

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, AUGUST 4, 2015**

Members Present: Chairman Todd Wallace
Vice Chair Tim Kessler
James Holderfield
Laura Macklin-Purdy
Tom Pretz
Michelle Spruth

Members Absent: Brian Doyle
Dan Frio
Tom Schuetz

Also Present: Russell Colby- Planning Division Manager
Ellen Johnson- Planner
Chris Bong – Development Engineering Manager
Matthew O’Rourke – Economic Development Manager
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:00 p.m.

2. Roll Call

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

3. Presentation of minutes of the July 21, 2015 meeting.

Motion was made by Vice Chair Kessler, seconded by Mr. Holderfield and unanimously passed by voice vote to accept the minutes of the July 21, 2015 meeting.

PUBLIC HEARING

4. 300 N. Randall Rd., Illinois Central School Bus Facility (North Randall Road Partners, LLC)

Application for Special Use for a Transportation Operations Facility

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 Vice Chair Kessler to close the public hearing. Seconded by Mr. Holderfield.

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

MEETING

6. 300 N. Randall Rd., Illinois Central School Bus Facility (North Randall Road Partners, LLC)

Application for Special Use for a Transportation Operations Facility

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 Vice Chair Kessler, seconded by Mr. Pretz to approve the application for Special Use for a Transportation Operations Facility with a condition of a five year limit on the extension date.

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

PUBLIC HEARING

5. 1500 Rt. 38, CVS Pharmacy (TMC Illinois, LLC)

Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development

Application for PUD Preliminary Plan

Application for Preliminary/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 Vice Chair Kessler to close the public hearing. Seconded by Mr. Pretz.

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler

Minutes – St. Charles Plan Commission
Tuesday, August 4, 2015
Page 3

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

MEETING

7. 1500 Rt. 38, CVS Pharmacy (TMC Illinois, LLC)

Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development

Application for PUD Preliminary Plan

Application for Preliminary/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 Vice Chair Kessler, seconded by Mr. Pretz to approve the application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development; Application for PUD Preliminary Plan; Application for Preliminary/Final Plat of Subdivision.

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

8. 3875 E. Main St. – Drive-Through Stacking Reduction Request (Kolbrook Design)

East Gate Commons PUD- Proposed Potbelly Sandwich Works

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. Holderfield, seconded by Vice Chairman Kessler to recommend approval of the requested drive-through stacking reduction request with the condition of installation of a pork chop for the drive-through.

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

9. Meeting Announcements

Minutes – St. Charles Plan Commission

Tuesday, August 4, 2015

Page 4

- a. Plan Commission
 - Monday, August 10, 2015 at 5:30pm Century Station Training Room – Joint meeting with P&D Committee
 - Tuesday, August 18, 2015 at 7:00pm Council Chambers
 - Tuesday, September 8, 2015 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, August 10, 2015 at 7:00pm Council Chambers
 - Monday, September 14, 2015 at 7:00 pm Council Chambers
- 10. Additional Business from Plan Commission Members, Staff, or Citizens.**
Mr. Colby introduced Chris Bong as the new Development Engineering Division Manager.
- 11. Adjournment at 8:12 p.m.**

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x

In Re: :
Application for Special Use :
for a Transportation :
Operations Facility; Property :
Located at 300 North Randall :
Road. :

-----x

HEARING

St. Charles, Illinois 60174

Tuesday, August 4, 2015

7:00 p.m.

Job No.: 74370A

Pages: 1 - 15

Reported by: Melanie L. Humphrey-Sonntag,

CSR, RDR, CRR, CCP, FAPR

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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Hearing held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

St. Charles, Illinois 60174

(630) 377-4400

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

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- CHRIS BONG, Development Engineering Manager
- MATTHEW O'ROURKE, Economic Development Manager

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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P R O C E E D I N G S

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

Tim, roll.

VICE CHAIRMAN KESSLER: Oh. Do we have a
quorum?

Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Kessler, here.
Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: We don't have a
quorum.

CHAIRMAN WALLACE: Yeah, we do. We have
nine total members. We have a majority.

All right. Item 3 is presentation
of minutes of the July 21st, 2015, meeting.

Is there a motion to approve?

VICE CHAIRMAN KESSLER: So moved.

MEMBER HOLDERFIELD: Second.

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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1 CHAIRMAN WALLACE: Moved and seconded.

2 All in favor?

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed?

5 (No response.)

6 CHAIRMAN WALLACE: Motion passes

7 unanimately.

8 Items 4 and 5 on your agenda are public

9 hearings.

10 And would -- Russ, would there be an issue

11 with taking them -- skipping or -- you know, going 4,

12 6; 5, 7?

13 MR. COLBY: No. That will be fine.

14 CHAIRMAN WALLACE: Does anyone have an

15 objection to doing them that way, taking the public

16 hearing and the action item and then the subsequent

17 public hearing and action item?

18 VICE CHAIRMAN KESSLER: No. Go ahead.

19 CHAIRMAN WALLACE: Then next on our agenda

20 will be Item No. 4, which is 300 North Randall Road,

21 Illinois Central School Bus facility, North Randall

22 Road Partners, LLC, application for special use for a

23 transportation operations facility.

24 This is the public hearing portion of our

Hearing - 300 North Randall Road
Conducted on August 4, 2015

6

1 meeting, and for those of you who have not been before
2 us before, welcome.

3 The St. Charles Planning Commission is
4 tasked by the City Council with conducting public
5 hearings for certain applications that come before the
6 City. We are a volunteer, nonpaid group, and we are
7 here to serve our city in that capacity.

8 As a part of the public hearing, what we
9 will do is we will ask the Applicant to present
10 testimony in favor of the application, and then we
11 will open up for questions from Plan Commission
12 members and members of the public regarding that
13 testimony and evidence.

14 After that, if anyone wishes to offer
15 testimony and evidence either in support or against
16 the application, they may do so at that time, and we
17 will end the public hearing with the statement by the
18 Applicant with any rebuttal.

19 Any questions regarding our procedure?

20 (No response.)

21 CHAIRMAN WALLACE: Okay. If the Plan
22 Commission feels that they have enough information,
23 then we will close the public hearing. After that
24 point, no new evidence can be taken. We'll move on to

Hearing - 300 North Randall Road
Conducted on August 4, 2015

7

1 the action item on the agenda for each of these
2 particular items, and we will make a recommendation
3 either supporting approval or denial of the
4 application to the City Council.

5 At this time I would -- well, I'll point out
6 that there is a court reporter here in the room, and
7 so all of our words are being taken down for the
8 record. Therefore, if you could wait to be recognized
9 by me before speaking and, when you do speak, please
10 approach the lectern, state your name and spell your
11 last name for the record and also state your address.
12 And if you could state your name each time that you
13 speak for the ease of the court reporter.

14 At this time I ask that anyone who intends
15 on presenting any testimony either for or against
16 either of the applications, 4 and 5, please be sworn
17 in, if you could raise your right hand.

18 (Witnesses duly sworn.)

19 CHAIRMAN WALLACE: All right. Thank you.

20 (Member Spruth joined the proceedings.)

21 CHAIRMAN WALLACE: And let the record also
22 reflect Michelle Spruth is here with us tonight.

23 MEMBER SPRUTH: Thank you. My apologies.

24 CHAIRMAN WALLACE: All right. And before we

Hearing - 300 North Randall Road
Conducted on August 4, 2015

8

1 begin with Item No. 4, staff, is there anything before
2 we go out to the Applicant?

3 MR. COLBY: No.

4 CHAIRMAN WALLACE: All right. Is the
5 Applicant here?

6 MR. KEILMAN: (Indicating.)

7 CHAIRMAN WALLACE: All right.

8 MR. KEILMAN: Yes. My name is David
9 Keilman, K-e-i-l-m-a-n. I live at 619 Rosedale Avenue
10 in Roselle, Illinois.

11 About four years ago we were here for a
12 special use permit and received such permit for the
13 bus company operation, and we're looking to renew
14 that. I guess my -- I'm not familiar with any of you
15 or you with me. I am the accountant for North Randall
16 Road, and I worked with Gerard Keating on this
17 application.

18 We have had a good working relationship with
19 the bus company. We are looking to extend, but we
20 have not heard any complaints or anything that might
21 suggest that the operation isn't working efficiently
22 or, you know, being a good neighbor.

23 And just kind of -- we just assumed that,
24 you know, with what we've done, the improvements we

Hearing - 300 North Randall Road
Conducted on August 4, 2015

9

1 made at the last time to get it approved, that we
2 would recommend getting it approved again.

3 CHAIRMAN WALLACE: Okay.

4 I just have a question for staff. Ellen, is
5 this yours?

6 MS. JOHNSON: Yes.

7 CHAIRMAN WALLACE: Okay. When we originally
8 had passed this, was it -- was the five-year limit
9 placed as a condition of the special use, or is that
10 provided for in our ordinance?

11 MS. JOHNSON: Yes, it's provided for in the
12 ordinance, so that's a requirement of the special use,
13 is that it expires August 2016.

14 CHAIRMAN WALLACE: Okay. All right.

15 MR. KEILMAN: Yes. And we were just --
16 we're planning ahead. We'd like to continue, again,
17 our relationship with the bus company, and that is why
18 we have requested this permit.

19 CHAIRMAN WALLACE: All right.

20 Any questions?

21 MEMBER HOLDERFIELD: I have a question.

22 CHAIRMAN WALLACE: Sure.

23 MEMBER HOLDERFIELD: One thing for staff,
24 I think, on page 5 of the document that was given to

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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1 us, the Applicant showed a grant for a public access
2 easement over the future access drive onto Dean.

3 What is this? Can you just enhance that a
4 little bit, what we mean by "future access"? Are they
5 going to do this, or is this in the plan at all?

6 MR. COLBY: Yeah. The City's interest in
7 the long-term development of this property was to
8 provide cross-access through this site that would
9 connect both from -- in the future extension of
10 Woodward Drive across Randall Road connecting to
11 Dean Street and, also, providing access to the east of
12 the properties that front along Randall Road, and the
13 purpose of that would be to reduce the number of curb
14 cuts into those commercial properties off of Randall
15 Road in the future.

16 One of the pieces of the cross-access that
17 was missing was a section through this property that
18 would extend out to Dean Street. As part of the
19 approval in 2011, the City requested that the owner of
20 the property dedicate the easement to reserve the
21 right for that access to be constructed at some point
22 in the future if the property were to be redeveloped
23 in such a way that it would be possible to construct a
24 road from Woodward Drive east to --

Hearing - 300 North Randall Road
Conducted on August 4, 2015

11

1 MEMBER HOLDERFIELD: That would be the City
2 that would be doing that, you're saying?

3 MR. COLBY: It could be developed either by
4 the City or by the private property owner, but the
5 special use condition was just that the access rights
6 be reserved --

7 MEMBER HOLDERFIELD: And it has been.

8 MR. COLBY: -- in the future, and that was
9 done through the recording of deeds.

10 CHAIRMAN WALLACE: All right. Any other
11 questions?

12 (No response.)

13 CHAIRMAN WALLACE: All right. Anything from
14 members of the audience?

15 (No response.)

16 CHAIRMAN WALLACE: Okay. Is there any other
17 additional testimony?

18 (No response.)

19 CHAIRMAN WALLACE: All right. Seeing none,
20 is there a motion to close the public hearing?

21 VICE CHAIRMAN KESSLER: So moved.

22 MEMBER HOLDERFIELD: Second.

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

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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Any discussion on the motion?

(No response.)

CHAIRMAN WALLACE: Tim.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Yes.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Yes.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Yes.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Yes.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Yes.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. The public hearing is now closed. That concludes Item No. 4 on the agenda.

You may have a seat.

We'll move on to Item 6, which is action on 300 North Randall Road, Illinois Central School Bus facility, North Randall Road Partners, LLC, application for special use for a transportation operations facility.

Is there a motion?

Hearing - 300 North Randall Road
Conducted on August 4, 2015

13

1 VICE CHAIRMAN KESSLER: I have a question
2 before I make a motion.

3 CHAIRMAN WALLACE: Sure.

4 VICE CHAIRMAN KESSLER: My question is, if
5 we recommend approval, the sunset, five-year, and
6 the -- would that stay -- I mean, that's part of the
7 ordinance? It's part of the zoning?

8 MR. COLBY: The Applicant's request was for
9 the use to be extended for a minimum of five years.
10 The Plan Commission would need to state a condition if
11 you'd like to impose a five-year limit on the
12 extension.

13 VICE CHAIRMAN KESSLER: All right.

14 I'd recommend approval of the application
15 for a special use for transportation operations
16 facility with the condition of a five-year from the
17 existing sunset date, so that would extend it to --
18 what? -- 20 --

19 CHAIRMAN WALLACE: 2021.

20 VICE CHAIRMAN KESSLER: -- 2021.

21 MEMBER PRETZ: Second.

22 CHAIRMAN WALLACE: Okay. Any discussion on
23 the motion?

24 (No response.)

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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CHAIRMAN WALLACE: Tim.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Yes.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Yes.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Yes.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Yes.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Yes.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. That motion passes unanimously, and that concludes Item 6 on the agenda.

Thank you, gentlemen.

(Off the record at 7:09 p.m.)

Hearing - 300 North Randall Road
Conducted on August 4, 2015

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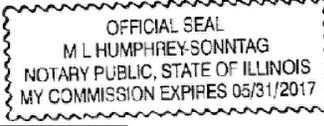
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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of August, 2015.

My commission expires: May 31, 2017

Notary Public in and for the
State of Illinois

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Application for Special Use :
to Amend an Ordinance, :
Establish a New PUD, for a :
PUD Preliminary Plan and :
Preliminary/Final Plat of :
Subdivision; Property Located :
at 1500 Route 38. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, August 4, 2015
7:09 p.m.

Job No.: 74370B
Pages: 1 - 53
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CCP, FAPR

Hearing - 1500 Route 38
Conducted on August 4, 2015

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Hearing held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

St. Charles, Illinois 60174

(630) 377-4400

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

Hearing - 1500 Route 38
Conducted on August 4, 2015

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- CHRIS BONG, Development Engineering Manager
- MATTHEW O'ROURKE, Economic Development Manager

Hearing - 1500 Route 38
Conducted on August 4, 2015

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P R O C E E D I N G S

CHAIRMAN WALLACE: Item No. 5 is
1500 Route 38, CVS Pharmacy, TMC Illinois, LLC,
application for special use to amend Ordinance
1982-Z-6, St. Charles Commercial Center PUD, and
establish a new planned unit development, application
for PUD preliminary plan, and application for
preliminary and final plat of subdivision.

Staff, is there anything on this before we
go to the Applicant?

MR. COLBY: No.

CHAIRMAN WALLACE: Okay. Is the Applicant
here?

MR. KOLB: Good evening, Commissioners.
Thanks for your time and being here. I look forward
to the presentation.

My name is Andrew Kolb, K-o-l-b. I'm an
attorney. My office is in St. Charles, 200 West Main
Street, right across the river. I'm here for the
Applicant, TMC Illinois 2, LLC, and the underlying
property owner, 1500 Lincoln Highway, LLC.

With me on behalf of the property owner is
Ken Marino [phonetic], our developer; as well as Kevin
Lewis from Sorce Architecture, the architect who

Hearing - 1500 Route 38
Conducted on August 4, 2015

5

1 designed the Lot 2 building; and then from CVS and
2 T. M. Crowley is Mark Bettenhausen and Charlie
3 Haapala; as well as our engineers from V3, Brad
4 Prischman and Mark Iverson; and Noah Monee [phonetic]
5 is also here from our end of the team. So on behalf
6 of everyone, thanks for this opportunity.

7 What we are proposing is a new development
8 on a site that's 2.72 acres in dimension located at
9 the northwest corner of Lincoln Highway and
10 14th Street in St. Charles, directly across from the
11 existing -- very close proximity to the existing
12 Walgreens.

13 It's an opportunity, we think, to bring new
14 jobs and new sales tax revenue to the community, and
15 we're looking at making approximately a \$6.8 million
16 investment into the site and the improvements on the
17 site between the two buildings. It's a great project
18 for the community. We're very excited to be
19 potentially a part of it.

20 The underlying zoning classification of the
21 property where we're proposing the CVS to be located
22 was in the BR, Regional Business District, with a PUD
23 overlay pursuant to an ordinance back in 1982.

24 It was a bit of an outdated ordinance. It

Hearing - 1500 Route 38
Conducted on August 4, 2015

6

1 wasn't current with your current zoning ordinances and
2 building codes, and so what -- in working with staff,
3 what we have elected to do is to propose a brand-new
4 planned unit development that brings the site up to
5 current Code as far as zoning and building
6 regulations.

7 We're also proposing a two-lot subdivision,
8 and we're seeking to develop Lot 2 with a 4600-square-
9 foot multitenant retail office building housing up to
10 four tenants in that building.

11 We plan to eliminate what's currently there
12 now, which is a bank that's no longer in operation.
13 The bank will be demolished. It's the former State
14 Bank of St. Charles, which is currently vacant and
15 kind of an eyesore, and this new development will come
16 in to replace all of that vacancy, all of that vacant
17 site.

18 We've been working with staff to put
19 together new sets of elevations and new landscape
20 plans and new building plans that address staff's
21 concerns, and CVS is excited to construct a
22 13,225-square-foot CVS pharmacy building with a
23 drive-through offering, offering typical
24 pharmaceuticals, grocery products, health care,

Hearing - 1500 Route 38
Conducted on August 4, 2015

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1 cosmetics, camera supplies, typical things that you'd
2 find at a full-service pharmacy/convenience store.

3 As far as our development requests tonight,
4 we're seeking a brand-new planned unit development, so
5 it's a special use for a PUD, in accordance with 17.04
6 of your Code. That's A.

7 And we're seeking, in connection with that
8 PUD, to have a new range of uses within that PUD
9 ordinance. Obviously, Lot 1 would have an enumerated
10 use as a pharmacy with a drive-through, and then Lot 2
11 would be the commercial/retail/office-type building
12 that would be their multitenant.

13 So, number one, we'd like a brand-new
14 special use for a planned unit development. We're
15 also seeking a PUD preliminary plan approval which, in
16 accordance with your PUD ordinance, is kind of a
17 preliminary step to getting a PUD.

18 And then we're also seeking both preliminary
19 and final plat of subdivision approval. We've
20 submitted both of those applications. Because we are
21 proposing a two-lot subdivision, we're working with
22 staff to make two basically cohesive lots work
23 together with cross-access and easements and things so
24 we can maximize the space.

Hearing - 1500 Route 38
Conducted on August 4, 2015

8

1 And then there are a number of departures
2 from your ordinances or variances -- I think in the
3 context of a PUD they're called departures -- that
4 we're requesting in connection with the standards
5 enumerated under your PUD ordinance, and I can run
6 through those, if you guys would like, briefly.

7 So in connection with our PUD, the first
8 departure we're asking for pertains to interior side
9 yard requirements, and this would be the side yard
10 that would be typically placed on the interior lot
11 lines between Lots 1 and 2.

12 So normally you would have a 15-foot
13 building setback off that interior lot line. We're
14 asking essentially that that setback be eliminated
15 given that we'll have a two-lot subdivision that
16 essentially shares its parking, shares its access
17 points, and operates cohesively together. And it
18 would -- to have those building lines interiorly would
19 make the site work, and we've listed some basis. And
20 we can go through these in detail during discussions,
21 if you'd like.

22 The second departure we're asking is with
23 respect to building foundation landscaping. As we
24 said repeatedly in our application, the site's unique.

Hearing - 1500 Route 38
Conducted on August 4, 2015

9

1 There is a building setback on two facades, one on
2 14th Street and 38, which kind of pushed the project
3 off the corner and set it back further.

4 Building foundation landscaping, according
5 to the CVS current standards -- it's more important
6 for them to maximize the space that's on a sidewalk,
7 especially with a pharmacy use like this where you see
8 elderly people and families, perhaps wheelchair access
9 a lot, trying to get in and out of the pharmacy.
10 Maximizing the space on that sidewalk for safety
11 concerns is really a top priority of CVS, so they --
12 whenever they can, you know -- will increase the
13 dimension of that sidewalk to make it safer, and so
14 we're proposing to eliminate foundation landscaping to
15 allow for those larger sidewalk areas. That's the
16 second departure.

17 The third departure pertains to both Lots 1
18 and 2 and pertains to interior parking lot
19 landscaping. In accordance with your Code, you're
20 required to have -- we were required to have
21 10 percent of the parking area landscaped, which, if
22 we have a 44,861-square-foot area, that equates to
23 4486 square feet of landscaping, and we came up with
24 3769, so we have 717 feet of shortage there.

Hearing - 1500 Route 38
Conducted on August 4, 2015

10

1 The primary reason for this is, located
2 directly to the north and to the west of the building,
3 there's considerable landscaping that's not counted as
4 part of the parking lot even though it's in the
5 general purpose area, so we're asking the Commission
6 to consider that -- to take into consideration that we
7 do have part of the landscaping on site that's not
8 within the parking area or within the right-of-way.
9 And so if you counted that, we would be, you know, in
10 excess of your ordinance, and we come up this way a
11 little short. So that's a departure.

12 The fourth departure would be the interior
13 parking lot shade trees. The Code requires 28 shade
14 trees, which is -- we consider that to be a
15 considerable number of trees under the formula
16 provided.

17 We're proposing 14 shade trees on this
18 parking lot alone, and we're leaving two existing
19 shade trees. When you count the other shade trees we
20 have on the north and west elevations of the site,
21 I think, you know, we come a lot closer. But the way
22 the St. Charles Code interprets what is a parking lot
23 and excluding that area, we have a deficiency there,
24 so that would be the fourth departure that we're

Hearing - 1500 Route 38
Conducted on August 4, 2015

11

1 looking to make.

2 The next one's the minimum lot size. The
3 lot size for Lot 2 is not in accordance with your
4 minimum lot size of 1 acre. And we've worked a lot
5 with staff to make sure that these two lots cohesively
6 operate together. There will be a reciprocal easement
7 and access agreement between the underlying property
8 owner, 1500 Lincoln Highway, LLC, and the CVS to make
9 sure that pedestrian traffic and vehicular traffic
10 can, you know, move in and out of the site through the
11 access points.

12 And we don't consider the minimum lot
13 size -- if the lot stood alone and wasn't really part
14 of a cohesive unit with Lot 1, I think it would be a
15 bigger concern, but here, I think, having a .5,
16 half-acre site still works given the size of that
17 second building that's there.

18 The next departure is the distance between
19 landscape islands. This one's somewhat minor.
20 They're all somewhat minor but this one -- there's
21 really one instance where your Code requires us to
22 have only between 60 and a hundred feet distance
23 between your landscaped islands, and we exceed the
24 landscaped island by 7 feet and only with respect to

1 one series of two islands, and we can show you where
2 that is.

3 And then, lastly, there's an EIFS departure
4 that we're asking for. I think -- importantly, the
5 EIFS, we think, provides a nice smooth surface behind
6 the CVS lettering.

7 The EIFS is predominant in the building only
8 in three locations. It's behind the CVS lettering,
9 EIFS is also in the ladder architectural feature above
10 the front entrance, and it's also on the beveled
11 cornice at the top of the building that wraps around
12 the building, and so we think the EIFS breaks up the
13 other materials that are there.

14 It does exceed the 10 percent requirement,
15 but I think the use is -- it's a nice treatment for
16 the EIFS, and I think, when viewed in light of the
17 fact that it creates more visual signage and it breaks
18 up the other building materials that are there, we
19 think it looks the best, so we'd ask for a departure
20 in that respect, too.

21 So those are the departures that we're
22 asking for in the context of the PUD. We did
23 eliminate quite a few of them in the last week or two,
24 working with staff to try to redo the project, and

Hearing - 1500 Route 38
Conducted on August 4, 2015

13

1 this is what our CVS corporate partner in Rhode Island
2 has approved for St. Charles to get the project
3 through. And so we're excited to bring this to you
4 and invite your comments on it.

5 So there's an overview of what we're
6 requesting, and I'm happy to answer any questions, or
7 I can turn it over to Brad Prischman, our project
8 engineer, who can run through more of the specifics
9 regarding engineering or however you guys would like
10 to handle the hearing.

11 CHAIRMAN WALLACE: All right. Questions?

12 MEMBER SPRUTH: I guess -- on the traffic
13 survey, did you -- was a traffic survey undertaken for
14 the stop signs?

15 MR. KOLB: We have not conducted a traffic
16 survey. We think -- in conjunction with staff,
17 I think it wasn't something that was a requirement.

18 MEMBER SPRUTH: Okay. So these stop signs
19 are just proposed? Or -- on the plans? I -- on one
20 of them it's red and then on the other one it's gray,
21 so I just -- I --

22 UNIDENTIFIED SPEAKER: They're existing.

23 MEMBER SPRUTH: Are they existing?

24 UNIDENTIFIED SPEAKER: They're existing.

Hearing - 1500 Route 38
Conducted on August 4, 2015

14

1 MEMBER SPRUTH: So we don't know the
2 vehicles -- traffic on that -- on --

3 MR. KOLB: Yeah. CVS --

4 MEMBER SPRUTH: I was looking at that
5 four-way there.

6 MR. KOLB: We consider the CVS to have a
7 lower intensity of use than the prior users. I think
8 on -- you know, we're not proposing any new access
9 points or curb cuts from IDOT or any of the
10 complicated computations that go with that.

11 I think the use is almost identical to the
12 prior use in terms of -- I mean, it's somewhat more
13 intense, but I don't think it's --

14 MEMBER SPRUTH: We don't know who the tenant
15 is going to be on the building?

16 MR. KOLB: We don't. And it's a retail
17 building. It hasn't been brought -- you know, it's
18 not even constructed. We haven't marketed it.
19 I don't think that there are any leases that have been
20 signed or brought up.

21 I think the uses will be office, medical --
22 you know, professionals, things like that you'd see in
23 there. I don't think it would be heavy, heavy retail,
24 I think, for the most part.

Hearing - 1500 Route 38
Conducted on August 4, 2015

15

1 MEMBER SPRUTH: Is there any issue with that
2 four-way access there, that -- on that? Existing
3 traffic accidents or anything like that? Are there
4 issues?

5 MR. COLBY: No, there's no issues we're
6 aware of.

7 With this application we did require that
8 the Applicant submit the trip-generation comparison
9 letter that is included in the packet.

10 Given the site was previously developed as
11 part of a larger commercial subdivision, we looked at
12 the changed use in terms of the amount of traffic it
13 would generate to see if it was comparable. And based
14 on the findings of that report, we didn't think it was
15 necessary to provide additional analysis of the
16 intersection surrounding the site.

17 MEMBER SPRUTH: Yeah. When did the last --
18 I guess the State Bank. When did that cease in
19 operation?

20 MR. COLBY: You know, I don't have that
21 information. The Applicant might.

22 MEMBER SPRUTH: Okay. Because there might
23 be additional traffic generated between the time that
24 it ceased and the time that this is proposed to be

1 operating.

2 So we don't know that. We don't know any
3 additional traffic that -- in that area. And if there
4 may be a potential -- although there -- it's similar
5 in the past, there has been additional -- more people
6 moving into that area, more people using those --
7 those are major roads.

8 So I'm -- it's just a question I have.
9 I just don't know the answer to it.

10 MR. KOLB: Yeah. Vanderbilt Drive is a
11 private drive. I think that was a consideration of
12 ours and that we thought -- you know, I don't think
13 it's necessarily a public right-of-way so -- I think
14 the use is very similar. I live in the community.
15 I haven't seen development there for quite some time.
16 I know the bank's been abandoned for a couple years
17 now.

18 MEMBER SPRUTH: Okay.

19 VICE CHAIRMAN KESSLER: Are we going to name
20 that street now?

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

22 MR. KOLB: Oh, one year.

23 This is David Meek, too. He's the attorney
24 for the underlying property.

Hearing - 1500 Route 38
Conducted on August 4, 2015

17

1 CHAIRMAN WALLACE: All right. Other
2 questions?

3 VICE CHAIRMAN KESSLER: Actually, I do have
4 just a couple.

5 You were enumerating the deviations, and
6 there are a couple more that are listed in here.

7 Window transparency. You talked about
8 the -- you talked about the EIFS. What's the
9 likelihood of CVS making -- changing any of their
10 design, too?

11 Because staff commented -- for example, on
12 the Route 38 elevation, staff suggests using the
13 taller windows shown on the 14th Street elevation or
14 providing spandrel glass to that.

15 Is CVS open to doing anything like that?

16 MR. KOLB: CVS has a standard prototype that
17 they approve, and that's all budgeted a certain way.
18 And it's very difficult to go back --

19 VICE CHAIRMAN KESSLER: So that's a no?

20 MR. KOLB: Yeah. We actually made
21 considerable headway to present to you a revised
22 application based on staff's comments. In a week
23 turnaround, it was not easy to get those
24 authorizations, but this is kind of as far as -- there

1 perhaps would be some things that they might be
2 willing to do, but it's time-consuming. With our
3 project opening next spring and the development -- the
4 demolition schedule that has to take place before the
5 weather changes, we're a little hesitant to go back
6 and get the project reapproved.

7 VICE CHAIRMAN KESSLER: The appearance of
8 the building would be more important to me, actually,
9 than the landscaping because I understand the
10 situation, and, frankly, I like wider sidewalks.

11 But that brings up the retail building,
12 then, because there are deviations in the retail
13 building, as well, which isn't CVS.

14 MR. KOLB: Right. We have not addressed any
15 departures on the retail building. We're happy to --
16 I'm told the retail building will be Code compliant
17 but --

18 MR. LEWIS: Yes, I can address any questions
19 you have on the building.

20 MR. KOLB: This is Kevin Lewis, the
21 architect from Sorce Architecture, who is drawing the
22 retail building.

23 MR. LEWIS: Kevin Lewis, Sorce Architecture.
24 All right?

Hearing - 1500 Route 38
Conducted on August 4, 2015

19

1 What deviations are you referring to?

2 VICE CHAIRMAN KESSLER: Well, there are
3 deviations in the proposed retail building.

4 For example, 50 percent of the facade's
5 comprised of architectural features. It doesn't meet
6 it to the north side.

7 Street-facing facades must have two of four
8 architectural features.

9 Is this -- on Item 2. Okay? Yeah, it met
10 it on the 14th Street side. It doesn't meet it on the
11 north side but -- okay. That one is facing that
12 unnamed street there so --

13 MR. LEWIS: Yes.

14 VICE CHAIRMAN KESSLER: -- that would be --
15 that's the back of the building, actually. So it's
16 going to be hard to have a facade on both sides of the
17 building.

18 MR. LEWIS: Yes.

19 VICE CHAIRMAN KESSLER: I got that one.

20 And I guess the public entrance has the same
21 condition because it wouldn't -- it's -- the primary
22 street entrance is 14th Street, and entrances face
23 Route 38, which is okay because, again -- it's that
24 unnamed road there, that private road. That doesn't

1 have any -- the back of the building.

2 But then the final one is the EIFS. It
3 doesn't meet the requirement. You can't cover more
4 than 10 percent.

5 MR. LEWIS: We submitted a revised drawing
6 with -- I thought it would be in your package. We
7 took EIFS off the building completely --

8 VICE CHAIRMAN KESSLER: Oh, okay.

9 MR. LEWIS: -- and replaced it with a
10 cementitious stucco, more like a HardiePanel type of
11 product.

12 MEMBER HOLDERFIELD: Is that in our building
13 materials list?

14 VICE CHAIRMAN KESSLER: Yes. In the
15 building materials on -- that's on page 9 of the
16 report.

17 Okay. Thank you.

18 MR. LEWIS: You're welcome.

19 MR. HAAPALA: Excuse me, if I can please add
20 to some of the architectural comments.

21 My name is Charlie Haapala with
22 T. M. Crowley, and I represent construction and
23 architecture.

24 The base building for CVS is essentially a

1 flat cinder block building, and in conjunction with
2 City staff, we received the comments and we modified
3 the building and added numerous upgrades to the
4 building; for example, setting off the pilasters to
5 create shadows. We did add more windows to the
6 building, and we added awnings and we raised the
7 parapets, so we've done a number of things.

8 And Norr Architects, who is our very
9 talented group of folks, really understands the
10 textures and making these modifications to try to fit
11 into the community, and I think that we've certainly
12 responded, I believe, to all of the City staff's
13 questions.

14 I know the EIFS is probably a little bit of
15 a question, but, really, the two pieces of EIFS are
16 the cornice trim that goes around the entire building
17 and the back of the sign panels, and it appears to be
18 plaster. It's nowhere in close proximity to anybody
19 on the ground that can see it.

20 And I think, you know, the variations that
21 we've done off -- the picture does not do justice to
22 the upgrades we've done to the building, but we -- we
23 have addressed upgrades to the building and made
24 improvements to it.

Hearing - 1500 Route 38
Conducted on August 4, 2015

22

1 VICE CHAIRMAN KESSLER: I didn't realize
2 that because, in here, we have one recommendation. So
3 there have been quite a few modifications; is that
4 correct?

5 MR. COLBY: Yes. The elevations that were
6 included in the Plan Commission packet are the updated
7 elevations. There was an earlier version that was not
8 included.

9 VICE CHAIRMAN KESSLER: Okay.

10 MR. HAAPALA: And that was a flat box with
11 less windows and lower parapets and -- you know, we
12 created textures and elevations. I mean, we really
13 would like to serve your community, and we want to
14 attract people.

15 And, you know, a lot of effort's been made,
16 you know, to understand folks here in St. Charles and
17 do our best to attract the local community, and we'd
18 like really to receive all those comments and -- and,
19 you know, I think we have, you know, a small
20 understanding -- and try to get a better understanding
21 all the time but -- you know, of the community.

22 And if I'm -- if I'm still up here, I'd like
23 to add to the parking. I know the setback was a
24 concern.

1 Every day we're trying to get better. CVS
2 is trying to do the same thing. Convenience, value,
3 service are really the mottos to try to attract more
4 folks, and oftentimes people don't feel well coming
5 into the store.

6 And with that in mind, the first way most
7 people approach the store will be via car, and most
8 recently -- the data and the research has shown that
9 24-foot drive aisles are a little bit cramped, and
10 it's been found that a 30-foot drive aisle makes it
11 more comfortable to drive in.

12 And then, once a customer has entered our
13 property, the convenience of having a larger sidewalk
14 next to the building, those are all things that we
15 believe enhances, certainly, the safety and the
16 attractiveness of coming into our store.

17 So I hope that helps. If you've got any
18 other questions, I'd be happy to --

19 VICE CHAIRMAN KESSLER: It does. Thank you.

20 MR. HAAPALA: Okay. Thank you.

21 CHAIRMAN WALLACE: Other questions?

22 MEMBER SPRUTH: I have an additional
23 question.

24 CHAIRMAN WALLACE: Yes.

Hearing - 1500 Route 38
Conducted on August 4, 2015

24

1 MEMBER SPRUTH: Is there a pedestrian
2 crosswalk on Vanderbilt linking the two sidewalks?

3 MR. KOLB: There is.

4 CHAIRMAN WALLACE: There is?

5 MEMBER SPRUTH: Okay.

6 CHAIRMAN WALLACE: Other questions?

7 Yeah.

8 MEMBER MACKLIN-PURDY: Staff had recommended
9 that there be some kind of screening for the
10 mechanical equipment on the roof of the CVS.

11 Has that been addressed?

12 MR. KOLB: Yes. The parapet -- as Charlie
13 was just indicating, the parapet has been -- CVS has
14 treated the top of the buildings all different ways.
15 You know, there's been cedar fencing up there,
16 different types of treatment.

17 This is a very upscale treatment, to have
18 the metal covered with the EIFS, and the parapet's
19 been raised to screen the mechanicals. I think the
20 average consumer that visits the site won't experience
21 that at all in their car looking up so --

22 MEMBER HOLDERFIELD: On either one of those
23 buildings -- maybe I'm overlooking it. In regard to
24 garbage pickup and screening of anything like that, is

1 that addressed here?

2 I don't see it. Help me with that.

3 At the rear of the building are you
4 concealing that, your trash pickup areas?

5 MR. HAAPALA: If I -- you can see it on the
6 plan here.

7 MEMBER HOLDERFIELD: It's so small I can't
8 see it.

9 MR. HAAPALA: I apologize. The material
10 would be a continuation of the masonry building.
11 There are masonry enclosures of the same detailing as
12 the building with a cap on it and then cedar doors
13 that would be --

14 MEMBER HOLDERFIELD: That would be CVS.

15 MR. HAAPALA: CVS, correct. I apologize.
16 I'm sorry.

17 MEMBER HOLDERFIELD: And then if we can
18 move -- I kind of thought that was the case there, but
19 when you go to Lot 2 for the other building, I'm not
20 sure I see how that's being addressed.

21 MR. HAAPALA: In a -- okay. There we go.

22 If you can see, this would be for the future
23 office building. We've addressed it in a similar
24 fashion with a masonry enclosure. And CVS is over

1 here for CVS. This is dedicated to the office
2 building.

3 MEMBER HOLDERFIELD: So the smaller
4 building, it's set away from it? There's no --

5 MR. HAAPALA: Yes. In both cases they're
6 remote. So the folks inside the office building walk
7 across the parking lot, and the same situation happens
8 here with CVS.

9 The door is back in this corner, and
10 folks --

11 MEMBER HOLDERFIELD: And they go back there?

12 MR. HAAPALA: And they go back there, yes.

13 MEMBER HOLDERFIELD: Okay.

14 MR. HAAPALA: And then I guess the other
15 one -- the landscaping complements --

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

17 MR. HAAPALA: There we go.

18 So in addition to the masonry enclosures
19 that match the building, there's trees and bushes
20 around it in both cases. It's been filled in. So
21 they're screened architecturally and also with
22 landscaping.

23 MEMBER HOLDERFIELD: Okay. That was my
24 concern.

Hearing - 1500 Route 38
Conducted on August 4, 2015

27

1 MR. HAAPALA: Okay.

2 CHAIRMAN WALLACE: Okay. Other questions?

3 (No response.)

4 CHAIRMAN WALLACE: I have a question about
5 site circulation, and this mainly concerns the
6 drive-through and issues that we've had approving
7 drive-throughs not thinking about site circulation
8 issues and then, all of a sudden when the place gets
9 built, we have cars going perpendicular across
10 drive-through lanes.

11 And that's one of the issues that I see
12 here, is, from the eastern drive off of Vanderbilt,
13 going past --

14 MR. HAAPALA: Coming through here?

15 CHAIRMAN WALLACE: No, the other direction.

16 MR. HAAPALA: Oh, this one?

17 CHAIRMAN WALLACE: Yeah.

18 Coming into the CVS drive-through, it seems
19 that the circulation to go in the drive-through would
20 be to come around the front of the store to go -- turn
21 left, turn left, and come in the drive-through.

22 MR. HAAPALA: Sure. Coming around this way?
23 Okay.

24 CHAIRMAN WALLACE: Is there going to be

Hearing - 1500 Route 38
Conducted on August 4, 2015

28

1 anything put in place to prevent people from coming
2 from the north and going basically, as I said,
3 diagonal into the drive-through lanes?

4 MR. HAAPALA: Coming off of Vanderbilt here?

5 CHAIRMAN WALLACE: Yeah.

6 MR. HAAPALA: I think what happens here is
7 that -- it's a single drive-through. We typically
8 only have one or two backups, though there is room for
9 more.

10 And this turn here -- and Brad can address
11 this a little better than I can -- is -- yes. Yes, it
12 is a left turn, but there is generally plenty of room.
13 There's a bypass lane -- so this is double wide right
14 here with a drive-through lane to the side.

15 CHAIRMAN WALLACE: Yeah.

16 MR. HAAPALA: And this crosshatching is an
17 area that is just colored with striping. So the whole
18 area from the building where the pointer is all the
19 way to the curb is really wide open 95 percent of the
20 time except for --

21 CHAIRMAN WALLACE: And the issue that I'm
22 trying to address -- you can see in the drawing how we
23 have four cars here.

24 MR. HAAPALA: Yes.

Hearing - 1500 Route 38
Conducted on August 4, 2015

29

1 CHAIRMAN WALLACE: If you were to add
2 another car and then a car comes in from the north,
3 they're coming across and blocking the through lane.

4 MR. PRISCHMAN: So -- yeah. You're just
5 saying from southbound traffic and then turning in,
6 it's going to cross the bypass lane and into the --

7 CHAIRMAN WALLACE: Correct.

8 MR. PRISCHMAN: -- into that traffic?

9 CHAIRMAN WALLACE: Correct.

10 MR. PRISCHMAN: I mean, it is -- they are
11 both -- you know, both lanes do go the same direction.
12 They both go westbound.

13 The bypass is really meant to be just for
14 folks in the drive-through lane that want to get
15 out -- you know, that decide that maybe they don't
16 want to wait; it's too long. There is only one
17 drive-through window.

18 And typically the count of cars that we
19 found is that maybe -- including the car at the
20 window -- you have three max cars so -- which would
21 bring you back to like the midpoint of the building.

22 CHAIRMAN WALLACE: Sure.

23 MR. PRISCHMAN: So there would be -- you
24 know, we don't really anticipate -- I see what you're

1 saying, you know, if there are -- if there's six cars.

2 CHAIRMAN WALLACE: Those are famous last
3 words, "We don't anticipate any problems," I know.

4 MR. PRISCHMAN: Yeah. Well, CVS used to
5 have -- for instance, they used to have two drive-
6 through lanes, and they eliminated the second one
7 because no one even used it. So it was -- they found
8 that, if it's more than three, folks go inside the
9 building because they don't want to wait. You know,
10 they don't want to wait. They know they can -- they
11 know there's pharmacists inside that can serve them,
12 as well, so they'll park and they'll go in.

13 And, again, that's just from CVS', you know,
14 studies from other sites, you know, all of them -- all
15 over the country so --

16 MEMBER SPRUTH: Are we --

17 MEMBER PRETZ: Would you prefer a "No Right
18 Turn" sign?

19 CHAIRMAN WALLACE: No. No. I just -- I mean,
20 like him, I don't -- I think -- with the amount of
21 stacking spaces that are shown here, I wouldn't think
22 that there would be a lot of a problem, but I just --
23 I guess I'm just more interested in knowing what you
24 foresee as circulation through the site because what

Hearing - 1500 Route 38
Conducted on August 4, 2015

31

1 I see is, if I'm done -- you know, if I parked on the
2 east side of the building and I want to continue
3 back -- going west on 38, I'm going to go right
4 through that lane next to the drive-through --

5 MR. PRISCHMAN: The bypass lane?

6 CHAIRMAN WALLACE: Yeah.

7 -- to get out of there.

8 You know, I'm going to come around and go
9 out and -- the west entrance -- and go back out
10 onto 38.

11 So --

12 MR. PRISCHMAN: So it would just be like
13 that.

14 CHAIRMAN WALLACE: That's the only problem
15 I see, is that there are cars -- you know, potentially
16 there are cars that are blocking that way --

17 MR. PRISCHMAN: Cars coming this way.

18 CHAIRMAN WALLACE: -- and it's affecting
19 the -- you know, it's affecting the flow of traffic on
20 the site.

21 MR. HAAPALA: Well, the other option that we
22 have here is folks who do not feel comfortable making
23 the left turn, they can come in front of the store and
24 go around and back out.

1 The drive-through is a vital part of the
2 business, and we go through an elaborate process with
3 CVS to understand the flow of circulation,
4 particularly your concern --

5 CHAIRMAN WALLACE: Uh-huh.

6 MR. HAAPALA: -- about having it flow and
7 attract folks to come and shop.

8 Everyone, at least, that's worked on this,
9 we all feel very strongly that it works the way it's
10 intended to work because the drive-through is a big
11 part of the business.

12 CHAIRMAN WALLACE: What about that -- the
13 lot line?

14 I -- you know, when -- I know that we have
15 very well-founded reasons for requiring the minimum
16 lot size of 1 acre, and when I see the lot -- the
17 second lot that's on this plan, I mean, it almost just
18 looks like it's shoehorned in there with a pretty
19 funky lot line.

20 I'm thinking in 20 years we're going to look
21 at it and say, "Why did we do that?"

22 "I don't know."

23 And I understand that you're saying there
24 are cross-access agreements between the two lots,

1 et cetera, et cetera.

2 Staff, do you have an issue with the layout
3 of the lots?

4 MR. COLBY: You know, for a site like this,
5 if there's cross-access easements in place and shared
6 parking, we would be looking at it more or less as a
7 single lot.

8 The other option was -- if the proposal was
9 not to subdivide it into two lots, it could be two
10 buildings on a single lot. That option exists under
11 the zoning ordinance provided there's enough site area
12 to do that.

13 So provided that adequate easements are in
14 place, we don't have concerns with that lot line
15 existing in the future.

16 CHAIRMAN WALLACE: And is the 6 foot -- the
17 6 feet that you cited in your staff report -- the
18 distance between the CVS building and the corner of
19 that lot?

20 MR. COLBY: Yes.

21 CHAIRMAN WALLACE: I see.

22 MR. PRISCHMAN: Yeah, this little corner
23 right here.

24 CHAIRMAN WALLACE: So, really, it's

Hearing - 1500 Route 38
Conducted on August 4, 2015

34

1 almost -- it's almost an artificial 6 feet?

2 It's not 6 feet to the edge of the -- the
3 edge of the lot to another landowner? It's to someone
4 who has a cross-access agreement anyway.

5 MR. COLBY: Correct. It's just the closest
6 point of that model.

7 VICE CHAIRMAN KESSLER: If it was a 39-foot
8 lot line from the building and 6 feet from the CVS to
9 the lot line and 38 from the lot line to the end of
10 the building, 39 feet.

11 CHAIRMAN WALLACE: Yeah. Yeah.

12 MR. PRISCHMAN: And this is a land lease,
13 too, so it's one owner of the whole development.

14 CHAIRMAN WALLACE: All right. Any other
15 questions?

16 MEMBER MACKLIN-PURDY: Yeah.

17 CHAIRMAN WALLACE: Oh, yes.

18 MEMBER MACKLIN-PURDY: What parking spaces
19 are allocated for the Building 2?

20 I thought I read 19.

21 MR. PRISCHMAN: Yeah. We -- that's actually
22 part of -- the lot line more or less defines that,
23 I would say. You know, the stalls here along 14th,
24 the ADA stalls in front, you know, to the south, and

Hearing - 1500 Route 38
Conducted on August 4, 2015

35

1 then these 6 stalls here to the west, so that 19
2 stalls are all, you know, essentially the stalls
3 closest to that second building.

4 MEMBER MACKLIN-PURDY: I didn't see the ones
5 in the front.

6 MR. PRISCHMAN: Okay. No problem.

7 MEMBER MACKLIN-PURDY: Sorry.

8 MR. PRISCHMAN: No problem at all.

9 CHAIRMAN WALLACE: Going back to the garbage
10 enclosures, is there -- the garbage enclosure for
11 Building 2 -- oh, I guess it's because of the lot line
12 that it's sitting where it's sitting.

13 I'm just wondering if there is any way for
14 it to not be sticking out like a sore thumb on that
15 little island there but, instead, having it be to the
16 northwest of that.

17 And is it because of the lot line that it's
18 like that?

19 MR. PRISCHMAN: You mean more into this
20 green space or --

21 CHAIRMAN WALLACE: Yeah.

22 MR. PRISCHMAN: Yeah. I mean, the lot line
23 essentially does define that, but it's not like a
24 set-in-stone thing.

Hearing - 1500 Route 38
Conducted on August 4, 2015

36

1 CHAIRMAN WALLACE: Well, you have cross-
2 access agreements.

3 MR. PRISCHMAN: Right.

4 CHAIRMAN WALLACE: Would there be any issue
5 from the City's standpoint?

6 MR. COLBY: As long as there was an easement
7 to gain access from that property to the --

8 CHAIRMAN WALLACE: And do you have any
9 opinion on that garbage enclosure?

10 MR. COLBY: I don't think it's an ideal
11 location.

12 MEMBER SPRUTH: In addition to that,
13 people -- you're going to have traffic going from that
14 lot across the drive-through to throw away waste.
15 So --

16 CHAIRMAN WALLACE: Well, but the ones for
17 the CVS are over to the west.

18 MEMBER SPRUTH: Yeah. But I'm actually
19 talking about this one. This is -- well, I guess
20 that's square -- where it is for Lot 2; right?

21 CHAIRMAN WALLACE: Yeah.

22 MEMBER SPRUTH: So you're going to have
23 workers from Lot 2 walking across the parking area in
24 addition to a drive-through access, so that could

Hearing - 1500 Route 38
Conducted on August 4, 2015

37

1 potentially be a risk to those employees walking over,
2 you know, if somebody's in a hurry.

3 CHAIRMAN WALLACE: Russ, if -- theoretically,
4 if we were to recommend approval with the condition
5 that the Applicant work with staff to relocate the
6 garbage enclosure for Building No. 2, do you think
7 that that's a workable solution to this?

8 MR. COLBY: It is. If you have a location
9 in mind that would be --

10 CHAIRMAN WALLACE: I think we'd be shooting
11 in the dark. I don't want to pin them down to a
12 location. I think that they know -- I think they
13 understand what our concerns are.

14 MR. MEEK: Well, let me ask -- I'm David
15 Meek. I'm the attorney for the property owner --
16 M-e-e-k -- Highland Park, Illinois, 513 Central
17 Avenue.

18 Is your question about location or
19 orientation or both?

20 CHAIRMAN WALLACE: I think both.

21 MR. MEEK: Okay. Because an orientation --
22 I think an easier solution. If it's orientation, then
23 it's -- a solution is to rotate counterclockwise a
24 little bit so that the opening faces a little bit more

1 to the retail building.

2 CHAIRMAN WALLACE: Yeah. I mean --

3 MR. MEEK: But I think your question is
4 more --

5 CHAIRMAN WALLACE: I would still have a
6 problem, so I think it's more location.

7 MR. MEEK: And then I guess my question is,
8 if you were going to suggest a condition is -- is the
9 condition that we work in good faith with staff or
10 that we, in fact, come up with a different plan?

11 Because this may be -- from their
12 perspective and ours and/or CVS' -- the only good --
13 for a variety of reasons -- the only good, practical
14 location for it --

15 CHAIRMAN WALLACE: Okay.

16 MR. MEEK: -- so we end up in that same
17 position, could we move forward.

18 CHAIRMAN WALLACE: Yeah. I think if --
19 working with staff in good faith. And if it comes
20 back as "You know what? We've tried other things;
21 this is the only location," I mean, I don't know how
22 the Plan Commissioners feel. Maybe you don't share my
23 feelings on this.

24 But -- I mean, that would be acceptable to

Hearing - 1500 Route 38
Conducted on August 4, 2015

39

1 me, if you work with staff to try and find a better
2 solution and one could be found.

3 MR. MEEK: And I would say that I wasn't
4 personally involved with that kind of consideration of
5 this plan. There are people here who have already
6 vetted other options. Maybe they might be able to
7 advise us now about why we discounted or why we ended
8 up with this option as opposed to others so --

9 VICE CHAIRMAN KESSLER: Well, it's the only
10 place a garbage truck can get into.

11 MEMBER HOLDERFIELD: I've got one.

12 MR. MEEK: I'm just trying to get to how --
13 I'm trying to resolve this.

14 VICE CHAIRMAN KESSLER: I agree with --
15 I mean, I -- working in good faith is fine, but if
16 that's where it ends up, it ends up. I mean, you've
17 got to be able to get a truck in there. You can't be
18 blocking the parking; it can't be in the way of --

19 MEMBER HOLDERFIELD: I could offer a
20 suggestion here when we're talking about this because
21 usually, when we're talking about trash and so forth,
22 it's coming out of the back of the building.

23 A possibility here is to move -- to
24 flip-flop this to the north end of that parking lot as

Hearing - 1500 Route 38
Conducted on August 4, 2015

40

1 you come off Vanderbilt.

2 MR. MEEK: So to here?

3 MEMBER HOLDERFIELD: And it would be up
4 there so the trash would be coming out of the back of
5 the building as opposed to the front and freeing up
6 the front area more. I don't know if that's going to
7 work or not, but I'm just --

8 MR. MEEK: Yeah. Because I could see then
9 you're putting parking lots -- parking spaces closer
10 to the drive aisle without the buffer plan.

11 MEMBER HOLDERFIELD: There's got to be a
12 compromise on both sides --

13 MR. MEEK: Right.

14 MEMBER HOLDERFIELD: -- which is going to be
15 the best. So it's just a suggestion.

16 CHAIRMAN WALLACE: And as I said, I think --
17 rather than us sitting here stating -- you know,
18 debating what the best location is -- my suggestion
19 would be to work with staff. You know, as you said,
20 work with staff in good faith and --

21 MR. MEEK: Right.

22 CHAIRMAN WALLACE: -- we all have -- I think
23 we all have the same interest of having something that
24 looks good, you know.

Hearing - 1500 Route 38
Conducted on August 4, 2015

41

1 All right. Any other questions?

2 VICE CHAIRMAN KESSLER: Yeah, I have a
3 question.

4 CHAIRMAN WALLACE: What?

5 VICE CHAIRMAN KESSLER: So, Russ, the name
6 of Vanderbilt on this plan, is that what it's going to
7 be from now on? Because that street doesn't have a
8 name, does it?

9 MR. COLBY: No. It's a private drive
10 through the shopping center that has access easements
11 over it. It does not have a name.

12 CHAIRMAN WALLACE: What do you want,
13 "Kessler Drive"?

14 VICE CHAIRMAN KESSLER: I'm thinking.

15 (Laughter.)

16 CHAIRMAN WALLACE: Maybe "Colby Drive."

17 VICE CHAIRMAN KESSLER: Hey, there you go.

18 CHAIRMAN WALLACE: Do we have a Colby Drive
19 in St. Charles?

20 MR. COLBY: We don't.

21 CHAIRMAN WALLACE: We don't. There you go.

22 MEMBER SPRUTH: Russ, I have a question --

23 CHAIRMAN WALLACE: All right.

24 MEMBER SPRUTH: I just have one more

1 question for staff.

2 There is an offset -- well, I guess there's
3 a deficiency in landscape here as opposed to what is
4 zoned.

5 Is there an opportunity to have any
6 deficiency offset somewhere else in the community to
7 benefit the locality? I.e., there's -- I think he
8 said -- 2,000 square feet, I think, of landscaping --

9 MR. COLBY: Well, I think the Applicant
10 presented -- they actually have additional landscaping
11 on the site that's on the northern and western part of
12 the property that -- although it's not where it's
13 required to be located by Code within the parking lot
14 or along the building, there is excess landscaping
15 that exists on the property.

16 So we would look at that as a trade-off --

17 MEMBER SPRUTH: Okay.

18 MR. COLBY: -- as needed.

19 MEMBER SPRUTH: I was just wondering if
20 there's an opportunity, in addition to the tree
21 planting -- I think their landscaping is good, but
22 I wonder if there's an opportunity to offset somewhere
23 in the community as being a good neighbor where,
24 perhaps, maybe there is a need of additional trees or

1 landscaping that CVS would consider.

2 MR. HAAPALA: We would certainly -- we'd
3 certainly be amenable to that, to contribute toward
4 the tree fund or something like that for additional
5 trees.

6 But as Russ pointed out here, the way that
7 the description happens about the parking lot and the
8 deficiency is artificial because it's talking about
9 just the parking lot.

10 If we include inside the curb line of this
11 entire development, there's an incredible amount of
12 landscaping because there's this setback area, there's
13 40 feet here, there's probably 50 feet here. And this
14 area back here isn't being counted, this area back
15 here isn't counted, and all along the front is not
16 technically being counted but, yet, it's landscaping
17 that people experience in the community that drive by
18 there.

19 There's a lot of landscaping. It's one of
20 the most landscaped sites I've ever worked on.

21 But to your question, we'd certainly be
22 amenable to doing that. We can do that.

23 MEMBER SPRUTH: Okay. So work with staff,
24 I guess.

Hearing - 1500 Route 38
Conducted on August 4, 2015

44

1 CHAIRMAN WALLACE: All right. Any other
2 questions?

3 MEMBER HOLDERFIELD: I have a question.

4 CHAIRMAN WALLACE: Yeah.

5 MEMBER HOLDERFIELD: Just -- maybe it
6 doesn't pertain to this lot as far as getting this
7 approved, but will both of these structures go up at
8 the same time? Or will CVS actually go up first and
9 then you find tenants for the one -- to have this
10 building? Or are they going to be built --

11 MR. KOLB: CVS is slated for a 2016
12 construction schedule. Probably some work -- the
13 demolition work will occur this fall, and then we'll
14 break ground when the weather changes in March.

15 As far as the other retail building, it will
16 be driven by the potential lessees, probably built to
17 suit, if I'm not incorrect, and so it's -- as
18 those potential users come on board, they'll fund the
19 underwriting for the project that way.

20 MEMBER HOLDERFIELD: As the need occurs, it
21 will be built?

22 MR. KOLB: Correct. It will happen.

23 MEMBER HOLDERFIELD: How about the
24 landscaping on 14th Street?

1 MR. KOLB: Are you referring to the Lot 2
2 landscaping?

3 MEMBER HOLDERFIELD: More or less as we go
4 down.

5 MR. KOLB: You know, I'd have to defer to
6 Charlie on that.

7 Do we know if we're going to construct all
8 of the Lot 2 landscaping before the building goes in?

9 I don't believe so. I mean, it's just
10 impractical to put a final treatment on --

11 MEMBER HOLDERFIELD: I understand about the
12 trees but -- on the -- bordering the street. It's an
13 unusual situation. I'm just curious.

14 MR. HAAPALA: We can certainly, in the
15 spirit of cooperation with the community, address the
16 landscaping in the parkway area here --

17 MEMBER HOLDERFIELD: That's what I'm talking
18 about.

19 MR. HAAPALA: -- of course.

20 MEMBER HOLDERFIELD: I know on site it's a
21 different matter. You need to get construction
22 vehicles in there and so forth.

23 MR. HAAPALA: We can work with our landlord
24 to work on that in conjunction and put the parkway

Hearing - 1500 Route 38
Conducted on August 4, 2015

46

1 landscaping in, but the property line that we keep
2 discussing -- everything inside our property line will
3 be done.

4 MEMBER HOLDERFIELD: Okay.

5 MR. HAAPALA: And it's not good for business
6 looking like construction. We want to be done.

7 MEMBER SPRUTH: Have you undertaken a
8 construction plan, where the vehicles for construction
9 will access and types of vehicles moving around the
10 area, the locality, during construction?

11 MR. KOLB: That will all be part of our
12 final permitting for building permits. Once we submit
13 for all of the final engineering, those plans will be
14 submitted for construction and governance. I mean,
15 we'll maintain safety standards and normal flow and
16 these types of activities.

17 MR. HAAPALA: And to supplement that,
18 everybody on this team that you see here today and
19 following through with the construction, this is
20 pretty much all we do.

21 And the contractors who have built these,
22 they've built, you know, at least 50 or 60 of them.
23 And they're in all communities throughout Illinois
24 and, you know, neighboring communities. Most recently

Hearing - 1500 Route 38
Conducted on August 4, 2015

47

1 we finished Glenview, Highland Park. We certainly are
2 sensitive to such concerns.

3 MEMBER SPRUTH: And have you spoken to your
4 neighbors, your neighbors that are in the adjoining
5 properties?

6 MR. HAAPALA: I'm not aware of any
7 particular conversations on -- at this particular site
8 because it's commercial right now.

9 But we are respectful and accommodating all
10 neighborhood concerns.

11 CHAIRMAN WALLACE: All right. Any other
12 questions?

13 (No response.)

14 CHAIRMAN WALLACE: Anything from the
15 audience?

16 (No response.)

17 CHAIRMAN WALLACE: All right.

18 VICE CHAIRMAN KESSLER: I just wanted to --

19 CHAIRMAN WALLACE: Go ahead.

20 VICE CHAIRMAN KESSLER: I just wanted to
21 point out that this is an application for a special
22 use, which -- the findings of fact requires us to find
23 in the affirmative on all -- I believe we decided
24 there are six findings, not seven.

Hearing - 1500 Route 38
Conducted on August 4, 2015

48

1 MR. COLBY: Tim, just to clarify, this is a
2 PUD application. We're using the PUD criteria.

3 VICE CHAIRMAN KESSLER: For the application.
4 But we have findings of fact for special use for -- we
5 approve criteria for the planned unit, so we don't
6 have to find in the affirmative --

7 MR. COLBY: Correct. It's one finding as to
8 whether or not the PUD's in the public interest based
9 on the responses to the criteria.

10 VICE CHAIRMAN KESSLER: And then there are
11 no -- you can find one, you can find more than one?

12 MR. COLBY: Yes.

13 VICE CHAIRMAN KESSLER: And then there are
14 no criteria for the application for the PUD
15 preliminary plan or the application for the final plat
16 of subdivision?

17 MR. COLBY: Correct.

18 VICE CHAIRMAN KESSLER: So I just wanted
19 to -- for the other Plan Commissioners -- point out
20 the criteria for a planned unit development that has
21 been answered by the Applicant -- submitted by the
22 Applicant.

23 And I think in the first they attached an
24 Exhibit A. For the second they've attached Exhibit A,

1 and then they answered through. And I've gone through
2 them, and I think the last one, No. 5, is attached as
3 Exhibit B, so there's a longer explanation.

4 And I'm satisfied that, you know, this is
5 a -- they meet the criteria for a planned unit
6 development. I don't know if anybody had any
7 questions about that or --

8 MR. KOLB: Just in case we didn't present
9 sufficient evidence at the public hearing, we tried to
10 write something en masse that would be kind of a
11 fallback that provides all of the other arguments for
12 you to consider, so that's why you see it in an
13 application as well as, you know, being presented to
14 you here.

15 VICE CHAIRMAN KESSLER: Right.

16 MR. KOLB: Right.

17 VICE CHAIRMAN KESSLER: And we appreciate
18 that. That's what you --

19 MR. KOLB: Right.

20 VICE CHAIRMAN KESSLER: Because this is very
21 helpful for us.

22 MR. KOLB: Thank you.

23 VICE CHAIRMAN KESSLER: So I don't have any
24 other questions.

Hearing - 1500 Route 38
Conducted on August 4, 2015

50

1 CHAIRMAN WALLACE: All right. Anything
2 else?

3 (No response.)

4 VICE CHAIRMAN KESSLER: I would make a
5 motion to close the public hearing.

6 MEMBER PRETZ: Second.

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

9 Any discussion on the motion?

10 (No response.)

11 CHAIRMAN WALLACE: Tim.

12 VICE CHAIRMAN KESSLER: Spruth.

13 MEMBER SPRUTH: Yes.

14 VICE CHAIRMAN KESSLER: Holderfield.

15 MEMBER HOLDERFIELD: Yes.

16 VICE CHAIRMAN KESSLER: Purdy.

17 MEMBER MACKLIN-PURDY: Yes.

18 VICE CHAIRMAN KESSLER: Pretz.

19 MEMBER PRETZ: Yes.

20 VICE CHAIRMAN KESSLER: Wallace.

21 CHAIRMAN WALLACE: Yes.

22 VICE CHAIRMAN KESSLER: Kessler, yes.

23 CHAIRMAN WALLACE: All right. The public
24 hearing is now closed. That concludes Item No. 5 on

Hearing - 1500 Route 38
Conducted on August 4, 2015

51

1 your agenda.

2 Item 7 is 1500 Route 38, CVS Pharmacy,
3 TMC Illinois, LLC, application for special use to
4 amend Ordinance 1982-Z-6, St. Charles Commercial
5 Center PUD, and establish a new planned unit
6 development; application for PUD preliminary plan;
7 application for preliminary and final plat of
8 subdivision.

9 Is there a motion?

10 VICE CHAIRMAN KESSLER: Yes. I'd make a
11 motion to recommend approval of the applications as
12 described in Item 7 on the agenda.

13 MEMBER PRETZ: Second.

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

16 Discussion on the motion?

17 (No response.)

18 CHAIRMAN WALLACE: If none, Tim.

19 VICE CHAIRMAN KESSLER: Spruth.

20 MEMBER SPRUTH: Yes.

21 VICE CHAIRMAN KESSLER: Holderfield.

22 MEMBER HOLDERFIELD: Yes.

23 VICE CHAIRMAN KESSLER: Purdy.

24 MEMBER MACKLIN-PURDY: Yes.

Hearing - 1500 Route 38
Conducted on August 4, 2015

52

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VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Yes.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Yes.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. That
concludes Item 7 on the agenda.

Thank you.

MR. KOLB: Thank you.

MR. HAAPALA: Thank you very much.

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

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed my notarial seal this 12th day of
August, 2015.

My commission expires: May 31, 2017




Notary Public in and for the
State of Illinois

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Request for Drive-Through :
Stacking Reduction; Property :
Located at 3875 East Main :
Street. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, August 4, 2015
7:59 p.m.

Job No.: 74370C
Pages: 1 - 17
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CCP, FAPR

Hearing - 3875 East Main Street
Conducted on August 4, 2015

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Hearing held at the location of:

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

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

Hearing - 3875 East Main Street
Conducted on August 4, 2015

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- CHRIS BONG, Development Engineering Manager
- MATTHEW O'ROURKE, Economic Development Manager

Hearing - 3875 East Main Street
Conducted on August 4, 2015

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P R O C E E D I N G S

CHAIRMAN WALLACE: And Item 8 is 3875 East Main Street, drive-through stacking reduction request, Kolbrook Design, East Gate Commons PUD, proposed Potbelly Sandwich Works.

And staff?

MS. JOHNSON: Yes. There is no public hearing for this item, but the Applicant is here to request for a reduction in the drive-through facility stacking spaces.

CHAIRMAN WALLACE: Okay. I didn't know Potbelly had drive-throughs.

MR. KOLBER: They don't have many but they're starting to put them in.

CHAIRMAN WALLACE: All right. If you could just state your name for the record.

MR. KOLBER: Steven Kolber at 828 Davis Street, Evanston, Illinois.

So the site here is the Friday's that's next to Portillo's on Main Street. My clients are taking the existing building and converting it into a three-tenant building. You can see what the plan here does.

The third tenant, which is the proposed

Hearing - 3875 East Main Street
Conducted on August 4, 2015

5

1 Potbelly's, is the drive-through component that we're
2 adding. It's a small addition to the building to make
3 that work.

4 And you --

5 CHAIRMAN WALLACE: I see.

6 MR. KOLBER: So the tenant wanted --

7 Tenant 1 and 2 are the existing building, and Tenant 3
8 is the addition on the east. We're doing a lot of
9 demolition on the back of the site. If you are
10 familiar with the site, there's a huge corral for a
11 cooler and garbage. That's all coming down and we're
12 doing landscaping and additional parking on the rear
13 of the building.

14 The request for the reduction in the
15 drive-through queue -- I believe in your packet you
16 have some supporting evidence from our traffic
17 engineers that went to three different Potbelly
18 locations -- I think there's only five in the area --
19 and they tracked, you know, the queue for the
20 peak hours, only one of which topped out at 11. For
21 the most part it's pretty sparse.

22 So on our site here, we've worked with staff
23 and got to the number of 11 cars that we're showing
24 for this particular location, and that's for the

1 drive-through queue. In your packet, also, are
2 proposed elevations for the building, things that
3 we're doing that are within the PUD this building is
4 located in so you have a full idea of what we're
5 proposing for this site, which is exceptional. It
6 took six months of work to turn it into a decent
7 multitenant building.

8 CHAIRMAN WALLACE: Do you have any idea of
9 what the other tenants are in the building?

10 MR. KOLBER: I'm sorry?

11 CHAIRMAN WALLACE: I see one of the other
12 tenants is a restaurant.

13 MR. KOLBER: Yeah. They've reached --
14 they're finalizing negotiations with the other
15 tenants, but they do have a lease negotiation figured
16 out for all three tenants, so they're ready to fill
17 the building up right away.

18 Tenant 1 is -- no surprise to you guys --
19 I'm sure you've seen Noodles before for this site, and
20 Tenant No. 2 is a physical therapy concern.

21 CHAIRMAN WALLACE: Okay.

22 Do you have any questions?

23 VICE CHAIRMAN KESSLER: Well, you know,
24 Todd, I have to think about your comments earlier.

Hearing - 3875 East Main Street
Conducted on August 4, 2015

7

1 You know, this is an internal site so --

2 CHAIRMAN WALLACE: Yeah.

3 VICE CHAIRMAN KESSLER: -- the mess is going
4 to be for the parking.

5 There's two -- there's three entrances, and
6 I'm trying to see -- the overall site here, most of
7 the traffic comes in at the entrance to the drive-
8 through, that drive right there. That's where most of
9 the traffic is.

10 MR. KOLBER: Most of the traffic will be
11 coming in here.

12 VICE CHAIRMAN KESSLER: So, you know, I have
13 to ask what's -- you know, every -- every Applicant
14 that comes through in the drive-through has some kind
15 of corporate study on traffic.

16 What do you think? I mean --

17 MR. KOLBER: Well, Potbelly folks are --
18 told us that eight cars is what they would like us to
19 design to.

20 And then we sent out our traffic engineers
21 to look at three current Potbelly drive-throughs, just
22 to verify, and we had the one day that topped out at
23 11, so we're showing 11 cars here as the absolute
24 maximum that we would project to see at the site at

1 the peak lunchtime hour. Other than that, as you see
2 in the studies, the numbers in the queue decrease
3 dramatically.

4 CHAIRMAN WALLACE: I don't really have an
5 issue so much with the number of cars since it's
6 internal circulation. My big issue is very specific.
7 There will be cars coming from here to there.

8 It happens all -- it happens at all kinds of
9 drive-throughs all over the place.

10 VICE CHAIRMAN KESSLER: Brand-new McDonald's
11 on the west side.

12 CHAIRMAN WALLACE: Yeah. It happens all the
13 time.

14
15 I have seen many near accidents happen where somebody
16 was trying to go there and somebody turning in from
17 here. You know, and that is my biggest issue. It
18 happens at Wendy's over on Randall Road all the time.

19 Is there anything -- let's do Let's Make a
20 Deal.

21 Okay?

22 MR. KOLBER: Of course. Of course.

23 CHAIRMAN WALLACE: We'll give you your
24 stacking space. What can you do for us to prevent

Hearing - 3875 East Main Street
Conducted on August 4, 2015

9

1 that from happening?

2 MR. KOLBER: Well, fortunately, the drive
3 here is pretty wide, what we have in this location
4 here and what we have over here.

5 There's the -- we could -- and we just did,
6 as you recall -- I was here recently for Dunkin'
7 Donuts, and we had a very similar small little like
8 pork chop island here with some landscaping on it to
9 accommodate that exact same situation.

10 And that's something we can do, since this
11 is all new curbing back here and new asphalt, to put a
12 little pork chop in this edge right here to steer that
13 traffic and deter people from cutting in. It's
14 something that we can accommodate very easily.

15 CHAIRMAN WALLACE: That works for me.

16 I mean, staff, do you have any issue with
17 that?

18 MR. COLBY: As long as the drives maintain
19 the minimum 24-foot width.

20 CHAIRMAN WALLACE: And that's not an undue
21 hardship on you to do that?

22 MR. KOLBER: None whatsoever.

23 CHAIRMAN WALLACE: Okay.

24 All right. Any questions?

Hearing - 3875 East Main Street
Conducted on August 4, 2015

10

1 Or -- I mean, this is an action item. So if
2 there's a motion --

3 MEMBER MACKLIN-PURDY: I do have a concern
4 about these parking spaces being like where No. 6 is.

5 MR. KOLBER: We talked to staff about that.
6 We anticipate those will be dedicated for employee
7 parking.

8 VICE CHAIRMAN KESSLER: Will they be marked
9 that?

10 MR. KOLBER: Yeah. We'll -- the physical
11 therapy concern will use them, and we'll make sure
12 that it's dedicated and called out as employee
13 parking.

14 MEMBER HOLDERFIELD: This -- is 64 on the
15 north side of this?

16 CHAIRMAN WALLACE: Yeah.

17 VICE CHAIRMAN KESSLER: Yes.

18 MR. KOLBER: Yes. We did have -- not to --
19 we did have a previous plan. You know, staff
20 recommended the two-way drive as to the east. We
21 also, for circulation purposes, had a one-way version
22 that we added a couple extra parking spots here.

23 And this kept the rotation around a little
24 bit -- you know, one-way on the east side rather than

Hearing - 3875 East Main Street
Conducted on August 4, 2015

11

1 the two-way.

2 CHAIRMAN WALLACE: All right. Any other
3 questions?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Does anyone
6 wish to offer a motion?

7 (No response.)

8 CHAIRMAN WALLACE: Anyone?

9 MEMBER HOLDERFIELD: I'll -- my first time.
10 I move that we approve the space reduction
11 request for the property at 3875 East Main Street for
12 the drive-through facility stacking.

13 CHAIRMAN WALLACE: Okay. Do you want to
14 place a condition that they put a curb -- what will we
15 call it?

16 MS. JOHNSON: "Pork chop."

17 CHAIRMAN WALLACE: A pork chop?

18 -- that they insert a curb pork chop?

19 MEMBER HOLDERFIELD: Yes, condition.

20 CHAIRMAN WALLACE: Okay. So the motion is
21 to recommend approval to the City Council of the
22 requested drive-through stacking reduction request
23 with the condition of installation of a pork chop for
24 the drive-through.

Hearing - 3875 East Main Street
Conducted on August 4, 2015

12

1 VICE CHAIRMAN KESSLER: Second.

2 CHAIRMAN WALLACE: All right. Any
3 discussion?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Tim.

6 VICE CHAIRMAN KESSLER: Spruth.

7 MEMBER SPRUTH: Yes.

8 VICE CHAIRMAN KESSLER: Holderfield.

9 MEMBER HOLDERFIELD: Yes.

10 VICE CHAIRMAN KESSLER: Purdy.

11 MEMBER MACKLIN-PURDY: Yes.

12 VICE CHAIRMAN KESSLER: Pretz --

13 MEMBER PRETZ: Yes.

14 VICE CHAIRMAN KESSLER: -- Mr. Pretz.

15 Wallace.

16 CHAIRMAN WALLACE: Yes.

17 VICE CHAIRMAN KESSLER: Kessler, yes.

18 CHAIRMAN WALLACE: All right. That
19 concludes Item 8 on our agenda.

20 MR. KOLBER: Thank you very much.

21 CHAIRMAN WALLACE: Thank you.

22 All right. Item 9, Meeting Announcements.

23 Our next meeting will be the joint meeting with the
24 planning and development committee.

Hearing - 3875 East Main Street
Conducted on August 4, 2015

13

1 Russ, did we hear back from everyone? I saw
2 there was another e-mail.

3 MR. COLBY: We have. We've heard back from
4 all of the Commission.

5 CHAIRMAN WALLACE: And we won't have a
6 problem having a quorum on our side?

7 MR. COLBY: No.

8 CHAIRMAN WALLACE: Do you know if there's
9 any issue with the City Council?

10 MR. COLBY: No. We have a quorum with the
11 City Council, too.

12 VICE CHAIRMAN KESSLER: Do we have just a
13 quorum, or is everybody going to be there?

14 MR. COLBY: I don't know the exact number.
15 I think there may be a couple absences.

16 VICE CHAIRMAN KESSLER: Oh.

17 MEMBER MACKLIN-PURDY: Can I come late?

18 VICE CHAIRMAN KESSLER: There's a meeting.

19 MEMBER MACKLIN-PURDY: I'm sorry. But I'd
20 like to be there for part of it.

21 VICE CHAIRMAN KESSLER: There's a meeting.

22 MEMBER MACKLIN-PURDY: I mean -- I don't
23 know. I might be there at 6:00.

24 CHAIRMAN WALLACE: All right. And

Hearing - 3875 East Main Street
Conducted on August 4, 2015

14

1 any additional business from Plan Commission
2 members?

3 (No response.)

4 CHAIRMAN WALLACE: Staff?

5 (No response.)

6 CHAIRMAN WALLACE: Citizens --

7 VICE CHAIRMAN KESSLER: (Indicating.)

8 CHAIRMAN WALLACE: Yes?

9 VICE CHAIRMAN KESSLER: Yes, I have a
10 question.

11 Do we have anything for the August 18th
12 meeting?

13 MR. COLBY: We have an item tentatively
14 planned for that date, not a public hearing.

15 CHAIRMAN WALLACE: Okay. All right.

16 Anything from -- are you staff or citizens?

17 MR. O'ROURKE: Staff. I'm staff.

18 CHAIRMAN WALLACE: Okay. You're not sitting
19 at the staff table so --

20 MR. O'ROURKE: I miss you guys so --

21 MEMBER PRETZ: We do have a citizen.

22 CHAIRMAN WALLACE: Oh -- oh, yes.

23 I'm sorry.

24 Did you have anything?

Hearing - 3875 East Main Street
Conducted on August 4, 2015

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UNIDENTIFIED SPEAKER: No.

CHAIRMAN WALLACE: All right.

MR. COLBY: One other thing.

I wanted to introduce Chris Bong, who is seated over there next to Matt, who is our new development engineering division manager replacing Chris Tiedt. So you'll see him at meetings and doing engineering on Plan Commission items.

CHAIRMAN WALLACE: All right. Welcome.

MR. BONG: Thank you.

CHAIRMAN WALLACE: All right. Anything else?

(No response.)

CHAIRMAN WALLACE: Is there a motion to adjourn?

VICE CHAIRMAN KESSLER: Yes. So moved, adjourn.

CHAIRMAN WALLACE: Is there a second?

MEMBER HOLDERFIELD: Second.

CHAIRMAN WALLACE: All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Opposed?

(No response.)

CHAIRMAN WALLACE: All right. That motion

Hearing - 3875 East Main Street
Conducted on August 4, 2015

1 passes unanimously. This meeting of the St. Charles
2 Plan Commission is adjourned at 8:12 p.m.

3 (Off the record at 8:12 p.m.)
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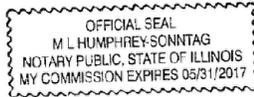
CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of August, 2015.

My commission expires: May 31, 2017





Notary Public in and for the
State of Illinois