARY SOUTH ELEVATION · BUILDINGS 1 & 2 (NORTH SIDES SIM. BUT OPP.) 4-2-15

HILLCROFT TOWNHOMES · ST. CHARLES · IL.

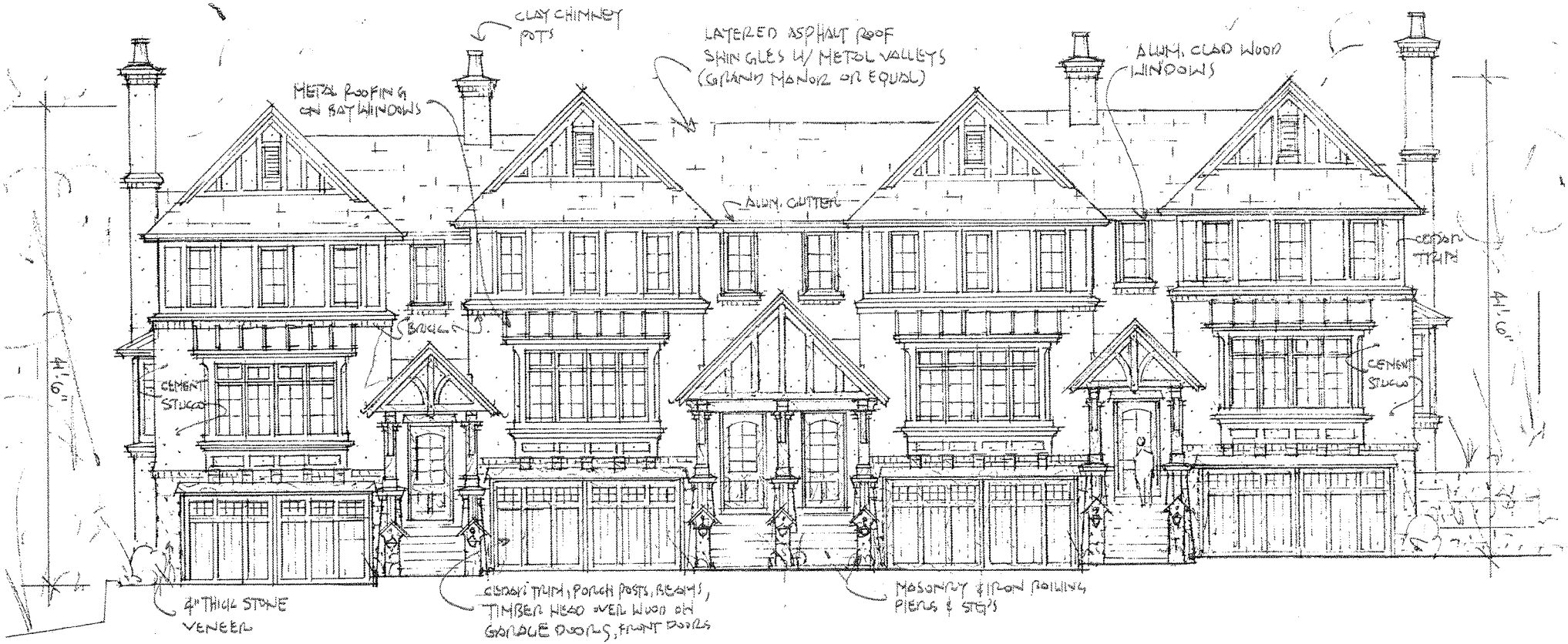
AVONDALE CUSTOM HOME · MARSHALL ARCHITECTS



PRELIMINARY WEST ELEVATION · BUILDINGS 1 & 2 4 · 2 · 15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS



PRELIMINARY EAST ELEVATION · BUILDINGS 3 & 4 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 3 4·2·15 (BLDG 4 IS SIMILAR)

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY EAST ELEVATION · BUILDING 1 & 2 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDINGS 1 & 2 (NORTH SIDES SIM. BUT OPP.) 4·2-15

HILLCROFT TOWNHOMES · ST. CHARLES · IL.

AVONDALE CUSTOM HOME · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDINGS 1 & 2 4 · 2 · 15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY EAST ELEVATION · BUILDINGS 3 & 4 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.
AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY SOUTH ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOMES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 3 4·2·15

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY NORTH ELEVATION · BUILDING 4 · 4.2.15

HILLCROFT TOWNHOMES · ST. CHARLES, IL

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

PRELIMINARY WEST ELEVATION · BUILDING 4 4·2·15

HILLCROFT TOWNHOUSES · ST. CHARLES, IL.

AVONDALE CUSTOM HOMES · MARSHALL ARCHITECTS

ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	1202 Pomeroy Ct. – Salvation Army		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 5/5/15	X	**MEETING 5/5/15**	X
APPLICATION:		Amendment to existing Special Use for a Place of Worship		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Special Use Ordinance No. 1962-34		
Special Use Application, received 4/1/15				

SUMMARY:

The subject property, 1202 Pomeroy Ct., is adjacent to the north of the Salvation Army Tri-City Corps facility at 1710 S. 7th Ave. A single-family home is located on the subject property.

A Special Use for a Place of Worship was approved for 1710 S. 7th Ave. in 1962 by Ordinance No. 1962-34. The Salvation Army purchased the property in 1992 and constructed a new facility at the same location in 2002.

The applicant, The Salvation Army Tri-City Corps, is seeking approval of an amendment to the Special Use for a Place of Worship to include 1202 Pomeroy Ct. in order to allow expansion of Salvation Army's parking lot. Details of the proposal are as follows:

- Demolish the existing single-family home at 1202 Pomeroy Ct.
- Construct a parking lot with 20 parking stalls on the property.
- Utilize the existing access point off of S. 7th Ave. to access both the existing and new portions of the parking lot.
- Add required street frontage landscaping along S. 7th Ave. and Pomeroy Ct. and a 6 ft. screen fence along the east property line.

SUGGESTED ACTION:

Conduct the public hearing and close if all testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

INFO / PROCEDURE – SPECIAL USE APPLICATIONS:

- Per **Sec. 17.04.330,** the purpose of a Special Use is as follows: "Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property."
- Public hearing is required, with a mailed notice to surrounding property owners.
- 7 findings of fact – ALL findings must be in the affirmative to recommend approval.

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

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

FROM: Ellen Johnson, Planner

RE: Special Use Amendment – 1202 Pomeroy Ct. (Salvation Army)

DATE: May 5, 2015

I. APPLICATION INFORMATION:

Project Name: 1202 Pomeroy Ct. – Salvation Army

Applicant: The Salvation Army Tri-City Corps

Purpose: Review the Special Use application to amend the existing Special Use for a Place of Worship that was previously approved for 1710 S. 7th Ave. to include 1202 Pomeroy Ct., for the purpose of expanding the Salvation Army facility's parking lot.

General Information:

Site Information	
Location	1202 Pomeroy Ct.
Acres	0.25 acre

Applications	**1) Special Use**
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.12 Residential Districts 17.24 Off Street Parking, Loading & Access

Existing Conditions	
Land Use	Residential; single-family home
Zoning	RS-4 Suburban Single-Family Residential

Zoning Summary		
North	RS-4 Suburban Single-Family Residential	Single-family homes
East	RS-4 Suburban Single-Family Residential	Single-family homes
South	RS-4 & Special Use for a Place of Worship	The Salvation Army Tri-City Corps facility
West	RS-4 Suburban Single-Family Residential	Single-family homes

Comprehensive Plan Designation
Single-Family Detached Residential

Aerial Photo

Zoning

II. BACKGROUND

Property History

A Special Use for a Place of Worship was approved for the property located at 1710 S. 7th Ave. in 1962 by Ordinance No. 1962-34. At that time, the Church of the Fox Valley First Church of the Nazarene owned the property. The Salvation Army purchased the property in 1992 and constructed the existing building in 2002. The Salvation Army Tri-City Corps offers a variety of services and programs at this facility.

1202 Pomeroy Court is directly adjacent to the north of the Salvation Army facility. A single-family home was constructed on the property in 1973, after the property was plated in 1972 as part of the Seventh Avenue Addition Unit 5.

Proposal

The applicant, The Salvation Army Tri-City Corps, represented by Charles Peterson, is proposing to expand the Special Use for a Place of Worship to include the property addressed as 1202 Pomeroy Ct., in order to allow expansion of Salvation Army's parking lot. Details of the proposal are as follows:

- Demolish the existing single-family home at 1202 Pomeroy Ct.
- Construct a parking lot with 20 parking stalls on the property.
- The existing access point off of S. 7th Ave. will be used to access both the existing and new portions of the parking lot.
- Add required street frontage landscaping along S. 7th Ave. and Pomeroy Ct.
- Add a 6 ft. fence along the property line shared with the residential property to the east to provide required screening.

III. STAFF ANALYSIS

A. PROPOSED USE

The Zoning Ordinance defines a "Place of Worship" as:

A church, temple, synagogue, mosque or other religious place of assembly, which may or may not include schools and/or meeting facilities and accessory uses such as a parish house, recreational facilities, and other non-profit organizations that serve members of the religious organization.

A Place of Worship is a Special Use in the RS-4 Zoning District, within which the existing Salvation Army facility and 1202 Pomeroy Ct. are located. An Amendment to the existing Special Use for 1710 S. 7th Ave. is necessary to permit the Salvation Army to expand its parking lot to 1202 Pomeroy Ct.

For reference, the applicant has provided a list of the programming and services offered at this Salvation Army facility (see attached).

B. ZONING STANDARDS

Staff has reviewed the proposed parking lot expansion in accordance with the relevant Zoning Ordinance standards. This review is summarized in the table below.

Note that per Section 17.24.070.2.a., the new portion of the parking lot must meet the setback requirements applicable to buildings in the RS-4 Zoning District. The landscape requirements of Ch. 17.26 Landscaping and Screening are applicable only to the new portion of the parking lot.

Category	Zoning Ordinance Standard	Proposed
Setbacks		
Front (Pomeroy Ct.)	20 ft.	25 ft.*
Interior Side	5 ft.	5 ft.
Exterior Side (S. 7th Ave.)	15 ft.	27.5 ft.
Rear	30 ft.; no limitation on paved areas in rear yards.	Approx. 1 ft.
Parking Stall Size	9 x 18 ft. (2 ft. overhang allowed where stalls abut green space)	9 x 16 ft. with 2 ft. overhang
Drive-Aisle Width	24 ft.	24 ft.
Minimum Percentage of Landscape Area	20%	42%
Screening from Public Streets (Pomeroy Ct. and S. 7th Ave.)	50% screening of parking stalls	Appears to meet; 30 in. height requirement to be confirmed by Landscape Plan required at time of building permit.
Screening from Residential Use (east property line)	Buffer of 6 ft. in height	6 ft. fence
Interior Parking Lot Landscaping	10%	Approx. 12%

**The main portion of the parking lot is set back 25 ft. from the front property line. The drive aisle portion is 14 ft. from the front property line to allow space for vehicles backing out. This portion would be considered a driveway, for which there is no setback requirement.*

Parking Requirement

Per Ch. 17.24 Off-Street Parking, Loading & Access, the parking requirement for a Place of Worship is one (1) space per three (3) seats based on the maximum capacity in the main place of worship. The Salvation Army chapel seats 167 people. The table below summarizes the parking requirement, existing parking, and proposed parking:

Off-Street Parking Requirement	Parking Required for Salvation Army	Existing Off-Street Parking	Additional parking proposed	Total Proposed Parking
1 space per 3 seats in main place of worship	56 spaces	34 spaces	20 spaces	54 spaces

The current parking lot does not meet the 56 space requirement. The applicant has stated that Salvation Army patrons also park on S. 13th Ave. However, the Zoning Ordinance does not provide a credit for on-street parking in this zoning district.

When the facility was constructed in 2002, the Zoning Ordinance at that time required one (1) space per four (4) seats. Thus at the time the building was constructed, 42 spaces were required. The City does not have records as to how only 34 spaces were permitted at that time. However, the Zoning Ordinance does not require nonconforming off-street parking counts to come into compliance with current requirements.

Staff Comments

- A landscape plan specifying the types and sizes of plantings will be required at the time of building permit.
- Parking lot lighting is shown. A photometric plan which meets the requirements of Section 17.22.040 Site Lighting will be required at the time of building permit. The purpose of these requirements is to minimize the impact of lighting on neighboring properties.

C. ENGINEERING REVIEW

Detailed engineering comments have been provided to the applicant. The following information may be relevant to the Special Use application:

- The existing sidewalk connection along Pomeroy Ct. must remain.
- The parking lot must be designed to drain into the proposed bioswale. Stormwater flow rate from the site cannot exceed existing conditions.

IV. SUGGESTED ACTION

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

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation. The applicant has provided findings of fact in support of their proposal as part of the Special Use application.

Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

V. ATTACHMENTS

- Ordinance No. 1962-34.
- Application for Special Use; received 4/1/15 (includes plans and information about Salvation Army programming)

ORDINANCE NO. 1962-34

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF ST. CHARLES, ILLINOIS,
ADOPTED MAY 23, 1960, AND KNOWN AS ORDINANCE NO. 1960-16

SECTION 1: That whereas, it is provided in the Zoning Ordinance of the City of St. Charles, that an amendment may be made to such Ordinance to recognize special uses for unique types of property which cannot be properly classified in any particular district without consideration in each case of the impact of such use upon the neighborhood lands, and

WHEREAS, an application for a special use covering the following described premises, to-wit:

> That part of the Southwest Quarter of Section 35, Township 40 North, Range 8 East of the Third Principal Meridian described as: Beginning at the Northwest corner of Rolling Hills Manor, Section 1 in the City of St. Charles, Kane County, Illinois (said point being the Northeast corner of Thirteenth Avenue South and Seventh Avenue South); thence North 53° 09' East along the West line of said Thirteenth Avenue, 188.39 feet; thence Northerly along said West line on a curve to the left having a radius of 230.33 feet and tangent to the last described course 240.8 feet; thence North 89° 51' West 143.46 feet; thence South 53° 09' West 270.28 feet to the East line of said Seventh Avenue South; thence South 35° 37' East along said East line 200.0 feet to the point of beginning; in the City of St. Charles, Kane County, State of Illinois,

has been made to the City Clerk by the Fox Valley First Church of the Nazarene, Owner thereof, for the use of said premises for a church and parsonage, and

WHEREAS, copies of such application were forwarded to the Plan Commission and the Zoning Board of Appeals, and hearings were had by such Boards in regard thereto in accordance with the Statutes provided. That such Boards have duly approved the application for such special use and recommend the same be authorized by the City Council of the City of St. Charles, Illinois.

SECTION 2: BE IT THEREFORE ORDAINED BY THE City Council of the City of St. Charles, Illinois, that said Zoning Ordinance shall be amended to provide that the above described premises may be used for a church and parsonage.

Presented to the City Council of the City of St. Charles, Illinois, this 5th day of November, A. D. 1962.

Passed by the City Council of the City of St. Charles, Illinois, this 5th day of November, A. D. 1962.

Approved by me as Mayor of the City of St. Charles, Illinois, this 6th day of November, A. D. 1962.

George Neumann
MAYOR

ATTEST: Gustaf Gleastrom
CITY CLERK

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	1202 Pomeroy Ct. - Salvation Army
Project Number:	2015 -PR- 006
Application Number:	2015 -AP- 011

RECEIVED
St. Charles, IL
APR 01 2015
CDD
Planning Division

Received Date

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

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

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

1. Property Information:	Location: 1202 POMEROY CT.	
	Parcel Number (s): 09 35 329 021	
	Proposed Name:	
2. Applicant Information:	Name: THE SALVATION ARMY - TRICITY CORP.	Phone: 630-377-2169
	Address: 1710 S. 7th AVE, ST CHARLES, IL 60174	Fax:
		Email: jonathan_miller@usc.salvationarmy.org
3. Record Owner Information:	Name: MARTIN + EMILY OLLIGES	Phone: 630-377-4372
	Address: 1202 POMEROY CT. ST CHARLES, IL 60174	Fax:
		Email:

Please check the type of application:

☐ **Special Use for Planned Unit Development - PUD Name:** _____

- ☐ New PUD
- ☐ Amendment to existing PUD- Ordinance #: _____
- ☐ PUD Preliminary Plan filed concurrently

☒ **Other Special Use (from list in the Zoning Ordinance):** _____

- ☐ Newly established Special Use
- ☒ Amendment to an existing Special Use Ordinance #: 1962-34

Information Regarding Special Use:

Comprehensive Plan designation of the property: _____

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

What is the property's current zoning? _____

What is the property currently used for? SINGLE FAMILY RESIDENCE

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

HOUSE WOULD BE TORN DOWN & A PARKING LOT WOULD BE CONSTRUCTED TO RELIEVE CONGESTION OF EXISTING LOT

For Special Use Amendments only:

Why is the proposed change necessary?

EXISTING PARKING AT THE ADJACENT S&L. ARMY SITE IS INSUFFICIENT DUE TO INCREASED DEMANDS ON SERVICES.

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

TO PUT OFF STREET PARKING ON A RESIDENTIAL LOT

Note for existing buildings:

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

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☒ **APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD $1,000; all other Special Use requests $750)

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$1,000	$2,000	$3,000	$4,000
2 or 3	$2,000	$4,000	$5,000	$7,000
4 or more	$3,000	$5,000	$7,000	$10,000

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

b) A deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper SEE ATTACHED SUBDIVISION PLAT

☐ **PLAT OF SURVEY:**

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

☒ **FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.)* SEE ATTACHED

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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

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

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☐ **ENDANGERED SPECIES REPORT:** NOT REQUIRED FOR EXISTING RESIDENTIAL PROPERTY.

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. http://dnr.illinois.gov/EcoPublic/

Fill out the online form, print the report and submit with this application.

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

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☐ **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

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

A plan or plans showing the following information:

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

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

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

Record Owner Date

Charles H. Peterson 3/30/2015

Applicant or Authorized Agent Date

Mr. & Mrs. Martin Olliges
1202 Pomeroy Court
St. Charles, Illinois

Building & Zoning Department
City of St. Charles
2 East Main Street
St. Charles, Illinois

To whom it may concern:

Letter of Authorization

Martin and Emily Olliges, as owners of the property at 1202 Pomeroy Ct. hereby authorize The Salvation Army, Tri City Corp. and its representative, Charles Peterson to apply to the City of St. Charles for a Special Use Permit for our property.

Martin Olliges 3/30/15
Martin Olliges Date

Emily S. Olliges 3/30/15
Emily S. Olliges Date

EXHIBIT 'A'

Legal Description for 1202 Pomeroy Court St. Charles, IL

Parcel Number: 09-35-329-021
City/Municipality/Township: St. Charles
Census Tract: 170898520.021014
Carrier Route: C008
Abbreviated Description: City/Muni/Twp:ST. CHARLES SUBD:SEVENTH AVE ADDN MAP AREA: 009-7TH&ROLLING MAP REF: MB 09-35-3B

SEE ATTACHMENT

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

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

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

1202 POMEROY CT.
Project Name or Address

3/30/2015
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:
No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

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

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

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

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

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

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

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

FINDING OF FACT

A. Public Convenience

Parking at the Salvation Army HQ is limited and is hindering the further development of needed programs especially around the holidays. Dinners and other special events require shuttle vehicles to move people from other parking locations.

B. Sufficient Infrastructure

The property on which we would like to add additional parking is an existing residential lot accessed by city streets. Once the structure has been torn down, the parking lot will meet all the required codes of the City of St Charles.

C. Effect on nearby property.

Little effect should be felt by nearby property in that traffic from the existing Salvation Army lot will be directed within the proposed parking and not allowed to go through to Pomeroy Ct.

D. Effect on Development of Surrounding Property.

As this is an existing, built our subdivision, there should be no adverse effect on the normal and orderly development of the surrounding area.

E. Effect on General Welfare

The proposed development will be separated from the other properties in the area by fencing and landscaping. Maintenance and operation will be a continuation of that done in the existing Salvation Army lot.

F. Conformance with Codes:

All improvements will by per City of St. Charles codes as indicated in the Title 17 Building and Zoning regulations

Charles Peterson, RLA

Information submitted by applicant regarding current parking & programming at the Salvation Army, 1710 S. 7th Ave.

The chapel seats 167. We have 32 regular space and 2 handicap spaces in our present parking lot. Code requirements would then be 56 spaces. We do have on street parking along 13th Ave.

Programming:
Church, Sunday School, After School Care, Day Camp, Golden Diners Feeding Program and Delivery, Character Building Classes, Singing Company, Vacation Bible School, Bible Study, Women's Ministry, Men's Ministry, Bread and Produce distribution days, Aerobics, Exercise groups, Bingo, Walking, Line Dancing, Community group meetings, Health Care Sign Ups. W.I.C., Computer classes, Neck and Spine Screening, Financial recovery classes, Chiropractor visits, Food Pantry Distribution, Rent and Utilities Assistance, Thanksgiving and Christmas distribution.

The earliest I can go back in our records here is 2004. I can contact DHQ as they would have it, but this may still be helpful.

2004- We served 19,751 individuals with groceries.
2014- We served 23,567 individuals with groceries

Also attached is a copy of our April calendar of events. Most line dancing and exercise classes average around 20 to 25 people, I believe. Our bread distribution, which is not listed on this calendar, occurs every Tuesday and Friday morning. Usually 50 to 60 people participate in this distribution. They begin arriving by 9:30 am. Distribution is usually completed by 11:30 - noon.

We also run an After School Program for grades K - 5 from 2:30 until 6pm Monday through Friday during the school year and a Summer Day Camp for the same age group 7:30am to 6pm for 10 weeks during the summer.

Average individuals served per month:
2011
Rental & utility assistance 13
Grocery bags 327
People served 622

2012
Rental & utility assistance 23
Grocery bags 224
People served 825

2013
Rental & utility assistance 23
Grocery bags 650
People served 800

2014
Rental & utility assistance 25
Grocery bags 792
People served 976

April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Notes*** ***11:30am Golden Diners Mon.-Fri.*** ***Tuesdays and Fridays Bread Distribution 10:30am***	**Notes ***** 8 to 2 Open Walking 9:00 DVD Aerobics (when gym is available)		1 10:00am Hispanic W.M. 10:30am Seated Exercise 11:15am Women's Ministry 1:00pm Line Dance 4:45pm Youth Activities	2 9:30am BINGO	3 **GOOD FRIDAY** Office Closed 7:00pm Good Friday Service	*4*
5 9:30 Easter Breakfast 11:00am Worship **EASTER SUNDAY** ***All Welcome***	*6* 9;00am Walking Group 10:30am Line Dancing 1:00pm PRAYS	*7* 8:30am Low Impact Aerobics 9:30am BINGO 12:00pm-7pm WIC 5:30pm Zumba 6:15pm Computer Class	*8* 10:00am Hispanic W.M. 10:30am Seated Exercise 11:15am Women's Ministry 1:00pm Line Dance 4:45pm Youth Activities	*9* 9:30 BINGO	*10* 8am-4pm WIC 10:00am Ginsberg Chiropractor	*11*
12 10:00am Sunday School 11:00am Worship . ***All Welcome***	*13* 9;00am Walking Group 10:00am Computer Class 10:00am Fraud Prevention Program for Seniors 10:30am Line Dancing	*14* 8:30am Low Impact Aerobics 9:30am BINGO 10:00am Neck/Spine Screening 12:00pm-7pm WIC 5:30pm Zumba 6;15pm Computer Class	*15* 10:00am Hispanic W.M. 10:30am Seated Exercise 11:15am Women's Ministry 1:00pm Line Dance 4:45pm Youth Activities	*16* 9:30 BINGO	*17* 8am-4pm WIC 9:30am VNA Healthcare Sign up 7:00pm Scrapbooking / Men's Basketball	*18*
19 10:00am Sunday School 11:00am Worship ***All Welcome***	*20* 9;00am Walking Group 10:00am Computer Class 10:30am Line Dancing	*21* 8:30am Low Impact Aerobics 9:30am BINGO 12:00pm-7pm WIC 4-7pm Immunizations / Flu 5:30pm Zumba	*22* 10:00am Hispanic W.M. 10:30am Seated Exercise 11:15am Women's Ministry 1:00pm Line Dance 4:45pm Youth Activities	*23* 9:30 BINGO 1:00pm Financial Recovery 4-5pm Immunization Follow up	*24* 8am-4pm WIC 10:00am Ginsberg Chiropractor	*25*
26 10:00am Sunday School 11:00am Worship ***All Welcome***	*27* 9;00am Walking Group 10:30am Line Dancing	28 8:30am Low Impact Aerobics 9:30am BINGO 9:30am Blood Pressure-VNA 12:00pm-7pm WIC 5:30pm Zumba	29 10:00am Hispanic W.M. 10:30am Seated Exercise 11:15am Women's Ministry 1:00pm Line Dance 4:45pm Youth Activities	30 9:30am BINGO		

RECEIVED
St. Charles, IL
APR 01 2015
CDD
Planning Division

NORTH

SCALE:
1"=20'-0"

JOB NUMBER:
DRAWN BY: C.H.P.
DATE: 03/30/2015
REVISIONS:

THE SALVATION ARMY
TRI-CITY CORPS
ST CHARLES, ILLINOIS

CH PETERSON
LANDSCAPE ARCHITECT
427 South 10th Street
St Charles, IL 60174
630-542-1588

SHEET 1 OF 1