

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH**

**WEDNESDAY, SEPTEMBER 9, 2026 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Cory Jones
Colleen Wiese	Rita Payleitner	Zachary Ewoldt
John Fitzgerald	Sean Baker	Gary Gruber

Auditory Members - Holly Cabel, St. Charles Park District
- Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the July 21, 2026 meeting of the Plan Commission**
- 5. Fox Haven Square Resubdivision (FHS Jewel Parcel LLC/FHS Piazza LLC)**
Application for Minor Subdivision – Final Plat
- 6. Plan Commission Training Session**
- 7. Public Comment**
- 8. Additional Business from Plan Commission Members or Staff**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
 - a. Plan Commission
Tuesday, September 22, 2026 at 7:00pm Council Chambers
Tuesday, October 6, 2026 at 7:00pm Council Chambers
Tuesday, October 20, 2026 at 7:00pm Council Chambers
 - b. Committee of the Whole
Tuesday, September 8, 2026 at 7:00pm Council Chambers

Monday, September 21, 2026 at 7:00pm Council Chambers
Monday, October 5, 2026 at 7:00pm Council Chambers

11. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JULY 21, 2026**

Members Present: Peter Vargulich
Colleen Wiese
John Fitzgerald
Jeffrey Funke
Rita Payleitner
Sean Baker
Cory Jones
Zachary Ewoldt
Gary Gruber

Members Absent: None

Also Present: Ellen Johnson, Planner II
Bruce Sylvester, Assistant Director CD-Planning & Engineering
Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:00 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the May 19, 2026 meeting of the Plan Commission

Motion was made by Mr. Funke, second by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the May 19, 2026 Plan Commission meeting.

5. The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC)

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

a. Public Hearing

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Funke, second by Ms. Wiese to close the public hearing.

Roll call vote:

Ayes: Wiese, Fitzgerald, Funke, Payleitner, Baker, Jones, Ewoldt, Gruber Vargulich

Nays: None

Absent: None

Motion carried: 9-0

b. Discussion/Recommendation

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Weise, second by Mr. Jones to recommend approval of an Application for Special Use for Planned Unit Development and an Application for PUD Preliminary Plan for The Shops at Pheasant Run, 4015 E Main Street, subject to resolution of all staff comments and the following conditions: 1) No foundation landscape deviation for remaining lots except Lot 14; 2) Drive-Through Facility shall require Special Use approval on Lot 14; 3) Staff can request an updated Traffic Impact Study if additional drive-through facilities are proposed beyond what is accounted for in the Study; and 4) Work with staff to address comments related to: improving pedestrian connectivity from the buildings to The Shops Drive sidewalk; ensure proper grading for landscaping along Route 64; add trees along the southern rim of the detention basin; and improve the pedestrian experience along The Shops Drive by providing consistent tree spacing along the drive and a wider “parkway” with trees and shifting the eastern pedestrian seating area closer to the pond.

Roll call vote:

Ayes: Wiese, Fitzgerald, Baker, Jones, Ewoldt, Gruber

Nays: Funke, Payleitner, Vargulich

Absent: None

Motion carried: 6-3

6. Public Comment - None

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

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, August 4, 2026 at 7:00pm Council Chambers

Tuesday, August 18, 2026 at 7:00pm Council Chambers

Tuesday, September 9, 2026 at 7:00pm Council Chambers

b. Committee of the Whole

Monday, August 3, 2026 at 7:00pm Council Chambers

Monday, August 17, 2026 at 7:00pm Council Chambers

Monday, September 8, 2026 at 7:00pm Council Chambers

10. Adjournment at 9:50 p.m.



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Transcript of St. Charles Plan Commission

Date: July 21, 2026

Case: St. Charles Plan Commission

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ST. CHARLES PLANNING COMMISSION

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ST. CHARLES PLANNING :
COMMISSION MEETING : Case No.:
: PO #115733
:
:
-----X

MEETING
Before Chairman Peter Vargulich
St. Charles, Illinois
Tuesday, July 21, 2026
7:00 p.m.

Job No: 611781
Pages: 1 - 168
Transcribed by: Deborah S. Anderson, CET-998

Transcript of St. Charles Plan Commission
Conducted on July 21, 2026

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1 Hearing, held at the location of:

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3

4 CITY OF ST. CHARLES

5 2 East Main Street

6 St. Charles, Illinois 60174

7 (630) 377-4400

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12 Pursuant to agreement, before LAWRENCE WALLACE,

13 Notary Public in and for the State of Illinois.

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Transcript of St. Charles Plan Commission
Conducted on July 21, 2026

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A P P E A R A N C E S

Peter Vargulich, Chair

Jeffrey Funke, Vice Chair

Zachary Ewoldt, Member

Colleen Wiese, Member

Sean Baker, Member

John Fitzgerald, Member

Rita Payleitner, Member

Gary Gruber, Member

Cory Jones, Applicant

Ellen Johnson, Planning Commission

Peter Bazos, Representing the SC Landman LLC

Bruce Sylvester, Assistant Director of CD-Planning
& Engineering

Chris Ilekis, Speaker

Jonathan Krissoff, Speaker

Andrew Bowman, Speaker

Brendan McGovern, Speaker

Kathryn Talty, Speaker

Stan Latos, Speaker

Ivan Nockov, Speaker

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Transcript of St. Charles Plan Commission
Conducted on July 21, 2026

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1 P R O C E E D I N G S

2 CHAIRMAN VARGULICH: Good evening,
3 everyone. The meeting of the St. Charles Planning
4 Commission is called to order.

5 Roll call.

6 Colleen Weise?

7 MS. WEISE: Here.

8 CHAIRMAN VARGULICH: Zach Ewoldt?

9 MR. EWOLDT: Here.

10 CHAIRMAN VARGULICH: Jeff Funke?

11 MR. FUNKE: Here.

12 CHAIRMAN VARGULICH: Gary Gruber?

13 MR. GRUBER: Here.

14 CHAIRMAN VARGULICH: John Fitzgerald?

15 MR. FITZGERALD: Here.

16 CHAIRMAN VARGULICH: Cory Jones?

17 MR. JONES: Here.

18 CHAIRMAN VARGULICH: Rita Payleitner?

19 MS. PAYLEITNER: Here.

20 CHAIRMAN VARGULICH: Sean Baker?

21 MR. BAKER: Here.

22 CHAIRMAN VARGULICH: Thank you.

23 Pledge of Allegiance, please.

24 Pledge allegiance to the Flag of the

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Conducted on July 21, 2026

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1 United States of America, and to the Republic for
2 which it stands, one Nation under God, indivisible,
3 with liberty and justice for all.

4 CHAIRMAN VARGULICH: Thank you.

5 All right. Presentation of our meeting
6 minutes from May 19.

7 Is there a motion to approve?

8 MR. FUNKE: I'll make one.

9 UNIDENTIFIED SPEAKER: Second.

10 CHAIRMAN VARGULICH: And is there a
11 second?

12 All those in favor?

13 ALL PARTIES: Aye.

14 CHAIRMAN VARGULICH: Opposed?

15 Motion passes.

16 Item 5, the Shops of Pheasant Run. This
17 is an application for a special use for a planned
18 unit development. PUD preliminary plan for the
19 Shops of Pheasant Run at 4051 East Main Street,
20 submitted by SC Landman LLC.

21 This is the public hearing portion for
22 the special use and PUD. It is the role of the
23 Planning Commission to conduct public hearings on
24 zoning applications that are filed with the city.

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Conducted on July 21, 2026

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1 All testimony and evidence -- excuse me -- both for
2 and against this application shall be given under
3 oath.

4 Regarding our procedure, Staff will make
5 a brief presentation, followed by the Applicant's
6 presentation. And then we'll take questions from
7 the Commission, followed by members of the public.
8 Then when the Planning Commission feels we have
9 gathered enough evidence to make a recommendation
10 to the City Council as a whole, then we will close
11 the public hearing.

12 The Planning Commission will then discuss
13 that evidence, gather any relevant additional
14 criteria related to the PUD, and vote on a
15 recommendation.

16 Before we begin, anyone who wishes to
17 give testimony, ask any questions, or provide any
18 comment both for and against this application shall
19 be sworn in.

20 So, Consultant Team, if you're going to
21 do this, then please stand.

22 (The Consultant Team was sworn.)

23 CONSULTANT TEAM COLLECTIVELY: I do.

24 CHAIRMAN VARGULICH: Thank you.

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Conducted on July 21, 2026

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1 All right. When you are speaking, please
2 come to the lectern, state your name and spell your
3 last name, and state your address for our record.

4 I will note that in the official meeting
5 packet, which was posted on the website is part of
6 our record. So, everything that was there is in
7 the public record, as well as anything presented
8 tonight will be part of the open record.

9 Ellen? Thank you.

10 TESTIMONY OF ELLEN JOHNSON

11 MS. JOHNSON: Thank you. Good evening.
12 SC Landman LLC is proposing to redevelop the
13 remaining 33.7 acres of the former Pheasant Run
14 Resort property with a commercial development
15 consisting of 14 commercial lots. An application
16 for special use requesting a planned unit
17 development for the project has been submitted,
18 along with a PUD preliminary plan application for
19 subdivision improvements, including stormwater
20 detention, private drives, common landscaping,
21 common signage, as well as preliminary plans for 6
22 of the 14 lots.

23 A concept plan similar to this proposal
24 was reviewed by the Commission in 2025 -- December

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Conducted on July 21, 2026

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1 of 2025. And I'll turn it over now to the
2 Applicant's team. We have Peter Bazos here, the
3 attorney representing the Applicant.

4 TESTIMONY OF PETER BAZOS

5 MR. BAZOS: Thank you.

6 Mr. Chairman and Planning Commissioners,
7 my name is Peter Bazos, B-A-Z-O-S, 1250 Larkin
8 Avenue, Elgin, Illinois. I represent the
9 Petitioner this evening, SC Landmen.

10 Before you is our team that contributed
11 to all the materials that you have before you. But
12 to here with me tonight is Mr. Chris Ileakis and
13 Mr. Ivan Nockov right there. They are the
14 principals of the developer, SC Landman.
15 Mr. Brendan McGovern, our civil engineer.

16 If you want to raise your hand, they can
17 see who you are, please.

18 Mr. Daniel Watts, as well as
19 Ms. Catherine Talty, landscape architects.
20 Mr. Andrew Bowen of -- or I'm sorry, traffic
21 engineer.

22 Not here with us, but also on our team
23 were -- are Zach Smrt of Vequity Construction,
24 Andrew Cohen, our real estate advisor, and Johnson

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1 Research Group, who's been on our TIF team
2 negotiating with the village.

3 It's -- excuse me. It's certainly a
4 pleasure to be before you this evening. I have
5 been before some of you and but the Planning
6 Commission and then the City Council on many
7 occasions in the past, in the fairly recent past.
8 The Prairie Centre Project on Route 38, the McGrath
9 Honda Kia project, which is immediately east of the
10 site that you're considering tonight, as well as
11 the Motorcycle Museum on Route 64 on East Main
12 Street.

13 The Staff has done a traditionally great
14 job working with us and presenting a very, very
15 lengthy but accurate Staff report. And we thank
16 Russ Goldie (phonetic) and Ellen Johnson for that.

17 Let me put this petition in legal
18 context, and then I'll turn it over to Chris Ileakis
19 to describe the vision of the project and there
20 will be others that follow. And when we're
21 concluded, I'd like to jump up if I could and just
22 touch on how this all meets your standards for PUD
23 and the comprehensive plan and special use, and
24 then we'll sit down.

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1 Excuse me, let me coordinate my slides
2 with this. Yeah, this is the right one.

3 Okay. So the project involves Lots 2 and
4 3 of St. Charles Resort subdivision which was
5 created by the owners of the Mega Center and this
6 property. And our client obtained this, this Lots
7 2 and 3, which is nearly the entire length of this
8 Kautz Road here on the west, and up here, the
9 entrance to the McGrath Honda Kia and Greco to the
10 rear. So it's this entire length of property that
11 constitutes the 37-plus acre site.

12 Slide 3. The project involves the
13 remaining two lots on Lots 2 and 3. And as I say,
14 they -- I'll call it the project site. This
15 project site has remained vacant since at least
16 2020. And in 2022, because the owners didn't
17 properly secure the property after one of the
18 buildings substantially burned down, it was
19 condemned through a court action brought by the
20 City and bulldozed.

21 Okay. So this is the site, 37.3 acres.
22 And I said 37 before, I'm sorry, close to 34.
23 Kautz Road on the west. Pheasant Run Drive on the
24 east, Main Street along the north. It's currently

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1 zoned, and this is, I think, very important from a
2 zoning perspective.

3 It's currently zoned BR, Regional
4 Business, as are the properties to the north across
5 the street to the east and to the west. The large
6 property to the south, which was part of the
7 Pheasant Run Golf Course, is now what you all know
8 to be the Greco Industrial Development.

9 There are no residences, you know, within
10 shouting distance, and I was telling my client it's
11 a pleasure not to have angry neighbors here to
12 complain. The development will -- and we're asking
13 for a PUD, as Ellen indicated. Oftentimes, when a
14 PUD format is proposed, that form is selected so
15 that the Petitioner can get approval for uses that
16 otherwise are not allowed in the district, which in
17 this case, again, is a BR District.

18 I want to emphasize to you that's
19 absolutely not the case here. The petition before
20 you tonight is seeking a PUD, but with uses that
21 include only those that are already allowed in the
22 BR district. They include both permitted and
23 special uses. We have on -- and are called out in
24 your -- in my petition supplement.

1 All the permitted uses remain permitted
2 as we request -- we're requesting. And a few of
3 the permitted -- a few of the special uses we have
4 asked to be moved up to be permitted uses. And
5 those are called out in the supplement to my
6 application that's in your packet on -- in
7 Section 6.

8 The proper -- the project site is
9 literally the easternmost gateway to the city, and
10 it's one of the most undeveloped, underutilized,
11 and quite frankly, unsightly parcels along that
12 corridor. What is being proposed to you, and
13 Mr. Ileakis can give you better numbers, but upon
14 full build-out, meaning buildings, et cetera, is an
15 estimated 70 to a hundred-million-dollar-plus
16 redevelopment of this site.

17 It will result in the immediate creation
18 of all the infrastructure for these 14 lots. And
19 the sewer, the water, the detention, which is here,
20 private streets, all of it will be teed up and
21 ready to go.

22 And, yeah, your comprehensive plan
23 classifies this land as corridor regional
24 commercial. The definition of that is areas

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1 designated are in this corridor legal -- regional
2 commercial are intended to accommodate larger
3 shopping centers and developments that serve a more
4 regional function, drawing a customer base that
5 extends beyond the city limits.

6 Often you have a big box. Well, this one
7 doesn't because there is industrial behind us. But
8 national retailers, which it will, you'll hear
9 that, and a critical mass of multiple stores, and
10 you'll hear that as well. There are a number of
11 retailers that -- or businesses that are going to
12 be -- you're going to be advised of later this
13 evening.

14 We're seeking a preliminary PUD and under
15 the city of St. Charles process, if it's granted
16 this way, that doesn't mean anybody can build. A
17 particular lot has to come in with site plan
18 approval before you again and the City Council.
19 And when that's given, and the City Staff then
20 issues a building permit, then a lot gets a final
21 PUD. There are six of these lots, and I'll -- I'm
22 touching on this a little bit out of order. But
23 six of these lots that are -- be right behind us
24 are preliminary that want to go to final.

1 The policies espoused by your
2 comprehensive plan for land use in this area are
3 promoting a -- an attractive commercial mix of uses
4 along Main Street, improving the appearance of the
5 city's commercial areas, improving management along
6 the city's commercial corridor, and focusing on
7 retail development growth. As you will see and
8 hear, this Shops of Pheasant Run does every one of
9 those things

10 You will see that there are 14 lots in
11 this plan which is before you this evening. You're
12 -- when you conceptually reviewed this matter,
13 there were only 13. One of the reasons that one of
14 these lots, I hear, was divided into two to put an
15 -- a corridor, a green corridor/an outdoor space
16 between it. And then Lot 1 was divided into Lot 1
17 north of this road and Lot 2 below. But besides
18 that, there really is virtually no difference
19 between the conceptual plan and the plan before you
20 tonight.

21 So again, PUDs are used to promote
22 creative land uses that provide community benefit,
23 which not -- might not otherwise happen if a
24 straight zoning and subdivision were to occur. The

1 requested PUD lists in Section 6 of my supplement
2 to the application, those public benefits. And let
3 me -- I'll come back to that.

4 As I noted, this 37-acre parcel is
5 already zoned BR. And the developer is not asking
6 for any uses not contemplated in that district,
7 other than making a few of them that were special,
8 making them permitted.

9 This developer, or any other developer
10 who would buy this land, could have avoided this
11 PUD process, simply subdivided this land as a
12 matter of right. They'd have to meet your
13 subdivision ordinance and create a detention and
14 all those things, probably much like you're seeing
15 now, and then simply developed under the BR
16 classification.

17 The zoning would already be in place
18 because I said we're really not asking for things
19 that aren't already in your BR ordinance. We are
20 asking that some of the -- some special uses be
21 elevated to permitted. And that's one of the
22 trade-offs for, in our view, why should you give us
23 a PUD because we're amenitizing and building this
24 project out fully right from day one and bringing

1 six users in right from day one.

2 So that is -- that is the reason why
3 we're approaching this as a PUD, and we think it'll
4 benefit, not only the developer, but the city
5 because this project will be absorbed much more
6 quickly.

7 In fact, of the 14 lots -- and I
8 mentioned before, of the 14 lots that are only
9 preliminarily approved, 6 of them have users ready
10 to go. So those six are seeking also, site plan
11 approval and ultimately final PUD approval, and
12 will begin construction as quickly as we can get
13 the infrastructure built.

14 The McGraths have expressed interest in
15 Lot 14, which is 10 acres right here, Lot 14. This
16 is Pheasant Run Drive, the stop-lighted
17 intersection right next to Lot 14. And immediately
18 east to the right is McGrath Honda and then McGrath
19 Kia. This road is being used now by both McGraths,
20 as well as by the Greco Development, and it will
21 also be used to service retail people coming in
22 from Kautz and/or from North Avenue.

23 The McGrath's intention is to find
24 another brand manufacturer, car manufacturer, and

1 bring it to the site, so Kia, Honda, and something
2 else. Illinois -- I don't know if you know,
3 Illinois has what they call the franchise law for
4 dealerships. You can't put a -- you can't put a
5 Porsche dealership within ten miles of another
6 Porsche dealership, et cetera, et cetera.

7 Sometimes manufacturers will shrink some
8 other dealers' existing dealers' territory,
9 creating an open point here. The McGraths have
10 told me that they have several prospects, in fact
11 multiple prospects for successfully bringing a
12 dealership here. None of them have solidified.
13 They're not at liberty to say what, but my
14 experience with the McGraths is they get things
15 done.

16 If this lot weren't -- internally, we
17 have committed that we're going to spend three
18 years trying to find a dealership, the McGraths are
19 for this lot. If they close on it, we're going to
20 spend three years. Hopefully, it'll happen much
21 more quickly. It certainly sounded like they were
22 closer than that.

23 And if at the end of three years a
24 dealership can't be located and the McGraths are

1 ready to do something else, the petition allows and
2 requests -- the petition requests the right to
3 resubdivide Lot 14 into perhaps some smaller lots
4 to the north and put other uses there that are
5 consistent with the BR district. No change in, you
6 know, not permitted uses.

7 Maybe keep the southern point for
8 handling their inventory for their Honda, Kia
9 car -- Honda and Kia cars for sale down south.
10 Again, that's a maybe, but it would all back -- all
11 of that would come back through before you.

12 So the Petitioner has laid out the
13 subdivision, recognizing that while it is
14 accessible and walkable by pedestrians, there's
15 certainly sidewalk along the north, and there's,
16 you know, pedestrian ways between the lots, et
17 cetera. It's really primarily designed for what
18 your comprehensive plan recognizes that it is,
19 which is a regional business area primarily
20 attracting vehicular customers.

21 Also, the Petitioner has contemplated not
22 only additional automobile dealership from
23 McGraths, but as will be explained, a Valvoline
24 shop here. And so the car wash -- pardon me -- the

1 car uses are concentrated most likely on the east
2 side of this property.

3 So you'd have Kia, Honda, hopefully
4 another very nice McGrath dealership, a Valvoline.
5 We don't know what will go in between that. And
6 then the restaurants -- the restaurants, the retail
7 shops, the -- a bank on this corner. Don't know
8 what'll go into Lot 2.

9 There are a number of requested
10 departures from the typical bulk standard
11 requirements in the ordinance. And that is very
12 common in a PUD, as I'm sure most of you know. It
13 is allowed if it results in a creative and
14 attractive and upscale development. And I'm hoping
15 after you see this presentation, you'll agree that
16 it's all of those things.

17 With that, I'd like to turn this over now
18 to Chris Ileakis, who will give you a better
19 explanation of the concept and vision and timing of
20 this project. Others will follow Chris. And at
21 the very, very end before we sit down and entertain
22 any questions, I'd like to just jump up and at
23 least say for the record how we meet all of your
24 standards. Okay. Thank you.

Transcript of St. Charles Plan Commission
Conducted on July 21, 2026

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1 TESTIMONY OF CHRIS ILEKIS

2 MR. ILEKIS: Good evening, Chris Ileakis,
3 I-L-E-K-I-S. I represent SC Landman as a
4 developer. My address is 226 North Morgan Street,
5 Chicago, Illinois, 60607.

6 First and foremost, I want to thank
7 everybody for their time this evening. We're
8 excited to be before you once again proposing our
9 updated proposal for the PUD of the Shops at
10 Pheasant Run.

11 Let me switch the slides here quickly.

12 You know, we recognize the significant
13 history of the former resort site. Our team has
14 designed the project with this in mind, while
15 establishing a prominent, welcoming gateway for the
16 east side of the community.

17 The completed master plan vision will
18 bring a high quality mix of uses to the corridor,
19 including up to 40,000 square feet of multi-tenant
20 retail shop space which can accommodate up to 8 to
21 10 restaurants within that first phase of the
22 project.

23 You know, Peter kind of touched on it.
24 There's 14 overall lots that are proposed

1 currently. Of those 14, 6 of which we're
2 proceeding with initial plans forward today, aside
3 from the dealer and everything else. So, you know,
4 of those six lots, three of those buildings are
5 multi-tenant buildings, which we'll get into a
6 little bit later in detail with some of the other
7 uses.

8 But, you know, I just wanted to kind of
9 focus on that, you know, between those buildings,
10 there's about 22,000 square feet of retail space
11 for upscale shops and restaurants as well. We're
12 proposing a free-standing coffee shop, a
13 free-standing financial institution, a
14 free-standing automotive dealer on about ten acres
15 of the eastern portion side of the site, and an
16 automotive service facility, Valvoline, which was
17 mentioned earlier.

18 You know, the site initially drew our
19 investment interest because of its permitted uses
20 in the underlying BR zoning. You know, it has
21 excellent vehicle exposure along North Avenue and
22 Main Street corridor. And we firmly believe this
23 plan aligns with the City's overall comprehensive
24 plan and serves a major community need.

1 We have listened closely to the prior
2 feedback and incorporated specific design
3 enhancements directly into the PUD. This
4 destination is designed as an unanchored shopping
5 center with some unique lifestyle elements
6 incorporated that wouldn't otherwise be provided
7 under the current zoning. We feel this
8 differentiates the project overall within the
9 marketplace.

10 Our approach to this project relies upon
11 creative design elements and our cohesive
12 architecture and public spaces that draw local and
13 regional visitors. We feel this project will
14 provide significant economic benefit and help
15 attract new businesses across the entire east side
16 of St. Charles.

17 Some of these design features that I've
18 mentioned in the past, which we have incorporated
19 in the project which make it more unique are, you
20 know, pedestrian connectivity, which Peter touched
21 on earlier. Essentially, we're running -- you
22 know, along the right of way, there'll be
23 sidewalks, as well as interior roads connecting,
24 you know, the north side of North Avenue with the

1 commercial and residential on the north side of
2 North Avenue to the overall project.

3 As well, there'll be multiple gathering
4 spaces within the project, the water feature with
5 pedestrian seating in multiple areas, and
6 additional public art elements throughout the
7 project, including freestanding sculptures and
8 building murals.

9 I'm going to change the slides here. I
10 kind of touched on this slide already, but there's
11 no pretty pictures to see, so I'm going to skip
12 over it.

13 This is the overall proposed plan in
14 color that you can see. This is the subdivided
15 plan showing overall 14 lots, of which the 6 lots
16 are highlighted. Anything in green is not yet
17 committed to and to be determined. As Peter kind
18 of mentioned, Lot 14 was the proposed car
19 dealership.

20 You know, so Lot 1 will be Chase Bank.
21 Lots 3 and 4, multi-tenant retail. Each of those
22 buildings ranging in the size from 7 to 8,000
23 square feet. So about 16 to 17,000 square feet of
24 multi-tenant retail and restaurant space with

1 significant outdoor patio area between the
2 buildings and kind of surrounding the building.

3 Lot 5 is proposed Dutch Bros Coffee, a
4 freestanding coffee shop. And Lot 6, another
5 9,000-ish square feet multi-tenant retail building
6 with retail and restaurant. Lot 11 is the oil
7 change facility mentioned earlier.

8 Let's skip to infrastructure. So, you
9 know, as far as phasing of the project, as it was
10 talked about earlier, essentially we're proposing
11 completing 100 percent of horizontal infrastructure
12 from the start of this project. So that includes
13 all interior roads, grading, perimeter landscaping,
14 underground utilities, and so forth, and stormwater
15 detention. That'd be common detention shared with
16 the overall development.

17 There will be future phasing of buildings
18 in the future, but obviously the six buildings
19 shown today are proceeding as shown on the plan.
20 You know, we feel this is important, having all the
21 infrastructure and horizontal improvements
22 completed at once, as it allows for a single-phase
23 civil engineering approach, which guarantees
24 pad-ready sites. You know, this allows for a

1 more-timely delivery and minimizes ongoing
2 construction disruptions. And helps us secure
3 attractive tenants for the remaining lots that are
4 to be determined today.

5 You know, with that, Peter kind of
6 mentioned the overall project cost for this project
7 exceeds \$100,000 million dollars when all the
8 buildings are completed and all the horizontal site
9 infrastructure is completed. But with that, I'd
10 like to introduce Brendan McGovern from SPACECO.
11 He's our civil engineer. He will be providing more
12 details on the site plans.

13 TESTIMONY OF BRENDAN MCGOVERN

14 MR. MCGOVERN: Good evening, my name is
15 Brendan McGovern, M-C-G-O-V-E-R-N with SPACECO,
16 9575 West Higgins Road, Suite 700 in Rosemont,
17 Illinois. We are the civil engineer and surveyor
18 for this project. And I kind of want to just touch
19 on some of the key site plan elements that Chris
20 was getting at here.

21 So starting with this plan, obviously the
22 whole development proposes to subdivide the 14 lots
23 with known users for the Lots 1, 3, 4, 5, 6, and
24 11, with the remaining out lots to be determined

1 later by future users. And I'll just kind of skip
2 to the overall plan here.

3 So as Chris was mentioning, this approach
4 is taking a phased design with Phase 1 focusing on
5 the construction of the critical access roads, the
6 stormwater out lot, detention, utility extensions,
7 and the full development for the aforementioned
8 lots with the known users.

9 Site access includes a full access to
10 Kautz Road, a private drive which will be known --
11 called, The Shops Drive, that goes east and north
12 along Main Street, an extension to Pheasant Run
13 Drive, another critical access drive across the
14 frontage of Main Street.

15 This plan also focuses on pedestrian
16 connectivity with sidewalk provided along the
17 frontage of Main Street, along the south side of
18 The Shops Drive, out towards Pheasant Run Drive,
19 and then along Kautz Road.

20 Some off-site extensions are required for
21 this. The two accesses to Main Street are going to
22 be right-in, right-out accesses. Those will
23 require some right-turn lane extensions that we are
24 coordinating with IDOT.

1 Towards the intersection of Kautz and
2 Main, we're proposing a crosswalk northbound across
3 Main Street and as well as westbound across Kautz
4 Road. There's also a left-turn lane extension
5 proposed to Pheasant Run Drive. And I'll let our
6 traffic consultant dive in a little bit deeper on
7 that.

8 But again, as Chris mentioned, Phase 1
9 includes the construction of the ponds, the roads,
10 and the known lots. The utilities will be stubbed
11 to the future lots so that when those sites are
12 ready to go, they'll have utility connections ready
13 for them. Those lots will also be masqueraded to
14 drain in the interim, so that when those sites come
15 in, they will be pad-ready.

16 The stormwater is in accordance with Kane
17 County Stormwater Management Ordinance. The site
18 is sized to detain the stormwater runoff for the
19 entire development, and then will out lot south
20 into the Pheasant Run industrial ponds.

21 And I think with that, I'll just kind of
22 turn it over to Landscape and they can go in a
23 little bit further on the landscaping requirements.

24 TESTIMONY OF KATHRYN TALTY

1 MS. TALTY: Good evening, I'm Kathryn
2 Talty, T-A-L-T-Y of KTLA. Our office is at 16 --
3 1926 Waukegan Road in Glenview. I will try not to
4 be redundant to some of the things that have been
5 said already. But I just want to give you a
6 high-level overview of how we approach the
7 landscape.

8 The benefit to doing this lot as a whole
9 is that we can create a really cohesive landscape
10 across the 14 lots. We're lucky enough to have a
11 number of the plans already together. So some of
12 the individual lots are completed in the technical
13 set, as well as an overall landscape style that
14 will be established throughout the entire
15 development.

16 It's very important to reiterate that the
17 -- this site is intended to be walkable and a
18 destination. So like restaurants and other
19 lifestyle uses within this -- within this
20 development and everything will be accessible once
21 internal to the site.

22 They're making a serious investment in
23 the aesthetic, and with that, the intent is to
24 create spaces with art, so sculptures and murals

1 are proposed. Two locations for the sculptures,
2 one off of Kautz Road in the southwest corner of
3 the site, and the other, a little more inboard just
4 to the west of that McGrath proposed lot. Building
5 murals on Buildings Lots 3, 4, and 6, so on the
6 exterior of the multi-tenant buildings.

7 Green space, we're introducing quite a
8 bit of planting to this. The planting style is
9 essentially native and sustainable. I'm struck by
10 the planting style that is established here at the
11 village. It would be much of the same, plants that
12 do well and thrive in this area. And landscape
13 accents, including things like outcroppings and
14 around our signage, and berm landforms along the
15 access road.

16 This is -- this is a shot of an expanded
17 view of our overall landscape plan. You can see
18 the two gathering spaces near Kautz Road and closer
19 to that Valvoline, Lot 11, where we have intended
20 seating, shade structures, and other ornamental
21 planting. The detention area to the south of the
22 site will all be treated with deep-rooted native
23 plants on the banks, and that will be an entire
24 maintenance protocol to -- until that is

1 established. And any questions at the end, I'm
2 happy to answer.

3 One more slide regarding the decorative
4 fencing and signage. These are examples of what
5 the intent is for the seating areas that were shown
6 on the plan, and two monument signs at the entry
7 points of the development.

8 So next, I think Chris is going to speak
9 a little to the signage.

10 MR. ILEKIS: You have sign -- kind of
11 seen a consistent imagery of signage throughout the
12 presentation, but this gives you kind of an
13 overview of what we're proposing as far as the
14 signage package for the overall development.

15 To the right side of this, basically
16 there are elevations of the masonry based signs
17 that are throughout the project. We're proposing
18 two identifier signs for the project, one on Kautz
19 Road and one on Pheasant Run Drive, which is on the
20 bottom-right corner, Sign 6.

21 There are two shared taller monument
22 signs for the overall project, one at the corner of
23 Kautz Road and Main Street, and the other at
24 Pheasant Run Drive and Main Street. That's shown

1 as Sign 5.

2 Each individual lot is proposing one
3 monument sign per user. So, you know, for a
4 freestanding user, you'd have one panel on one
5 monument sign. The multi-tenant parcels, so
6 Lots 3, 4, and 6, are shown as Signs 3 and 4 on the
7 upper right-hand corner there. So those are
8 multi-tenant buildings on those lots, so there's
9 just one panel per user in those buildings,
10 essentially. Happy to answer any questions as we
11 get deeper into the presentation as well on
12 signage.

13 But to talk a little bit more
14 specifically about the uses for the lots, because
15 obviously you have kind of heard the proposed uses
16 for the six lots. This is just an overview of
17 those users. You know, Chase Bank on Lot 1,
18 multi-tenant buildings with retail and restaurants
19 on Lots 3, 4, and 6, and quick service maintenance
20 facility, Valvoline, on Lot 11.

21 All the other lots are to be determined
22 today. There are not committed users for them.
23 We're in discussions with users overall through the
24 project, but there are no commitments we're

1 proceeding with. And Lot 14, obviously, the intent
2 is to do a car dealership there.

3 I don't know that we need to talk about
4 this slide. It's been on a few times but, you
5 know, we'll dig into the individual lots once again
6 here. I'm going to invite some of the other
7 proposed tenants and users for these sites up as
8 well after I speak, but I'm going to skip over
9 Lot 1. Chase Bank will come up here in a minute
10 after I finish to kind of go over their plan,
11 building elevations.

12 This is kind of a zoomed-in overview of
13 Lots 1 through 6. You know, we're reserving Lot 2
14 to accommodate anywhere from a 10- to
15 20,000-square-foot building. It can be anything
16 from, you know, entertainment, sports
17 entertainment, to a sit-down restaurant, to a small
18 format grocery. We do not have a user for that
19 lot, so really I'm going to focus on these
20 multi-tenant buildings first.

21 The imagery kind of off to the right
22 shows the elevations that have been submitted for
23 each of these buildings. The murals are just
24 placeholders. Obviously, those aren't -- you know,

1 we just have square foot areas held for future
2 murals, which will, you know, if we proceed, we'll
3 have those approved for the future.

4 But, you know, here are some users that
5 we're talking to and are in discussions with for
6 uses within these buildings. You know, Lots 3 and
7 4 really function together nicely. We downsized
8 that building. That's really one of the changes
9 from the concept meeting we originally had.

10 Lots 3 and 4, we had one larger 20,000
11 square foot building. We downsized that building
12 to incorporate more outdoor seating around the
13 building, foundation plantings, individual patio
14 areas, and some shared patio areas. As well as
15 kind of a communal gathering place between the
16 buildings with some decorative lighting.

17 These users that are shown are interested
18 in the project. We have been actively negotiating
19 with the uses shown. Whether I'm supposed to be
20 disclosing that or not, I don't know, so. This is
21 a public meeting, I guess. Lots 3, 4, and 6 are
22 the, the multi-tenant retail and restaurants
23 buildings I had just mentioned. We envision eight
24 to ten restaurants within these buildings, so

1 anywhere from 1200 feet up to 3500 feet. Some with
2 patios, some without, and then other shop space and
3 general retail uses as well.

4 This is an overview of the square footage
5 of each of those buildings and land sites. You
6 know, within a PUD, we are asking for some
7 flexibility to accommodate, you know, user
8 requirements so that we have some flexibility in
9 square footage and dimensions of spaces since some
10 retailers are pretty precise about what their
11 layouts are. But generally, we're showing about
12 22,000 square feet of just multi-tenant retail in
13 this first phase on those three lots.

14 Additionally, Lot 5, is a proposed
15 freestanding coffee shop Dutch Bros Coffee. It's a
16 West Coast-based coffee retailer that's coming into
17 the market. This is one of their first-round
18 projects. I think they're doing maybe multiple
19 locations throughout Chicagoland. I think one is
20 open to date, but there's probably 30 or 40 within
21 the market that'll be here soon.

22 This is their floor plan. It's a
23 smaller-format floor plan. I think they're about
24 1200 square feet. We have been working with staff

1 on the exterior elevations which are all masonry
2 elevations.

3 And I'll skip to the next slide. This is
4 kind of a zoom in on the east side of the building
5 and their elevations. Completely masonry building
6 with some metal canopy accents to the buildings.
7 And then to the far right is their proposed site
8 plan. There's about 22 parking spaces, a dual
9 drive-thru lane, and then some patio area around
10 the building with a walk-up window.

11 And this next slide is Chase Bank, and
12 I'll turn it over to their team to kind of walk
13 through elevations and the site plan. This is
14 Jonathan Krissoff of Chase Bank.

15 TESTIMONY OF JONATHAN KRISSOFF

16 MR. KRISSOFF: Again, Jonothan Krissoff.
17 I've the market director of real estate for Chase
18 Bank. I handle Northwest Indiana, Illinois, and
19 Wisconsin. I'm very excited to be part of this
20 project.

21 We have been looking -- this is not a new
22 build for Chase. It's a relocation of our existing
23 branch that's been serving the community for many
24 years, decades, actually on Dunham Street. It's an

1 aging facility. It's really past its useful life.
2 Really not -- kind of the old style. We're more of
3 a transaction branch, big teller lines, large
4 drive-up facility, things like that.

5 This new facility will be more of a
6 advice center, smaller format. But all -- as you
7 can see, the inside is a bit small, the floor plan
8 will get into that a little bit more. It's a very
9 small teller line, but all the glass private
10 offices. Very, very high-end finishes. Just a
11 much different look and feel and vibe.

12 I'm very excited to be part of this
13 project. We have been looking for many years. I
14 have been looking for many years for the right
15 redevelopment site. When this developer came to us
16 with this project, we were very excited about it
17 and jumped on it. Just we have been seeing their
18 projects across Chicagoland for many years and knew
19 it would fit what we were trying to accomplish with
20 our feel and what we wanted to invest and deliver
21 to the -- to the community.

22 We can get into the specifics. I have my
23 civil engineer and also a representative of our --
24 with The Architects Partnership, our architect of

1 record, if you want to get into details on our
2 build, but I'll save that if you have questions
3 about it.

4 MR. ILEKIS: This next slide is their
5 elevations. If anybody has questions in their site
6 plan, we can pull that back up again when there's
7 questions, or if there's questions.

8 I'll invite Valvoline up quickly just to
9 go through their site plan and elevations and then
10 Peter can close out (inaudible).

11 TESTIMONY OF STAN LATOS

12 MR. LATOS: Good evening. My name's Stan
13 Latos, L-A-T-O-S. Address, 7041 Hidden Green
14 Circle, Fox Lake, Illinois. I'm the real estate
15 development manager for Ivy Lane Corporation, which
16 is the franchisee in the Chicagoland market.

17 Ivy Lane has over 90 operating locations
18 in seven states. You know, we felt that
19 St. Charles was a very underserved market, so Chris
20 came along and showed us some sites here. And we
21 tried to get that Chase Bank site, but he won't let
22 us have that one. So we said, oh, we're going to
23 put you down by the car dealership.

24 It's okay. We like that site. It was

1 not overly too big, but it fits very nicely for us.

2 So you kind of can see our -- and this is
3 a rendering. We don't use the tower here, but we
4 do have a stone and brick building. And if you
5 look at the site plan there, you'll see that
6 there's a fairly large landscape area in the rear.

7 Again, we're not a big footprint. We're
8 not a repair service shop. We don't park cars
9 overnight. We're a maintenance facility. We are
10 no appointments. You drive in. You can stay in
11 your car, and we encourage that, and get you done
12 in 15 minutes or so. If there's some additional
13 services, it does take a little bit longer.

14 So there you have the -- again, a nice
15 landscape area. We're not a big footprint. And
16 actually, we feel that this is a great opportunity
17 for us in in St. Charles.

18 MR. BAZOS: I'm going to be very brief,
19 Commissioners. So this is a conceptual rendering
20 of the pretty close layout of what the McGrath
21 dealership would look like on this site. The cars
22 for sale in -- you know, would be exhibited up
23 here. Closer to the building, there'd be customer
24 parking with landscaping.

1 Within the -- for those of you who were
2 here when Honda and Kia came through, the City
3 recognized that, you know, when car dealers have 3
4 or 400 cars, you know, parked in a lot, their
5 inventory lot, and it snows, having landscape
6 islands in the middle of the lots wreaks havoc.
7 All those cars have to have plows go through.

8 So just as was approved in the Honda Kia
9 plan, our petition says that if this does in fact
10 turn out to be a dealership, the same kind of
11 landscaping would be applied here. The departures
12 in terms of, you know, no landscape islands where
13 the inventory is parked.

14 Just like to the -- to the east for Honda
15 Kia, there would be some display pads put in the
16 front along the street with lighting again, as
17 exists. If this lot -- Chris showed you the
18 signage plan. If this dealership were to come to
19 fruition, there's a request that we have two
20 monument signs for the dealer specifically. They
21 would be located and in effect equidistant. So
22 many feet from this corner and so many feet from
23 this corner, a brand sign, and mobile and
24 electronic message board just like Honda and Kia

1 have.

2 If this lot were not to develop as a
3 dealership but were to be used for something else,
4 then it would be resubdivided, and it would be
5 landscaped just as Ms. Talty presented to you. It
6 would be landscaped like the rest of the lots.

7 There is a list of departures pertaining
8 to the McGrath, hopeful, use of this, attached as
9 Exhibit A to the -- supplement to the development
10 application.

11 Let me ask you now, Mr. Chairman, if I
12 could, and I'm prepared to go point by point
13 through how we meet the standards for special use,
14 PUD, and et cetera, or can I just kind of globally
15 refer to them? They're set forth in our
16 application.

17 CHAIRMAN VARGULICH: I would say why
18 don't we save the point-by-point for if we need to
19 have a discussion about those related to our
20 questions.

21 MR. BAZOS: Okay.

22 CHAIRMAN VARGULICH: -- questions, okay?

23 MR. BAZOS: Right. So I -- all I'll say
24 then, and thank you for that, is the community

1 benefit of this PUD, which is something important
2 to be shown to you before you should give a PUD, is
3 all set forth on the Staff report on Page 41. That
4 is my Section 3 of my supplement.

5 The standards for special use are met as
6 we set forth on Page 43, which is Section 6 of my
7 supplement. And the standards for PUD are set
8 forth on also at the bottom of Page 43 and the top
9 of Page 44 of the supplement.

10 And I would just quickly point out then
11 that one of the things that your ordinance says
12 about PUDs is they need to promote a creative
13 approach to the improvement in building design that
14 it's distinctive, attractive. We hope from what
15 you have seen you'll feel that's true.

16 It's to create places oriented to the --
17 to the pedestrian that promote physical activity
18 and social interaction and walkability. We hope
19 you have heard that's the case. To promote
20 economic development and the efficient use of land,
21 utilities, and streets. Again, we think our
22 project hits that on all fours.

23 And finally, to encourage redevelopment
24 of sites, containing obsolete or inappropriate

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1 buildings or uses, or frankly, no uses at all.

2 Thank you for your time. We are all available for
3 questions and appreciate it.

4 CHAIRMAN VARGULICH: Thank you.

5 I want to thank the entire team for the
6 presentation. And clearly a large level of effort
7 goes into something like this, as well as the time
8 of our staff to prepare the report related to the
9 project. And how it fits our community from a
10 larger standpoint, so thank you.

11 Commissioners, any particular questions?
12 Anyone want me to start?

13 MR. FUNKE: Yeah.

14 CHAIRMAN VARGULICH: Go ahead.

15 MR. FUNKE: I have got some questions.

16 CHAIRMAN VARGULICH: Jump right in.

17 MR. FUNKE: In buildings on Lot 3 and
18 Lot 4, what's the distance in between those two
19 buildings?

20 MR. ILEKIS: 10 feet each from the
21 property line, so it'll be 20 feet.

22 MR. FUNKE: Twenty.

23 MR. ILEKIS: It's 21 feet total --

24 MR. FUNKE: Okay.

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1 MR. ILEKIS: -- I think to meet fire
2 code.

3 MR. FUNKE: I mean, and is that where
4 you're planning on having this, like, plaza area?

5 MR. ILEKIS: It would be.

6 MR. FUNKE: I mean, if you look at --
7 looking back at the renderings, it doesn't -- it
8 looks like you have, like, flat brick walls on both
9 sides.

10 MR. ILEKIS: Yeah, I think --

11 MR. FUNKE: It seems tight.

12 MR. ILEKIS: Yeah, I think it's 21 feet.
13 22 feet was the distance between wall to wall.

14 MR. FUNKE: Okay.

15 MR. ILEKIS: And these are concept plans.
16 I mean, I don't know that -- you know, we might
17 incorporate some foundation plantings under the
18 site and so forth. They may not -- may or may not
19 be shown today.

20 MR. FUNKE: Yeah. And I -- what I would
21 suggest, if you can get those -- if you can make
22 that wider. Because if you have two restaurants,
23 one on each building, then, you know, you're not
24 going to have a path in between. You know, you're

1 going to have, like, one row of seating --

2 MR. ILEKIS: Sure.

3 MR. FUNKE: -- you know, for each
4 building. So I don't think it's going to be -- you
5 know, it's not going to work out for the seating in
6 that area for what you're trying to do. I mean,
7 you can see in the renderings it looks like it's
8 tight. You know, you don't have any glass or
9 anything in the building, so it'd be nice to
10 incorporate articulation of facade, you know, just
11 to create some interest.

12 I think, you know, the idea of this
13 pedestrian connections from, you know, on the park
14 on the south side, I think it's a great idea, but I
15 just think the execution, you know, is lacking. I
16 think, you know, that connection from those four
17 buildings, five buildings on the north side to the
18 park on the south, there's really no connection and
19 it's all broken up by parking.

20 So if there's a way that you can, you
21 know, visually create a connection or a path. You
22 know, I see you have got a path, but it just, like,
23 meanders onto these islands, which are really
24 small. You know, and you have got crosshatching

1 going across the parking. So it's really -- it
2 seems like it's been half thought out, you know?

3 And I mean, and you're spending -- I
4 appreciate everything that you're doing on the
5 south side, and I think the landscaping is amazing.
6 And I -- but I just think that there needs to be
7 some connectivity, and whether that's visual, you
8 know, axis points where if you're sitting in that
9 piazza, which I think needs to be wider.

10 You know, it needs to be more open. It
11 needs to -- you know, it needs to feel inviting,
12 and it really -- I mean, you can see the rendering.
13 It doesn't look inviting at all. And I think it's
14 -- I think it's going to hurt you from, you know,
15 getting a tenant for these two buildings.

16 So along with the sidewalks in front of
17 the buildings. I mean, if you can, tenants like --
18 they like wide sidewalks for seating, outdoor
19 seating. I mean, we do a lot of restaurants in the
20 city and, you know, the retail that's doing the
21 best, you know, is -- always has wide sidewalks.
22 So if there's a way that you can, you know, get rid
23 of some of that parking in front of those buildings
24 and incorporate nicer seating areas, I think that

1 would be beneficial to these buildings, especially
2 Lot 3 and 4, right?

3 I mean, obviously Chase is -- you know,
4 you're going to have people that are driving. It's
5 a destination and then they're going to leave.
6 But, you know, you guys are doing a lot with the
7 south side, with all the landscaping and the
8 pedestrian paths, and it'd be nice to be able to
9 take advantage of that and see that, right? And
10 whether it's visually or whether it's physically
11 with a nice walkway or path, you know, through that
12 parking area.

13 Another problem I have is with the
14 buildings. The buildings look very flat. There's
15 no articulation. I mean, they look like
16 warehouses, you know. We talked about material
17 palettes that are consistent, that are fluid, that
18 -- cohesive, you know, cohesive colors. And I --
19 you know, you have one building has red brick and
20 stone, you know, the Valvoline building. Your
21 signage has stone, which I appreciate.

22 But then your buildings, you know, have
23 flat brick that I don't know if you're going to
24 paint that or, you know. And I see the artwork

1 that you're going to have on there, but I just
2 think there's a lot of colors going on and the
3 buildings look very flat, you know.

4 And I think, you know, you're losing a
5 great opportunity here because, you know, you have
6 a lot of great -- you know, great things that could
7 happen and, you know, you're obviously spending a
8 lot of money. And I think the buildings need to be
9 thought out again, you know?

10 And, you know, whether that's wider
11 sidewalks, loggias, you know, things that create
12 articulation and shadows on that street side, you
13 know, on that pedestrian side. So those are my
14 first comments, and I may -- probably have more
15 later on.

16 MR. ILEKIS: No, that's good feedback. I
17 mean, I think just to touch on some of those
18 things. So, like, you know, some of this is done
19 on spec, so we're allowing for future adaptability,
20 flexibility for trade dress. So, like, the
21 buildings may seem a little bit more generic. We
22 also have built in within the PUD to allow for
23 trade dress requirements and so forth later on.

24 Same thing with the site plan. So this

1 whole Lots 3, 4, 5, 6 and Lot 2 kind of function
2 together. They're interconnected.

3 MR. FUNKE: Right.

4 MR. ILEKIS: You know, we don't have a
5 tenant for Lot 2 yet. It can be anything from an
6 entertainment concept to a grocery store, right?
7 Like, depending on what that use may be, we wanted
8 to kind of leave, you know, some flexibility. It
9 kind of has to be interconnected the way this is
10 designed. But, you know, as far as patio areas and
11 so forth, outdoor space, we agree with you
12 completely. Like, the more the better, right?

13 Obviously, it needs to make financial
14 sense, but we do have flexibility in number of
15 parking spaces as far as --

16 MR. FUNKE: Right.

17 MR. ILEKIS: -- increased patio areas in
18 the front of the building. I think we did -- I
19 don't know what these widths of these sidewalks
20 are, but they're definitely greater than a standard
21 sidewalk. I think we can increase, you know, that
22 based on user requirements.

23 You know, we envision more of a sit-down
24 restaurant or something that's more parking

1 intensive on Lot 2. As far as Lots 3, 4, and 6,
2 more fast casual in nature and, you know, not full
3 sit-down patio areas potentially, but more smaller
4 patio areas, right?

5 MR. FUNKE: Right.

6 MR. ILEKIS: But like there's definitely
7 flexibility within this plan to add a lot of what
8 you just said. You know, we definitely had these
9 same thoughts when we were designing this, so we
10 appreciate the feedback.

11 MR. FUNKE: No, and I -- you know, and
12 the idea is there, but I just think that it lacks
13 execution. And I think that, you know, that big
14 idea of connecting all these buildings together
15 with, you know, with a plaza, right, with a major
16 plaza, right? You know, and the plaza that you
17 have is not -- I mean, it's going to be a detriment
18 to the building.

19 And I think if you create this -- you
20 know, lay out, a clear, distinct pedestrian path --
21 I mean, right now I had a hard time finding where
22 the pedestrian paths were because they're so broken
23 up. So if I'm losing it now, I mean, people that
24 are going to your development, they're going to --

1 they're going to have a hard time. They're not
2 going to want to walk to them.

3 So what's creating interest to -- you
4 know, to go to that beautiful park that you're
5 creating on the south side, right, so there's no
6 connectivity in it. I think that -- and it's going
7 to help your retail, right? So the better thought
8 out this is to where you have that central piazza,
9 right, where, you know, it's -- you know, it's a
10 big deal. And then you have smaller piazzas that
11 are kind of strewn throughout the site.

12 And I'm sorry I'm using piazza. I just
13 came back.

14 MR. ILEKIS: No, apologies.

15 MR. FUNKE: I was teaching in Italy for
16 four weeks so I kind of -- so that idea of this
17 connectivity and bringing these buildings together,
18 I think it's going to be, you know -- and
19 incorporating similar materials, you know, with the
20 signage, with the buildings, all this stuff, so
21 when people are walking through this, they see, you
22 know, commonality, you know?

23 They see something that's consistent, and
24 not totally different buildings every lot that they

1 go to, right? So there's something that's going to
2 draw their interest to go -- you know, to walk to,
3 you know, to the next building and, you know, make
4 the retailer, you know, use that retail, you know,
5 use that pedestrian pathway creating on the south
6 side.

7 So I mean, even those structures that you
8 create, why couldn't you, you know, line that up
9 with the piazza, you know, on the north side, so
10 they could see it from further away? So if they're
11 sitting down having lunch or something, they see,
12 you know, that sculpture or whatever.

13 MR. ILEKIS: Sure.

14 MR. FUNKE: You know what I mean? So you
15 have got to -- you have got to bring them along
16 with breadcrumbs, right, so they're walking around
17 the site. So that's -- those are my comments.

18 MR. ILEKIS: So it takes you back.

19 MR. FUNKE: Yeah.

20 MR. ILEKIS: Like, for example, we're
21 talking to an ice cream user. It's actually, I
22 think, this space on this right corner. I think,
23 you know, these elevations and windows will evolve
24 as users also commit. Like, you know, if one of

1 the users we're talking to today would have a walk-
2 up window, a more significant -- you know what I
3 mean? So, like, it would function differently than
4 what you're seeing now --

5 MR. FUNKE: Yeah.

6 MR. ILEKIS: -- today because these are
7 pretty adaptable elevations and site plan, and
8 patio area just for that --

9 MR. FUNKE: Right. I mean, I'm talking
10 bigger ideas, right?

11 MR. ILEKIS: Yeah.

12 MR. FUNKE: Like maybe a clock tower or
13 something, you know, that, you know, on one
14 building. I don't know. Just elevate and you have
15 got a dichotomy in heights and things. Right now,
16 you have got a very consistent, you know, height
17 and it looks very flat.

18 So and if it's, you know, some of the
19 buildings are taller, some of them are lower,
20 you're going to create that dichotomy and, you
21 know, it's going to make that structure more
22 interesting. But obviously, you got to be
23 consistent too with -- you know, with similar
24 materials and articulation, loggias, what have, you

1 know, throughout, so.

2 MR. ILEKIS: I appreciate that.

3 MR. FUNKE: Yeah.

4 MS. WIESE: Could you speak a bit to your
5 -- the phasing and --

6 MR. ILEKIS: Sure.

7 MS. WIESE: -- and what that looks like
8 and what's the timeline?

9 MR. ILEKIS: I sure can.

10 MS. WIESE: I'm assuming that the --
11 aside from the ones that you have actually
12 mentioned, like the names that we know for sure,
13 that the buildings -- that the additional
14 buildings, 2 and 3, you must be somewhere close,
15 otherwise -- to be building the buildings. Or that
16 you're feeling like you're getting close to being
17 able to actually add a real official name to those.

18 MR. ILEKIS: Yeah.

19 MS. WIESE: Which is why the others --
20 your Lots 6, 7, and --

21 MR. ILEKIS: No, great question. I mean,
22 touching on what I said earlier, this is designed
23 with flexibility for the future depending on a lot
24 of different uses, right? Like I referenced Lot 2.

1 It could be a daycare facility. It could be a
2 20,000-square-foot small format grocery. It could
3 be a 5,000-square-foot sit down restaurant with
4 patio area, so it's designed that way.

5 But as far as phasing, you know, without
6 the proposed auto dealership, it's about, you know,
7 23 acres of the project that -- you know, we're
8 doing 100 percent of horizontal. So everything
9 that you see --

10 MS. WIESE: Right.

11 MR. ILEKIS: -- as far as roads and
12 permanent landscaping and ponds and everything like
13 that, all the IDOT work, all the pedestrian
14 connections will be completed. And then, you know,
15 all the access roads will be installed as well.
16 So you'll --

17 MS. WIESE: Right.

18 MR. ILEKIS: -- everything in purple here
19 will be left as grass if there's not a development
20 plan moving forward. So the first phase you'll see
21 is the horizontal and then shortly thereafter,
22 likely these six parcels will go vertical. And
23 then anything that catches up in the meantime would
24 likely go vertical thereafter, right?

1 MS. WIESE: So what is the -- I'm
2 assuming when you have a project this large, you
3 have a timeline that you want to see it fully built
4 out.

5 MR. ILEKIS: Sure.

6 MS. WIESE: So what does this look like
7 from a timeline perspective in terms of what you
8 are committed to?

9 MR. ILEKIS: Yeah. And that -- and
10 that's really the reasoning for the PUD, right, is
11 to kind of make it more cohesive, more uniform,
12 allow for all those efficiencies, get these
13 approvals up front, so it doesn't take five, six,
14 seven years to get this thing occupied, right?

15 So like, you know, I think it'll feel
16 really nice in the next, you know, 12 to 18 months.
17 I think there may be some vacancy, still some
18 parcels obviously -- the dealership parcel may, you
19 know, not be developed yet.

20 But I think a good portion of this
21 project as far as the retail and restaurant
22 components to it will be, you know, 24 to 36 months
23 completed, right? I mean, that's our hopes for the
24 overall project. But I think a good amount of it

1 will be delivered when the actual project's
2 delivered initially, right?

3 MS. WIESE: Okay. Thank you.

4 MR. ILEKIS: Yeah. And a lot of it's
5 done to promote better interest and --

6 MS. WIESE: Right.

7 MR. ILEKIS: -- higher quality and so
8 forth, right? And that's kind of the reason for
9 leaving some of the lots vacant as well, and asking
10 for the flexibility of some of these permitted uses
11 that we're seeking under the current zoning.

12 MS. WIESE: Do you have like in the -- in
13 other projects that you have done of this size, do
14 you have like -- like do you see that within
15 36 months, typically you're at 90 percent, or?

16 MR. ILEKIS: Yeah. I mean, I don't know
17 that it's that exact, but like, you know,
18 typically, leasing activity picks up significantly
19 upon starting construction. And then once you see
20 physical change there's another layer of -- you
21 know, I mean, I think a lot of, you know, national
22 or regional, you know, multi-location retailers or
23 restaurants need to see the light at the end of the
24 tunnel. Some are more patient, some aren't. I

1 mean, there's public companies that need to open
2 facilities within one year, right? So --

3 MS. WIESE: Right.

4 MR. ILEKIS: -- there are franchisees
5 that have franchise requirements that they're bound
6 by that they may or may not do a store because it
7 may or may not be delivered in the right time
8 frame, right?

9 So, like, typically, when construction's
10 committed to, you see, you know, construction on
11 site and we'll have a lot more interest. So --

12 MS. WIESE: Right.

13 MR. ILEKIS: -- you know, 20, 30,
14 40 percent more, I would guess. Yeah.

15 MS. WIESE: Okay. I mean, obviously, the
16 buildings build more interest for you as well, so.

17 MR. ILEKIS: Yeah. And that's kind of
18 like, you know, all these multi-tenant restaurants.
19 I mean, with eight to ten restaurants, there's
20 going to be a lot more activity on the site.
21 There'll be higher quality, smaller and fast
22 casual-type users that are high quality that will
23 help attract, you know, other larger users or
24 entertainment-based users and so forth.

1 MS. WIESE: And you don't anticipate,
2 like for example, Lot 2 for when something does go
3 in there, to impede what you already -- like,
4 obviously, there's going to be construction.
5 There's going to be, you know --

6 MR. ILEKIS: Right. Yeah. So kind of
7 what I touched on earlier, like Lot 2 is designed
8 with shared parking essentially with Lots 3 and 4,
9 so we can accommodate a variety of uses, right? It
10 can be a high-density apartment type use, like a
11 sit-down restaurant. It can be, you know, a
12 smaller grocery store or a daycare facility, right,
13 where it would have a larger patio and less parking
14 needs. So it's kind of adaptable all around.

15 But, yeah, I mean, for this specific
16 component, you know, a hundred percent of this
17 portion of the project is being completed now.
18 Like the parking lots are going in. You know, you
19 can take away from this lot and add additional
20 parking depending on a building footprint or
21 whatever. Or additional patio or a significant
22 patio area for a sit-down restaurant. Or an
23 entertainment facility like pickleball or a paddle
24 or a golf simulator facility or something like

1 that, right?

2 So like there's a lot of -- but for us, I
3 mean, it's important to see vision. It's, you
4 know, physical vision of this project for those
5 type of uses, I think, to that.

6 MS. WEISE: Yeah. Thank you.

7 MR. ILEKIS: Yeah.

8 CHAIRMAN VARGULICH: Just a quick
9 question. You touched on it earlier when you were
10 talking about costs and things. How much money is
11 being pursued from the City and for what purposes?

12 MR. ILEKIS: We are seeking TIF for
13 infrastructure. I think there's two proposals in
14 front of the City. If we were restricted by
15 certain uses, it's a higher amount. If we're not
16 restricted, it's a lower amount. I think the lower
17 amount's \$3.3 million dollars. If we're restricted
18 by a certain higher-value-type tenancy, then it
19 increases to \$4.8 million.

20 CHAIRMAN VARGULICH: I'm sorry, so 3.1
21 to --

22 MR. ILEKIS: 3.3 on the low end, 4.8 on
23 the high end.

24 CHAIRMAN VARGULICH: On the high end?

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1 MR. ILEKIS: Yeah.

2 CHAIRMAN VARGULICH: Okay. Okay. All
3 right. And then how -- I understand the
4 flexibility on the multi-tenants, right, to get
5 restaurants and those kind of things. But those --
6 how will those get selected? They have different
7 parking requirements. And so how much flexibility
8 do you have if you have the right tenants to use
9 multiple lots to cover the parking requirement from
10 a Staff standpoint in this PUD and in the
11 adjustments you're asking for?

12 MR. ILEKIS: Yeah, so I mean, you know,
13 within leases, within the declaration for the
14 overall property, there's cross access and then
15 there's cross parking between these lots. And we
16 have looked at it pretty closely. Like, you know,
17 my office represented the Lou Malnati's that went
18 in front of Fox Haven. They had certain
19 requirements that this project didn't fit, right?
20 Some co-tenancy requirements, immediate needs as
21 far as the facility.

22 You know, when we looked at this all,
23 this was a pretty adaptable plan to accommodate the
24 higher density parking users or the lower across

1 the project. So we look at it closely when we, you
2 know, do the leasing for the project. If it's
3 really restaurant-heavy you know, we try to
4 complement with that -- that with other uses that
5 are complementary that may not need as much parking
6 input. And retailers are pretty sensitive to that.
7 Restaurants are pretty sensitive to that,
8 obviously.

9 You know, so it's a balancing act
10 essentially through leasing. But, you know, I feel
11 we designed, you know, this quadrant of the project
12 with that in mind that allows for a lot of
13 different things with allowing us to proceed with
14 the project versus waiting for those type of uses.

15 MR. BAZOS: Mr. Chair, we also have an
16 ability, if approved, to either combine or further
17 subdivide lots. So in your case, if I understood
18 you right, if you find a tenant that needs more
19 parking than what we're contemplating and, you
20 know, we -- it fits, we would likely steal some
21 area from an adjacent lot and add it to the larger
22 demand lot. That would have to go through a minor
23 subdivision process here.

24 CHAIRMAN VARGULICH: Yeah.

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1 MR. BAZOS: That's contemplated. We just
2 can't predict everything,

3 CHAIRMAN VARGULICH: No, I understand.
4 You know, because -- and that might be a lease for
5 five or ten years, and then --

6 MR. ILEKIS: Sure, yes.

7 CHAIRMAN VARGULICH: -- something
8 changes, right?

9 MR. ILEKIS: Exactly.

10 CHAIRMAN VARGULICH: But during that five
11 or ten years, it's more -- how does that get --
12 accomplish more parking standpoint? Because it's
13 not like you can go, Oh, well, you can use -- you
14 know, in the downtown area, there's the ability to
15 do the street parking as part of your count, right?
16 If you don't have it on-site or things like that.

17 Given this location in the city of
18 St. Charles, you're either parking there or you're
19 not parking there, or you're walking a long way
20 because you parked over at Target.

21 MR. ILEKIS: Right.

22 CHAIRMAN VARGULICH: Right? Which
23 probably isn't the right answer. So it was more
24 the, you know, little -- so are you going to

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1 control all these lots except for something like
2 Dutch Bros or Valvoline? So on these multi-tenant
3 lots, you're going to control that --

4 MR. ILEKIS: Correct.

5 CHAIRMAN VARGULICH: -- as an owner?

6 MR. ILEKIS: Correct.

7 CHAIRMAN VARGULICH: And so then you
8 would have the ability to have cross-shared
9 parking.

10 MR. ILEKIS: Right.

11 CHAIRMAN VARGULICH: Because you could
12 agree as --

13 MR. ILEKIS: Yeah, between

14 CHAIRMAN VARGULICH: Lot 2 or Lot 3 --

15 MR. ILEKIS: Correct, yeah.

16 CHAIRMAN VARGULICH: -- or Lot 6 --

17 MR. ILEKIS: Right.

18 CHAIRMAN VARGULICH: -- or something,
19 we're going to agree, because you're agreeing with
20 yourself, to share parking because I think that
21 would be important from a Staff standpoint is
22 how -- because, you know, having the tenants that
23 have sit down, if that's the right thing, and this
24 is the right market for them --

1 MR. ILEKIS: Sure.

2 CHAIRMAN VARGULICH: -- right? That
3 executing -- being able to execute parking, and you
4 have been able to tell people, Hey, you will be
5 able to park. Maybe it's your staff that's got to
6 go park down at the next lot, but you will have
7 parking for your -- you know, for the people who
8 come kind of thing.

9 MR. ILEKIS: Yeah. It requires
10 cooperation with the leases, but we have designed
11 it that way. It's in the declaration. And Lot 2
12 has a lot of flexibility for a larger footprint.
13 Like, you know, there's a big difference between a
14 5,000-square-foot user and 20,000, so, you know, if
15 we had to increase the parking.

16 But typically, the user's requirements
17 are a little bit more stringent than code
18 requirements. You know, they require more parking,
19 more staffing than the code typically requires, to
20 which we're very conscious of. So that's kind of
21 why there's a little bit more parking showing in
22 this quadrant because that's who we're hoping to
23 attract, essentially.

24 CHAIRMAN VARGULICH: Sure. Sure. Okay.

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1 MR. JONES: And is your group going to
2 build 3, 4, and 6? Are you guys going to build
3 those on spec right away?

4 MR. ILEKIS: Yeah. So those will be
5 submitted for building permit once we're
6 preliminarily approved with under PUD.

7 MR. JONES: Okay.

8 MR. ILEKIS: Yeah. So essentially
9 everything we're showing would go to building
10 permit pretty immediately and developed shortly
11 thereafter.

12 CHAIRMAN VARGULICH: Ellen?

13 Oh, Bruce?

14 CHAIRMAN VARGULICH: Is the process from
15 here, just as a reminder for us, then to do a final
16 PUD, would they be coming back with their final
17 plans to us, or is that only to Staff and City
18 Council? Sorry.

19 MS. JOHNSON: Yeah. So in terms of
20 process, they will need to come back through with a
21 final plan of subdivision. But the PUD final plan
22 is a Staff-level review of final engineering and
23 final site development plans reviewed at the time
24 of building permit. So for the lots that you're

1 seeing here, the six lots for which development
2 plans have been provided, this will be the only
3 time you're seeing them.

4 CHAIRMAN VARGULICH: Okay. Okay. And
5 then when you were here with the concept plan, you
6 were discussing -- we were discussing kind of like
7 pre-approval on X number of drive-thrus, that kind
8 of thing. I don't know if I missed that, or is
9 that still the case? Or are you going to bring
10 each one through at -- like the ones you're asking
11 for now are the ones you're asking for.

12 And then additional ones on the lots that
13 aren't in front of us today will be at the -- each
14 when those come through, or how? I can't remember
15 now.

16 MR. BAZOS: So that's what I alluded to
17 in my presentation, is we asked -- we're asking for
18 nothing that isn't allowed under the BR. And but
19 of course, what's allowed in a zoning
20 classification is broken down into permitted and
21 special.

22 And drive-thrus are special in BR for
23 everything. But one of the trade-offs we were
24 hoping for this PUD is to get it ready and to not

1 have to come back every time. The next tenant
2 might be another sit-down restaurant. Now, we have
3 another restaurant that needs a drive-thru has to
4 have to come back through this whole process and
5 ask for special uses.

6 We have asked that the City approve --
7 move up drive-thrus into a permitted category. We
8 don't imagine that everything will be a drive-thru,
9 but it really is a project -- if not a killer, it's
10 a deterrent to have to tell a prospect, it's going
11 to take two, three, four months to get, you know,
12 your drive-thru approved. So we think given the
13 layout and the money that's being spent that we'd
14 like to have and in our position ask that it be
15 permitted.

16 CHAIRMAN VARGULICH: Okay.

17 MR. BAZOS: Okay?

18 CHAIRMAN VARGULICH: And then I would
19 just ask then for Ellen -- let's say today, we're
20 approving X lots, and there's so many drive-thrus
21 shown. Independent of this request to move the
22 special use to a permitted use, each of the lots
23 that aren't designed right now would still come
24 back to us, correct?

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1 MS. JOHNSON: Yes, they would come back
2 for --

3 CHAIRMAN VARGULICH: Not as a --

4 MS. JOHNSON: -- for a PUD preliminary
5 plan approval. But the request is for drive-thrus
6 to be a permitted use. So, you know, a drive-thru
7 restaurant that comes in will need to show us their
8 plans for their develop -- their site.

9 But the question of whether the
10 drive-thru component should be approved, you don't
11 have to -- you would not be looking at that from a
12 special use perspective. You would just be looking
13 at the drive-thru as a component of the site plan.

14 CHAIRMAN VARGULICH: Correct. Correct.
15 So we would still do this level of review.

16 MR. BAZOS: Yeah.

17 CHAIRMAN VARGULICH: It's just that it
18 wouldn't have the tag of a special use. It would
19 just be --

20 MS. JOHNSON: Right. And there's no
21 public hearing. It's --

22 CHAIRMAN VARGULICH: Correct.

23 MS. JOHNSON: It comes to the Planning
24 Commission as a public meeting, but there's no

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1 notification to surrounding property owners.

2 CHAIRMAN VARGULICH: Yeah.

3 MR. BAZOS: The building, the elevation,
4 the landscaping, everything that complies with what
5 you do approve.

6 MS. JOHNSON: Okay.

7 MR. BAZOS: Thank you.

8 CHAIRMAN VARGULICH: So the ordinance is
9 still clear that, you know, that the stacking
10 requirements and all that stuff still have to be
11 shown --

12 MR. BAZOS: It's --

13 CHAIRMAN VARGULICH: -- in this -- in
14 that site plan --

15 MR. BAZOS: Absolutely.

16 CHAIRMAN VARGULICH: -- that came in
17 front of us with landscaping, engineering, --

18 MR. BAZOS: But it --

19 CHAIRMAN VARGULICH: -- you know, blah,
20 blah, blah. It's just that the actual, if you --
21 drive-thru --

22 MR. BAZOS: Yeah, so.

23 CHAIRMAN VARGULICH: -- is not going to
24 be used or classified as a special use.

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1 MR. BAZOS: It even references it has to
2 meet your stacking requirements. It says that, so
3 yeah.

4 CHAIRMAN VARGULICH: I got it.

5 MR. BAZOS: But it would be --

6 MS. JOHNSON: And just to clarify as
7 well, the Planning Commission would not have the
8 authority to deny the drive-thru use, just so the
9 drive-thru layout is meeting the standards that are
10 in the code.

11 CHAIRMAN VARGULICH: Okay. Understood.
12 Okay.

13 MR. EWOLDT: Yeah. And it wouldn't be
14 subject to the special use finding so it means.
15 Again, like Ellen said, it would be able to deny it
16 for a drive through aspect.

17 CHAIRMAN VARGULICH: All right. Okay.

18 MS. JOHNSON: Okay.

19 MR. EWOLDT: Which is broad. It's not
20 just restaurants. There's other --

21 CHAIRMAN VARGULICH: Yes.

22 MR. EWOLDT: -- drive-thru entities such
23 as Valvoline which, I don't mind that in that
24 location. And I think the, you know, the mix of

1 your stuff I think is appropriate how it
2 transitions.

3 CHAIRMAN VARGULICH: Yeah. Okay.

4 MS. PAYLEITNER: I want to -- when we did
5 the concept plan, that there were a couple of
6 points that, you know, Staff put in their summery.
7 And one of them was a concern about the number of
8 drive-thru facilities. And so what I see is that
9 being answered like, Okay, we want unlimited
10 drive-thru.

11 As a matter of fact, four of the six
12 proposals we have here are drive-thrus, correct?
13 So it's just the unlimited kind of --

14 MR. BAZOS: Well, we don't think it'll be
15 a hundred percent, but I made a comment, and of
16 course, you have heard a lot of comments, but this
17 is a gateway project on a heavily-traveled street
18 without any residential immediately surrounding it.
19 People are going to come with cars. And Chris's
20 experience, and frankly, I drive up Route 47 all
21 the time through Huntley, just immediately north of
22 the tollway on Route 47, they have developed
23 tremendously there, and there are lots of drive --
24 of drive-thrus.

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1 MS. PAYLEITNER: Right. And you --

2 MR. BAZOS: And it's just the -- it's
3 just the topography there or the traffic that calls
4 for it.

5 MS. PAYLEITNER: You made my point
6 almost.

7 MR. BAZOS: Oh.

8 MS. PAYLEITNER: This is Gateway. This
9 is their -- this is everybody's first view of
10 St. Charles, so that's where my concern is.

11 MR. BAZOS: No, I hear you.

12 MS. PAYLEITNER: Yeah.

13 MR. BAZOS: Well, I think Chris was
14 hoping that the quality of the buildings, the
15 landscaping, the murals, the -- would make up for
16 that. That's the PUD component we're hoping for.

17 CHAIRMAN VARGULICH: Ellen, just a quick
18 question on the murals, as a topic. Almost not
19 related to this project, but they did show it on
20 their elevations. So is -- has the City, and I
21 apologize for not knowing the --

22 MS. JOHNSON: Yeah.

23 CHAIRMAN VARGULICH: -- as far as the
24 question. Has the City passed an ordinance or a

1 process related to murals whether it's in the --
2 whether it's in downtown historic district or
3 citywide? And I'm just -- I apologize, I don't
4 know the answer.

5 MS. JOHNSON: No. The City ended up
6 approving that general amendment regarding
7 requiring a certificate of appropriateness approval
8 from the Historic Commission for painting of brick
9 buildings in the historic district. But the City
10 Council Committee expressed that they're not
11 interested in regulating murals outside of the
12 downtown area, and so that they were not interested
13 in adopting code amendment. I know that was
14 discussed by this group conceptually a few months
15 ago.

16 CHAIRMAN VARGULICH: Right. And I
17 think --

18 MS. JOHNSON: And it didn't go anywhere.
19 So in this --

20 CHAIRMAN VARGULICH: Okay.

21 MS. JOHNSON: In this case, they're
22 showing potential locations where murals could be
23 put on these multi-tenant buildings. And there
24 will be a review of what those would look like

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1 before being painted.

2 CHAIRMAN VARGULICH: Got it. Okay.

3 Yeah, I just wasn't remembering that. Okay. Thank
4 you.

5 MR. ILEKIS: Yeah, we're open to working
6 with the community with local -- you know, as far
7 as what those murals end up being, obviously.

8 CHAIRMAN VARGULICH: All right

9 Anybody else, please, jump in. I just
10 have a couple quick things.

11 MR. BAKER: I just want to touch on the
12 pedestrian concern around pedestrian safety as it
13 relates to getting from, let's say, Lot 4 to Lot 6
14 through the back. I'm not clear on what the
15 pedestrian walkway looks like there, just to add to
16 what Jeff Funke was saying earlier.

17 MR. ILEKIS: Where?

18 MR. BAKER: Through the drive -- like the
19 drive-thru at Dutch Bros there, it looks like it
20 just -- that breaks it off, but it's not really --

21 MR. ILEKIS: Sidewalk location?

22 MR. BAKER: Yeah, it's just not fluid.
23 It doesn't seem fluid to me, just to add on.

24 MR. ILEKIS: This plan's not a good

1 example --

2 MR. BAKER: Yeah.

3 MR. ILEKIS: -- of a landscape plan.

4 MR. BAKER: Just some more fluidity or
5 clarification there at some point. And then the
6 other piece with the drive-thru, is there an exit
7 or a bypass lane on that drive-thru?

8 MR. ILEKIS: For Dutch Bros?

9 MR. BAKER: Yeah.

10 MR. ILEKIS: Yes. So the current users
11 that we're talking to for Lot 6 and Lot 4 for these
12 two drive-thrus, they're technically not utilizing
13 them as drive-thrus, they're utilizing them as,
14 like, mobile order pickup windows. So it doesn't
15 really -- you know, we plan regardless of what the
16 use is.

17 But right now, the two users for Lots 4
18 and 6 that we're moving forward with do not require
19 full drive-thru stacking of, you know, the typical
20 high-density traffic-type use. They would be used
21 as mobile pickup order only.

22 MR. BAKER: Sure.

23 MR. ILEKIS: But, yeah, so as far as
24 Dutch Bros, there's two lanes there with one bypass

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1 lane. The other questions were then --

2 Do you know when the pedestrian
3 connection sidewalks coming from the right of way
4 there?

5 MR. MCGOVERN: Yeah, so for Lot 4, the
6 sidewalk is actually hidden behind that
7 multi-tenant lot sign. It goes out to the frontage
8 sidewalk along Main Street, and then there's a
9 crosswalk across that access drive.

10 And then you can -- and each lot will
11 have sidewalk connections to that frontage. So
12 directly from Lot 4 to Lot 6 does not go across
13 Lot 4, but it will connect to the frontage
14 sidewalk.

15 MR. ILEKIS: Yeah, I see the plans for
16 that.

17 MR. MCGOVERN: Yeah, it's just a little
18 higher scale, but.

19 CHAIRMAN VARGULICH: Can you show us that
20 and zoom in on that?

21 MS. PAYLEITNER: Yeah.

22 CHAIRMAN VARGULICH: Because it's very
23 hard to see.

24 MS. PAYLEITNER: It is.

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1 MR. MCGOVERN: If I can --

2 MS. PAYLEITNER: It's on our laptop so we
3 can see it better.

4 MR. MCGOVERN: You can see right here,
5 the sidewalk from Lot 3 and 4 kind of splits the
6 middle of the lot, and that goes out to this
7 frontage sidewalk. There's a pedestrian crosswalk
8 across this driveway here, and then Lot 6 also has
9 a connection to that -- to that sidewalk.

10 So from Lot 4 to Lot 6 does not cut
11 across Dutch Bros, but Dutch Bros also has a
12 sidewalk connection that comes across and then goes
13 out to that frontage sidewalk.

14 MR. BAKER: Got you. Okay. Okay. Thank
15 you.

16 MR. FUNKE: What about on the south side?
17 Is that -- I see from Lot 3 to -- trying to get to
18 the south, that parkway, that park area. I mean,
19 how do you -- are those islands, are those
20 concrete?

21 MR. MCGOVERN: Right --

22 MR. FUNKE: If you zoom in on those, they
23 look like you're -- you look like you got a
24 sidewalk hatch over the drive-thru lane.

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1 MR. MCGOVERN: Correct.

2 MR. FUNKE: And then it goes onto the
3 island. Is it going to go onto the island? Is
4 that all going to be concrete?

5 MR. MCGOVERN: So that island's about, I
6 want to say eight feet wide.

7 MR. FUNKE: Yeah.

8 MR. MCGOVERN: So the sidewalk would take
9 up about four or five feet of that. But you're
10 correct, that will come down from this driveway
11 here, cutting across to this sidewalk, and then
12 down towards that southern path.

13 MR. FUNKE: Yeah, I mean, it just would
14 have been -- it's a shame because you could have
15 connected, I mean, created a walkway in between the
16 two rows of parking all the way down south, but.
17 It seems convoluted.

18 CHAIRMAN VARGULICH: Other questions?
19 Comments from Commissioners?

20 MS. PAYLEITNER: Can I -- or, excuse me,
21 our unlimited drive-thru, your request, what if Lot
22 14 isn't a car dealership? I mean, in some of the
23 paperwork, it was proposed that that could be a
24 truck stop or whatever; is that correct?

1 MR. BAZOS: Well, let's highlight on this
2 picture here. Lot 14 goes, you know, literally all
3 the way up to North Avenue. This is a -- an
4 easement across Lot 14 that, regardless of how this
5 is developed, this will never go away. Because
6 traffic is expected to come in and out of Pheasant
7 Run Drive, be able to go this way into this -- into
8 the subdivision.

9 Some of the customers from the, let's
10 call it the retail portion, have a right to go like
11 this, and they can either go up here to a right-in,
12 right-out. Or if they want to make a left turn,
13 they'll go through here.

14 So if the McGraths, for example, are the
15 developers of a car dealership, or they have
16 already agreed that even though this looks like
17 their private driveway in front of their building,
18 it's really a subdivision access road. And so
19 there'll be no -- you know, there'll be no -- what
20 am I trying to say? There'll be no drive-thrus
21 that are going to try and cross that.

22 MR. EWOLDT: So I guess --

23 MS. PAYLEITNER: Yeah.

24 MR. EWOLDT: -- building on Rita's, if

1 the car dealership scenario, you know, again, a gas
2 station or truck stop establishment, you know,
3 facility might be proposed there. Oftentimes, I
4 mean, that's a lot of acreage with a larger gas
5 station came, they usually have drive-thru
6 components associated with them nowadays.

7 That's a lot of unknown asterisks.
8 Again, if the dealership does not pursue it, would
9 you be amenable to not including the Lot 14 in your
10 request for drive-thrus at this time? Meaning that
11 if that were to change, they'd have to come back.
12 Because, I mean, you're already pursuing a
13 dealership, and then it would include Lots 1
14 through 13 still. Because it's a large acreage, so
15 you're talking about something pretty significant
16 if it were.

17 MR. BAZOS: Let's set this in my -- in my
18 brain for a minute. And I'm now speaking for the
19 McGraths, trying to think of what they would say.
20 If this doesn't develop as a dealership and instead
21 they decide to subdivide it, so maybe --

22 How big is this up here? Does anybody
23 know? This -- would that be a couple acres? Three
24 acres?

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1 MR. MCGOVERN: Yeah, two acres.

2 MR. BAZOS: Two acres? So maybe that
3 would just stay like that, I don't know, or cut it
4 like this. I'm not sure.

5 But then down here -- I mean, I think
6 it's very likely, given if that's what happened,
7 that the McGrath's have Honda Kia. You know, they
8 have come back to you before to pave more of the
9 area going east because car dealers need places to
10 hold inventory. And the more places they have, the
11 more Honda, Kia, Mercedes, it doesn't matter who,
12 will give them more cars as an allotment if they
13 have more parking spaces. And the more cars they
14 have, the more cars they sell, the more sales tax.
15 You get -- anyway, you get the point.

16 So it's very possible, if this doesn't
17 turn into a dealership which will surprise me, that
18 the McGrath's might just subdivide -- come to you.
19 Of course, you'd have to approve it. Subdivide and
20 develop this in some kind of retail and this, and
21 keep this down here as an inventory lot.

22 I didn't mention, but, you know, the lift
23 station, the sanitary lift station, which was put
24 in by those fellows from Florida in order to

1 accommodate the Honda Kia, is right here. This is
2 an access way to it that's going to be left in
3 place until this lot is developed, and then it'll
4 be relocated in agreement with the City.

5 But there -- you know, there's easements
6 that are going to be placed here so that the lift
7 station has access and utilities, et cetera. But
8 did I answer -- would the McGrath's agree that they
9 wouldn't put a drive-thru here --

10 MR. EWOLDT: No, I'm not saying that.
11 I'm just saying -- I'm just saying that it wouldn't
12 be part of your request to make it a permitted use
13 at this time.

14 MR. BAZOS: I see.

15 MR. EWOLDT: Meaning, they could still
16 come as a special use.

17 MS. PAYLEITNER: Right. In requested PUD
18 deviation, related to uses, they listed -- and the
19 last one says that you want the gas station/truck
20 stop to be a permitted use, so that's where this is
21 coming from.

22 MR. EWOLDT: Yeah, and that too.

23 MS. PAYLEITNER: Yeah, yeah.

24 MR. BAZOS: I'm thinking that they would

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1 agree to that. I'm thinking that they would agree
2 that the new automatic drive-thrus on Lot 14 would
3 apply. I'm thinking they would agree to that.

4 MR. JONES: Just for clarity, do the
5 McGrath's own that already?

6 MR. BAZOS: I'm sorry?

7 MR. JONES: Do the McGrath's own Lot 14?

8 MR. BAZOS: I don't know if they have
9 closed on it yet. I don't know.

10 MR. JONES: Okay.

11 MR. EWOLDT: And again, just, you know,
12 with it being especially subject to it meeting all
13 the findings and requirements, it's, you know,
14 otherwise allowed there. So it's not like this --
15 you know, we would be against it. It's just, in my
16 opinion, it's more an interest --

17 MR. BAZOS: I think if they were standing
18 here, which I'm trying to guess what they would
19 say, they'd say, We're pretty confident we're going
20 to bring another dealership to you.

21 MR. EWOLDT: And I hope they do.

22 MR. BAZOS: And, yeah. And so if that
23 makes you more comfortable, they'll probably agree
24 to that.

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1 MS. PAYLEITNER: They'll agree to not
2 having a gas station or a truck stop be an
3 alternate use.

4 MS. WEISE: Rita?

5 MR. BAZOS: Well, gas stations today are
6 a permitted use, you know?

7 MS. PAYLEITNER: Well, yes.

8 MS. WEISE: He's saying they'd agree that
9 it -- that they would have to come back as a
10 special use.

11 MS. PAYLEITNER: Okay. That's what I'm
12 saying. Right. It's not an automatic.

13 MS. WEISE: For a drive-thru, correct.

14 MS. PAYLEITNER: Just for that lot. Just
15 for that -- right.

16 MR. BAZOS: Right. But the gas station,
17 again, I'm not sure --

18 Ms. Payleitner, right?

19 MS. PAYLEITNER: Mm-hmm.

20 MR. BAZOS: Right? Did I say it right?

21 MS. PAYLEITNER: Mm-hmm.

22 MR. BAZOS: So a gas station is one of
23 your permitted uses. Well, --

24 MS. PAYLEITNER: Right. Right.

1 MR. BAZOS: -- I guess what we're hoping
2 you're not going to cut that out?

3 MS. PAYLEITNER: No, no, no. No, no.

4 MR. BAZOS: Okay. Thank you.

5 MS. PAYLEITNER: No, no, no. It's just
6 the automatic. The, Oh, well, it's not working
7 out. So just like you're asking for an automatic,
8 for any and all to be drive-thrus. It looks to me
9 like this is the same.

10 No limitation proposed number of
11 drive-thrus, and, you know, pet care facility, no
12 problem. Parking for exhibition, which you
13 addressed. But it says for a gas station or truck
14 stop to be a permitted use, sounds like you want to
15 skip an approval.

16 MR. BAZOS: Well, it is now.

17 MS. PAYLEITNER: Which is part of the
18 PUD.

19 MR. BAZOS: A gas station is now. We're
20 not trying to -- Chris and I have had many
21 discussions about this. That's why I brought up
22 that somebody could subdivide this property and
23 just sell it to a gas station, and there wouldn't
24 be any public hearings.

1 And the first use is an automobile
2 dealership. And the concession that you have asked
3 about the drive-thrus, I get, and I'm pretty sure
4 the McGrath's would agree, so we'll agree to that.

5 MR. EWOLDT: Are you -- because it's in
6 your what, I guess, your, like, list, your letter,
7 that's what Rita's referencing, under, what was it,
8 6? Section 6.

9 Are you -- is it just listed in there
10 just so you have a use list established within the
11 PUD? Is that kind of intent meaning that if the
12 cohort change, it still listed as an allowable use
13 with the gas station? Because that's where she's
14 reading from.

15 MS. PAYLEITNER: Yeah, --

16 MR. EWOLDT: She's not--

17 MS. PAYLEITNER: -- it's the deviation,
18 yeah.

19 MR. BAZOS: The deviation? Okay.

20 MS. PAYLEITNER: Requested PUD deviations
21 related to uses.

22 MR. BAZOS: Yeah, it's in the supplement.
23 Is it not? Is that right?

24 MS. PAYLEITNER: Yes. Yeah.

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1 MR. EWOLDT: I just want to make sure
2 we're all on the same page in understanding that
3 one.

4 MS. PAYLEITNER: Thank you.

5 MR. BAZOS: Here's the supplement. Can
6 you tell me, please, what paragraph number it is?

7 MS. PAYLEITNER: Oh, you're going to ask
8 for the page.

9 MR. BAZOS: What's --

10 MS. PAYLEITNER: Oh, gosh.

11 MR. BAZOS: Is it Exhibit A?

12 MS. PAYLEITNER: It's no notation. It's
13 requesting PUD deviations related to use.

14 MR. EWOLDT: So it'd be -- so it's in the
15 list under Supplemental to The Special Use and PUD
16 Preliminary Plans, and it's in the Staff report.
17 It was listed as under 6. And I think it's covered
18 with B.

19 MR. BAZOS: There's 7.

20 MS. PAYLEITNER: Yeah, I think it's A
21 isn't it? Here. Here's A continued.

22 MR. BAZOS: So 7 says, Requested
23 Deviations, Departures, and Other Approvals.

24 MR. EWOLDT: Yes, so right above 7, It'd

1 be, listed in 6.

2 MR. BAZOS: For special uses, all special
3 uses enumerated in the BR -- right -- table.
4 Except for drive-thru, which are requested to be
5 permitted uses.

6 Is that -- we just talked about that.

7 MR. EWOLDT: Yea.

8 MS. PAYLEITNER: The last point.

9 MS. JOHNSON: It says B.

10 MR. EWOLDT: B in that section.

11 MS. JOHNSON: Towards the end, it
12 lists --

13 MR. BAZOS: (Reading):

14 If the use is a truck stop, there should
15 be no overnight truck parking. But onsite
16 truck parking while the driver is otherwise
17 making use of the improvement on the lot,
18 shall be allowed.

19 Is that what you're asking about?

20 MR. BAZOS: Higher?

21 MR. EWOLDT: Just that section.

22 MR. BAZOS: (Reading):

23 The required fuel canopy setback as being
24 the same as being the building setback, with

1 or without sit down --

2 Right, because it's -- I guess I'm really
3 not sure what you're asking about.

4 MS. PAYLEITNER: Yeah, here, I'm sorry.
5 Let me get clarification.

6 Ellen, is -- right now, would a gas
7 station or truck stop be a special use?

8 MS. JOHNSON: No, those --

9 MS. PAYLEITNER: No.

10 MS. JOHNSON: -- would be permitted. And
11 I think in the supplement, I think the confusion is
12 coming from the fact that those are already
13 permitted uses. That they were -- that item was
14 listed as a departure or a deviation. But along
15 with that use, there's these stipulations about,
16 like, allowing for up to 24 hours a day, being open
17 7 days a week.

18 MS. PAYLEITNER: Right. Right.

19 MS. JOHNSON: Yada, yada.

20 MS. PAYLEITNER: Yeah.

21 MS. JOHNSON: So as part of the PUD
22 ordinance, we would encompass all of these
23 requested clarifications of a truck stop/gas
24 station use for Lot 14, as they're requesting,

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1 unless there are -- unless the Planning Commission
2 feels they want to make changes to those uses and
3 make that as part of your recommendation.

4 MR. EWOLDT: Understood.

5 MR. BAZOS: You know, and, truck stop, I
6 don't know where the idea came from, but -- well, I
7 guess I do know. But, you know, given the fact
8 that Greco is right down here to the south, if
9 there isn't a dealership here, I mean, you would
10 think that would be a tremendous fuel -- motor fuel
11 tax generator for the City as well. But it's
12 probably not going to come about --

13 MS. PAYLEITNER: Right. I'm just looking
14 for it not to be controlled still, that's all. I
15 understand, but yeah.

16 MR. EWOLDT: I have just one comment,
17 kind of hinted before. I do like the grouping, you
18 know, in how you're kind of separating the uses
19 from the auto repair or auto-type uses, and then
20 more of the commercial-type activities or
21 restaurant sites. I think that's an improvement
22 from the very, very concept preliminary plan.

23 Generally, I'm not a fan of hard corner
24 banks, but I think that with the bank being a

1 smaller site and limited parking, the building's
2 rather modern and tasteful. It has the ability to
3 be reused, unlike a lot of other older banks.
4 They're just locked in as a bank so I think that
5 that is also something that's good as part of the
6 plan. And so generally speaking, I do appreciate
7 the changes you made since concept.

8 MR. BAZOS: Thank you.

9 MR. EWOLDT: And your bulk requirement
10 deviations do make sense to me.

11 MR. BAZOS: Thank you.

12 CHAIRMAN VARGULICH: Any other questions,
13 guys?

14 Okay.

15 MR. GRUBER: Just a point of
16 clarification. I don't mean to bring up the murals
17 again. But you're going to put that on Building 3,
18 4, and 6? Isn't that north-facing? So North
19 Avenue, the mural, part of those buildings?

20 MR. ILEKIS: No, those would be to the
21 rear of the building, south --

22 MR. GRUBER: South facing?

23 MR. ILEKIS: South facing and inner
24 interior only, yeah.

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1 CHAIRMAN VARGULICH: East, West, and
2 South.

3 MR. ILEKIS: And they're just a
4 placeholder. I mean, we're open to suggestions.
5 These are just, you know --

6 MR. GRUBER: Okay.

7 MR. ILEKIS: East and Westbound and
8 Southbound.

9 MR. GRUBER: Okay. Thank you.

10 CHAIRMAN VARGULICH: And let's see. I
11 wanted to just ask you about the crosswalks at
12 Kautz and Main Street. Has any conversations been
13 started with our favorite DOTs? Kane and IDOT?

14 MS. PAYLEITNER: They talk about --

15 CHAIRMAN VARGULICH: They're fun guys.

16 MS. PAYLEITNER: -- work stuff and
17 garbage.

18 MR. MCGOVERN: Yes. We have submitted
19 plans to IDOT. They provided feedback on our
20 preliminary plans back in March, so everything you
21 see on the screen here has been submitted to them
22 just as recently as of two weeks ago.

23 CHAIRMAN VARGULICH: And what -- and with
24 Kane County to cross Kautz?

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1 MS. JOHNSON: Kautz is actually not under
2 county jurisdiction, City.

3 CHAIRMAN VARGULICH: The City.

4 MR. MCGOVERN: Correct.

5 CHAIRMAN VARGULICH: Thank you. I mean,
6 I appreciate pursuing that. I mean, even though
7 they're busy streets and there's the whole sidewalk
8 circulation topic, pedestrian circulation. I
9 appreciate you doing that. You know, I mean, the
10 City has their bike and pedestrian plan. And we
11 are, I think, really trying hard to implement those
12 things.

13 We have made some efforts to push back on
14 projects where we didn't really approve previously
15 and been -- and been, luckily, successful in
16 getting that to be incorporated on other major
17 thoroughfares. I think as, you know, an older
18 community, being able to accomplish these things is
19 a good thing.

20 Even if, initially, you don't get the
21 full use that you would like, I think having them,
22 be there is super important from an access and
23 mobility standpoint and providing people with
24 different options.

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1 MS. PAYLEITNER: Yep.

2 CHAIRMAN VARGULICH: You know, certain
3 days you want to walk and bike, other days, nah,
4 the weather sucks, I'm going to drive, no matter
5 how much you like to walk and bike.

6 MS. PAYLEITNER: But there's no bike --
7 there's no sidewalk in front of this.

8 CHAIRMAN VARGULICH: I'm sorry?

9 MS. PAYLEITNER: Isn't that correct?
10 There's no sidewalk in front of Lot 14?

11 MR. BAZOS: So, yeah, the petition says
12 if it's not to be developed as a car dealership,
13 that the sidewalk would continue straight across.

14 CHAIRMAN VARGULICH: Right.

15 MR. BAZOS: If it is developed with a --

16 CHAIRMAN VARGULICH: It would drop down
17 Parrell through that driveway.

18 MR. BAZOS: Yeah, if it is developed with
19 a -- with a car dealership, the sidewalk from the
20 north would come across -- Commissioner -- and then
21 it would go here and here and then it connects.
22 The reason is that, just to the east here, in these
23 two dealerships, there are display pads that are
24 right out to the -- it invites mischief to have

1 cars and people with keychains, and their keys in
2 their pocket. And so it would it would be provided
3 again and I won't -- I kind of have a tendency to
4 repeat myself. I hope that's clear. Thank you.

5 CHAIRMAN VARGULICH: So I do appreciate
6 the effort to do that and I think it is clear for
7 this project throughout the community. And I think
8 we have tried to push that agenda and topic, and we
9 have the support, if you will, of a bike and
10 pedestrian plan that helps get that in focus and
11 that's important, so I do appreciate that.

12 But I do have a question on Lot 2, why
13 the sidewalk comes across the south side and then
14 just kind of stops. It doesn't seem to be able to
15 go anywhere. You can't go west. You can't come
16 south to cross, so why put the sidewalk in at all?

17 MR. BAZOS: Right there anyway.

18 CHAIRMAN VARGULICH: Realizing the lot
19 hasn't been developed, but you are showing a
20 sidewalk there.

21 MR. MCGOVERN: So the sidewalk that
22 you're referring to just on the southside of Lot 2,
23 I believe that is -- and you guys can correct me if
24 I'm wrong, would be built in as part of the

1 development of Lot 2. So then it would go
2 northbound on that -- on that lot to service that
3 building.

4 MR. LATOS: I there there's -- so there's
5 a crosswalk showing on that access drive though. I
6 think that's what Peter might be referencing,
7 correct? That kind of sidewalk on the south end
8 goes up nowhere?

9 CHAIRMAN VARGULICH: Yeah, on the
10 southside of Lot 2, starting at Kautz, there is an
11 east-west side.

12 MR. NOCKOV: If I can -- if I can jump in
13 and show --

14 CHAIRMAN VARGULICH: -- on the northside.

15 MR. NOCKOV: -- the right page? I can --
16 I can show the back there.

17 CHAIRMAN VARGULICH: Tell them your name,
18 so that --

19 TESTIMONY OF IVAN NOCKOV

20 MR. NOCLOV: My name's Ivan Nockov,
21 N-O-C-K-O-V, 226 North Morgan Street, Chicago,
22 Illinois. And let's see, what page is this? The
23 intent -- and you're correct. On the drawing,
24 itself, it looks like just die is there. So there

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1 is -- it does continue going north. Like once the
2 building does develop, there will be a sidewalk
3 going from north for the building itself. But it
4 also goes to the south where the landscape area is.

5 MS. PAYLEITNER: Oh, I can -- let's see.

6 MR. NOCLOV: If you see right there, the
7 red pad -- the red patch where is? And the
8 landscaping where the statue is?

9 CHAIRMAN VARGULICH: But there's no
10 crosswalk?

11 UNIDENTIFIED SPEAKER: I'm showing it's
12 kind of a soft terrain

13 CHAIRMAN VARGULICH: That's why I didn't
14 feel like it was going there.

15 MR. NOCLOV: Understood. Yes, that
16 should be the crosswalk to the landscape area to
17 the south where the facilities are.

18 CHAIRMAN VARGULICH: Okay. All right.
19 That's helpful. Thank you.

20 Anything?

21 UNIDENTIFIED SPEAKER: Go ahead.

22 CHAIRMAN VARGULICH: I just wanted to --
23 in looking at the overall plan, looking at how the
24 landscape has been handled on the lots that are

1 being shown, the -- oh, I want to make sure I use
2 the right name here. Oh, The Shops Drive has a
3 sidewalk on the south side and it -- but candidly,
4 it doesn't feel like a very interesting street or
5 driveway.

6 It has some tree groupings on the south
7 side, but on the north side, it has almost nothing.
8 And it -- but as far as access off of Kautz, if you
9 came in off of -- if you came in off of Kautz and
10 you're going to go from west to east, right? So
11 now it's your main drive through the project,
12 right, from Lots 1, 2, going west or east, I'm
13 sorry, to the Lots 13 and we're not worried about
14 Lot 14 for this conversation for now, okay?

15 Along Main Street, you have a sidewalk,
16 you have street trees, you have landscaping that's
17 in the front yard setback, so it has a very
18 interesting and pedestrian feel to it. But yet, as
19 a pedestrian or even as somebody arriving at the
20 property, because not everybody's going to come
21 along Main Street and drop in on the right ends,
22 right? Some people will, but you're going to have
23 people that come here.

24 This street, that street, right, The

1 Shops Drive doesn't feel very well developed. You
2 don't have a sense of pedestrian street trees at
3 40 foot on center or any center on one or both
4 sides. And so I realize those are the rear of the
5 lots, okay, but you're also -- it's the street that
6 goes through the project. I understand it's not a
7 public street, right, but you're treating it as a
8 street.

9 From a functionality standpoint, it takes
10 people and connects them to each and every lot
11 running all through all 14 lots. And so from my
12 perspective, it feels like there wants to be a more
13 noteworthy effort to make that feel like an
14 interesting street, number one.

15 You have the sidewalk on the south side,
16 five feet from the back of the curb. You have five
17 -- I think there's a five-foot area that I'm
18 assuming is turf. But again, there's nothing that
19 really separates you, is that I'm a pedestrian
20 walking from Kautz.

21 I decided to walk to Target today, okay?
22 So now I'm going to cross, walk over, and I'm going
23 to walk all the way down to Lot 13, and now I'm
24 going to walk that entire 1500 feet or more, right?

1 And on my left-hand side, there's nothing but
2 five feet of grass and traffic, right?

3 And it just doesn't feel like a very
4 high-end service kind of feel to me because there's
5 no trees at all on that side that separates you
6 from traffic. And the level of service, as defined
7 by lots of different urban agencies, talks about
8 street trees, separation, all these different
9 things.

10 You can -- I mean, the city of Chicago
11 and CDOT, that is like the biggest deal possible
12 when you talk about any streetscape project. What
13 is the level of service that you have added to a
14 pedestrian, okay? And right now, that doesn't feel
15 like a very interesting level of service, okay, as
16 you walk next to the street.

17 So I think there's definitely things that
18 can be done as part of the landscape development of
19 the individual lots. But I look at the Lot, what,
20 2, 3, Dutch, which is that, 4 or 5, and then 6.
21 All right, or 1? Okay, 3, 4, 5, and 6. You look
22 at that zone, and there's almost nothing in the way
23 of landscaping-level of service. And so I think
24 that could be something to work on and improve.

1 I think Jeff Funke was talking about it
2 earlier about how pedestrians move. And this is
3 part of that conversation, or if you will, an
4 add-on to that conversation so I would like to see,
5 you know, more of that happen. I think that the
6 seating areas, you have the one at the west end and
7 kind of the one at the east end, right? Lots 2 and
8 down by, like, Lots 11 and 12, I think, right,
9 roughly?

10 And maybe, I think, you -- I think
11 Katheryn, right, that -- okay?

12 You mentioned there were two. I think on
13 the site plan it says three sculpture sites? East
14 side, west side, and one across the pond over by
15 the lift station. And -- did I miss that or was
16 that just an -- a little bit of --

17 MS. TALTY: That is true. The area
18 gazing kind of across the pond there is intended to
19 be some sort of --

20 CHAIRMAN VARGULICH: A sculpture site.

21 MS. TALTY: -- element. Yes.

22 CHAIRMAN VARGULICH: Yeah, some sort of a
23 sculptural --

24 MS. TALTY: Right.

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1 CHAIRMAN VARGULICH: -- element kind of a
2 thing.

3 MS. TALTY: Right.

4 CHAIRMAN VARGULICH: So I guess, I would
5 ask for you guys to consider a couple of things.
6 The thing that I also don't see on the entire south
7 side of the pond or anywhere, is a single tree
8 anywhere. There's trees along the -- there's trees
9 along the street, but there's nothing on the south
10 side.

11 MR. BAZOS: Can I tell you why? Because
12 I hear you. The City has requested a 20-foot
13 perimeter access easement all the way along here
14 for access to one way to the lift station this way,
15 but then also access to the detention pond on the
16 south side. So there -- that's taken up. The 20
17 feet is --

18 CHAIRMAN VARGULICH: Well --

19 MR. BAZOS: Or maybe on the other side of
20 the 20 feet there is.

21 CHAIRMAN VARGULICH: Yeah, I was just
22 going to say, I think there's a fair amount of
23 space between the edge of that easement and what
24 would be considered normal and high water line on

1 the pond. Given what I saw on the grading plan
2 that you have five feet of bounce on the grading
3 plan; is that about right? From 50, right, to 55?

4 And then there's a -- and then there's a
5 transit, a set of transition grades that go from
6 high water line up to -- on that side of the
7 property, the south side of the property, comes up
8 to the easement line and the access that the City
9 has asked for to get to those utilities and utility
10 locations.

11 MS. TALTY: We can definitely look at
12 that. I think our intent was the pond is more of a
13 naturalistic landscape. You know, it's more like
14 prairie versus a, you know. And I think that was
15 sort of the thought behind this.

16 We did try to keep kind of a regular
17 rhythm of trees along the access drive, so that's
18 why you'll see kind of three, three, three. We
19 just changed it up from the typical every 40 feet,
20 you know? It was really just a design intent. But
21 there's no reason why we can't relook at the
22 entries on the south side of the pond.

23 CHAIRMAN VARGULICH: And I guess I would
24 ask from a standpoint of the sculpture and stuff

1 like that. You showed one example. You have three
2 -- you have three locations. And I'm not trying to
3 be flippant, but it's hard to tell what scale that
4 is.

5 So you're asking -- I mean, candidly, you
6 guys have asked for a lot from my perspective,
7 okay? Deviations, bulk standards, landscape
8 changes, you know, like a whole list of exceptions
9 and things like that that are pretty extensive.

10 Well, you know, I'm not saying -- I'm not
11 saying you shouldn't ask. I'm just saying from the
12 -- from the City side, as we sit here and
13 represent, you know, that side of the conversation,
14 that's a lot to ask. And I think that some of
15 these things that we have brought up from
16 pedestrian movements, landscape plantings.

17 I mean, and as much as we have looked at
18 these lots, and let's say we conclude this process
19 today. I don't know if will. Well, that's still
20 open. But if we conclude this process, those six
21 lots go forward with no more discussion from us,
22 okay? And as I look at the site plans, landscape
23 plans, and grading plans, I don't understand how
24 the front yard along Main Street is actually being

1 developed.

2 There's a planting plan. There's no
3 grading. The grading is only shown around the
4 pond. So how does the grade get from the top of
5 the curb out to the Main Street right away, isn't
6 shown. There's existing contours, but how does
7 that relate to what's being proposed?

8 So how do -- how would me or anybody, but
9 I'll be selfish and because this is my comment. I
10 mean, honestly, I don't have a way to describe
11 whether I like it or don't like it because there's
12 no grading. So how do I know, does the landscape
13 tie effectively with -- from the top of the curb
14 facing Main Street to the right of the line where
15 that sidewalk is now, that five-foot sidewalk? How
16 does that work?

17 Is it lower? Is it higher? Is it
18 contoured? Is there berming? Is there anything
19 going on? There's nothing that describes that to
20 me on these plans, at least that we were able to
21 see. Maybe you guys have done something, but we
22 didn't get it.

23 MR. MCGOVERN: Sure. And that's
24 something that obviously we will detail on our

1 final engineering drawings. Typically, we show
2 contours on the prelim set just for, kind of, the
3 main stormwater areas to show how the main grades
4 work.

5 One thing to note about that
6 right-of-way, there's an IDOT ditch along Main
7 Street, and we are required to take those flows
8 through our site. And based on the site elevations
9 right now, we're actually grading down to that
10 ditch in an effort to take that stormwater through
11 our site.

12 And again, like I said, it's not detailed
13 on the preliminary drawings. But on the final
14 plans, it will show that we are grading down to
15 that sidewalk, and those elevations are above the
16 ditch line. Like I said, an effort to take
17 stormwater from IDOT through our basin.

18 CHAIRMAN VARGULICH: Yeah. Because it
19 looked like you had to take a 36-inch pipe through,
20 between a couple lots to get it back to the -- to
21 your basin on the south side, right? The -- see
22 that?

23 MR. MCGOVERN: Correct. And that's shown
24 on our plan. We have a couple locations where

1 we're taking -- I think on the final plans it may
2 even be a little bit smaller if we're able to value
3 engineer it. But for the intent of actually
4 showing pipes through there, that is the intent.

5 CHAIRMAN VARGULICH: Okay. All right.

6 So when earlier we talked about process
7 and what do we get to see going forward? Well,
8 according to today and according to the way our
9 process works here in the city, we're done. And so
10 I'm approving -- if I would approve all this, I'm
11 approving a plan that I don't understand. And
12 so --

13 MR. BAZOS: Well, Ellen, didn't you say
14 we have to come back for final plat?

15 CHAIRMAN VARGULICH: No.

16 MS. JOHNSON: Yeah. They would come --
17 we'd come back for just final plat of subdivision,
18 but with no development plans.

19 MR. BAZOS: So the grading and the
20 contouring and the pitch would all be --

21 So, Mr. Chairman, would all be there.

22 CHAIRMAN VARGULICH: Yeah, but we don't
23 see that. This body doesn't get to see that.

24 MS. JOHNSON: So this -- so a final plan

1 of subdivision application skips Planning
2 Commission if it is submitted within 60 days of
3 preliminary approval. And if that does not happen,
4 and Planning Commission does need to see the final
5 plat, it's just the final plat of subdivision.

6 It's not typically the full --

7 MR. BAZOS: Full set of --

8 MS. JOHNSON: -- final engineering.

9 CHAIRMAN VARGULICH: All right. So while
10 I appreciate that this is the comment today, okay,
11 we're asked to sign off on something. And me just
12 being me, I would like to have seen all that, but I
13 don't get a chance to see it because you didn't
14 show it. No offense, it just didn't show up, okay,
15 and so we're asked to sign off on that.

16 And maybe I like it or don't like it. I
17 mean, in general, I like the approach of planting,
18 but planting doesn't exist in a -- in isolation.
19 It doesn't exist in a vacuum. It exists on a piece
20 of land. And right now, I don't understand how
21 that works. So that to me is just hard for me to
22 want to be comfortable with that.

23 MR. BAZOS: I hear what you're saying.
24 If you're -- you need information and if that's

1 what you're making recommendations on. I guess,
2 you know, having driven by that site many a times,
3 I mean, the grading has to work. It has to pitch
4 to the ditch, you know. And the landscaping is
5 going to be -- what are you concerned that wouldn't
6 be right?

7 CHAIRMAN VARGULICH: Well, I mean, we had
8 numerous sets of comments related to the
9 architecture and --

10 MR. BAZOS: Well, that's different
11 through. The architecture, right? It was a -- you
12 had architecture and we have a comment about the
13 architecture, but you seem to be worried,
14 Mr. Chairman, about the grading in the front yards.
15 But --

16 CHAIRMAN VARGULICH: Well, yeah, how --

17 MR. BAZOS: It seemed like it can only go
18 one way, and you know where the landscaping is
19 going to go.

20 CHAIRMAN VARGULICH: Well, I mean, you
21 can grade down to a ditch in a number of different
22 ways. You could have a berm first and then grade
23 down to the ditch, or you could come from the edge
24 of the curb and go straight down to the ditch. I

1 mean, there's, not infinite, but there's a number
2 of ways to accomplish that solution and still end
3 up grading to the ditch that he needs to meet to
4 meet all the IDOT reviews and conversation that
5 IDOT has on these topics.

6 And I realize that there's a lot from
7 your perspective, right? They want to make sure
8 their right-of-way gets drained in a certain way
9 and, you know, all that kind of stuff. So --

10 MR. FUNKE: I mean, correct me if I'm
11 wrong, but I think what you're saying is there's a
12 lot of inconsistencies on the plan. And I mean,
13 you can even see with the landscaping where, you
14 know, some tree -- some islands have trees, some
15 don't, right.

16 CHAIRMAN VARGULICH: And I hadn't gotten
17 to that yet.

18 MR. FUNKE: Oh.

19 CHAIRMAN VARGULICH: Because there's just
20 a myriad of these lots that I don't -- I think that
21 need to change. I mean, they don't dramatically
22 change anything, but there are shifts. And since
23 this is my only shot, candidly, our process works
24 that way, that I've -- I got a lot of little

1 details to ask about. So I'm happy to do it, and I
2 wanted to, you know, have that conversation.

3 I mean these -- and that's just one part
4 of it. And what -- that isn't solved in this
5 conversation today, all right? I'm just pointing
6 out that I have a very difficult time wanting to
7 sign off, give my vote on stuff I don't understand.
8 Other things I do understand. Lots of narrative,
9 lots of exceptions. What are we going to do,
10 right? And so I understand that, but some of the
11 other things is guesswork, and I don't care for
12 that, honestly.

13 So a couple other questions for you. On
14 the sculpture site, and we were talking about it a
15 little bit, and I appreciate Kathryn mentioning
16 that we can work on putting some trees on the south
17 side. I mean, I think if you're going to put a
18 piece of sculpture across a pond several hundred
19 feet away, I think it needs to be big enough that
20 it has presence, right? Otherwise, what was the
21 point, right? And so we don't --

22 MR. ILEKIS: Kind of like a World Cup
23 FIFA trophy, right?

24 CHAIRMAN VARGULICH: Sure. Get a really

1 big one. Get a really big one. You know, like, I
2 don't --

3 MR. ILEKIS: No, and we're willing to
4 work with you on, like, the berming on The Shops
5 Drives and everything. Like, these guys are still
6 working through a lot of the final engineering.
7 And obviously, we can incorporate any of that
8 stuff.

9 CHAIRMAN VARGULICH: Yeah, and so I would
10 want to -- just, again, I think just me being me, I
11 appreciate wanting to add it, right? And then in
12 part of this discussion from the beginning was
13 comments in your narratives: Superior landscaping,
14 buffering and screening, innovative stormwater
15 management techniques, and, et cetera.

16 And so I'm trying to understand that as
17 the trade-off for the variances, the deviations,
18 the shift of the drive-thrus into a permitted use
19 versus a special use. Which I personally, on this
20 project and this site, don't have a problem with.
21 I don't -- I mean, I know other members have
22 concerns about that or issues with that. I
23 personally don't think it's a big deal in this
24 location given what's around it and all the things

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1 that people already talked about.

2 People love drive-thrus. I hardly ever
3 use them, but I know it's a thing. And as a guy
4 who has developed --

5 MR. ILEKIS: It's a nice to have, yeah.

6 CHAIRMAN VARGULICH: -- in south and just
7 looking at selling leases and all that kind of
8 stuff, everybody wants one.

9 MR. ILEKIS: Yeah, ss far as our -- I
10 mean, on other similar projects across the country,
11 we typically would handle that in the building
12 permit review process. Obviously, St. Charles'
13 process is a lot different than other communities.
14 But I mean, we'd be willing to work with you in
15 selecting artwork, you know, local referrals,
16 things like that. I just think with where the
17 project's at today, we haven't --

18 CHAIRMAN VARGULICH: Yeah.

19 MR. ILEKIS: We haven't selected to that
20 level yet, right?

21 CHAIRMAN VARGULICH: Yeah. And it wasn't
22 so much defining exactly what it was. I think that
23 the image that you showed was a nice image. It was
24 interesting, but what scale is it, you know?

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1 MR. ILEKIS: Sure. Yeah.

2 CHAIRMAN VARGULICH: I mean, I don't
3 know. I mean, depends where it is, how big it
4 needs to be. So those are, I think -- I do think
5 they're important things. I think that the
6 pedestrian area that's at the west end feels alone.

7 And if -- my recommendation is it should
8 slide --

9 MR. ILEKIS: Sure.

10 CHAIRMAN VARGULICH: -- east to be part
11 of the pond environment, right? I mean, to me,
12 that's the feature, right? Well, understanding
13 plants and landscape, I think it's a feature.
14 Other people might look at what you're talking
15 about and maybe not share that aesthetic. And I
16 do, but maybe everybody doesn't.

17 MR. ILEKIS: Yeah, I think we'd be
18 open --

19 CHAIRMAN VARGULICH: Right?

20 MR. ILEKIS: -- to shifting that --

21 CHAIRMAN VARGULICH: Right?

22 MR. ILEKIS: -- closure.

23 CHAIRMAN VARGULICH: Okay.

24 MR. ILEKIS: You know.

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1 CHAIRMAN VARGULICH: But I think that it
2 being part of that pond environment, just like the
3 one on the east is, is right now with the piece of
4 sculpture there. It has a sitting area. You have
5 this open space. Hopefully, it's -- turns into
6 everything you want it to be.

7 That's a challenge, getting all these
8 plants established, native plants. Not easy.
9 People say it is. It's not. Three years minimum,
10 and it's an effort. So I appreciate that you guys
11 are willing to put in that effort, honestly.

12 MR. ILEKIS: Sure.

13 CHAIRMAN VARGULICH: I mean, it does take
14 effort. So I think that those would be things that
15 I would, you know, ask about, is doing the trees on
16 the south side, maybe shifting that one pedestrian
17 area. I think those would be, you know, definitely
18 worthwhile things to consider and, you know, not
19 add more, just kind of relocate trees and stuff.

20 And even maybe even depending on the
21 scale of the piece, maybe the one on the south side
22 by the pond, on the south of the pond, maybe it
23 moves across so that it really becomes part of that
24 pedestrian walkway, right, where you walk along and

1 experience three pieces of sculpture, right?

2 The one on Kautz, I think could be almost
3 as powerful. Again, realizing its signage. I
4 think it could be as powerful and more so than the
5 signage itself. If it's a really cool, memorable
6 piece, I think people would remember, Turn at the
7 cool sculpture. Don't worry about the name of the
8 street. Don't worry about the sign. Just turn at
9 the cool sculpture. And I think that'd be a great
10 thing to be able to say.

11 MR. ILEKIS: You have a nice art
12 collection, don't you?

13 CHAIRMAN VARGULICH: At the project. I
14 have a small art collection. I have friends who
15 have really great art collections.

16 MR. BAZOS: Mr. Chairman? May I just
17 interject? So in lots of zoning proceedings I have
18 been involved in with comments like this from the
19 Planning Commission, I see Ellen burning up her ink
20 in her pen taking notes. Would it be possible for
21 any recommendation you make, especially if it's
22 favorable, to say what the condition will be the
23 Petitioner will award or Staff to try and implement
24 these changes that you're describing?

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1 The reason I ask you that is that we have
2 been working on this project for ten or -- no,
3 no -- at least I have been involved since perhaps
4 January, maybe even earlier. They have been
5 involved longer. And we're in -- at the end of
6 July, if there's any hope of beginning the mass
7 grading and starting vertical construction this --
8 next year, we kind of need to get through the City
9 Council and then come back with the final
10 engineering.

11 And, so, you know, we won't -- I'm not
12 asking you to do something you're not comfortable
13 with, but if you could communicate what you would
14 like Staff to work on with us, we would commit to
15 do that. And ultimately it will be the City
16 Council that'll decide and they'll hear your
17 concerns.

18 CHAIRMAN VARGULICH: Well, not just mine.
19 I mean, several others --

20 MR. BAZOS: Okay.

21 CHAIRMAN VARGULICH: -- to include. So
22 it very -- it could be. I mean, I think we're -- I
23 think the way our system is set up, we have a 5-A
24 and a 5-B, right, to our agenda. And so deciding

1 whether we close the public hearing is still yet to
2 be determined.

3 MR. BAZOS: I hear you.

4 CHAIRMAN VARGULICH: Okay? All right.
5 Because technically we're still in public hearing.

6 MR. BAZOS: I hear you.

7 CHAIRMAN VARGULICH: Yeah. So I think
8 that those are something that could be considered.

9 I will have to say that I think that
10 there are, you know, some -- lot of comments where
11 you have -- and Jeff commented on some of them, was
12 you have crosswalks that go to the north that are
13 in very narrow islands that have, like, nothing but
14 a sidewalk and two feet on either side.

15 But yet at the east and west ends of
16 those rows of parking is plenty of landscape area.
17 And so why not increase that island, slide the
18 parking a little bit east and west and make that
19 pedestrian crossing a little more improved, right?
20 Instead of just walking through a couple of little
21 plants, because that's all that can be planted
22 there, make it 12 feet wide, put the sidewalk in
23 one side, middle. Now you can put a tree there,
24 put some plantings there, and you can make a

1 connection.

2 I like the fact that there's almost
3 continuous planting along the frontage. And I take
4 that as, you know, trade-offs, right? Our code
5 doesn't require continuous planting to screen
6 parking. So I appreciate that you guys have
7 basically taken that and extended it all the way
8 across, a hundred percent, of the lot frontage.

9 And so I would say that's a trade-off,
10 okay, for some of the other questions, some of the
11 other aspects. But I think little things like that
12 on Lots 3 and 4 would be helpful. I'm personally
13 not a fan of giving away foundation landscaping.
14 So like the example Lot 5, right? The Dutch
15 coffee.

16 Did I get that right?

17 Well, I mean, landscape architects only
18 get to work in -- unless they get to do the site
19 plan which we don't always get to do, they only --
20 you only get to plant what they give you. And I
21 think that there could be more planting around that
22 and still accomplish the walk-up for Dutch Bros.
23 Is that right? Did I get -- is it Dutch Bros on
24 Lot 5? Because right now it's pretty much just

1 pavement all the way around the building. And I'm
2 not a fan of giving that up.

3 I think the requirement is a good
4 requirement. And if you're going to have people
5 sitting out there, I think it's worthwhile. I
6 think there's some islands that don't have trees in
7 them that are end islands. I think our code
8 requires end islands in parking rows to have trees.
9 So, yeah, I think you need them.

10 They're behind Lots 2 and 3. I think
11 there's a sidewalk, right, that's running east-west
12 through some islands. And all there is, is a
13 sidewalk and a little, like, strip of grass or
14 something. So I'd say we could lose a few parking
15 spaces and make those wide enough for trees. I
16 mean, without redoing the site plan, I think that's
17 the simplest thing.

18 I mean, but I agree with Jeff and some
19 other comments. Some of the pedestrian connections
20 from the lots developments to the south, across to
21 the pond and that environment, are challenging to
22 navigate. A lot of lefts and rights, and lefts and
23 rights and -- challenging.

24 And if increasing the width of an island

1 to be able to put some trees in there, better
2 plantings, I think makes it a better environment.
3 Otherwise, you just get to walk next to cars on
4 your way there if you feel motivated at all.

5 I would agree and I appreciate that you
6 were willing to talk about or explore different
7 ways to improve the dining area or seating area
8 between Lots -- Buildings 2 and 3 on those two lots
9 from 20 feet, and work through some pedestrian
10 enhancements. I mean, I think that there's a
11 start, yes, but I would agree with Jeff that
12 there's definitely things that could be improved.

13 I appreciate the bistro lights, right?
14 The string lights, the bistro lights above that can
15 create a nice ambiance and stuff. If windows can
16 be added, you know, user-driven. Obviously, you're
17 not going to -- if you have a bunch of kitchen
18 equipment, you're not going to have windows so I
19 get that, but if there can be a reason from a user
20 to open up and punctuate that.

21 I'm not against murals at all. It was
22 more of a question, just do we have a process?
23 Clearly, we don't. I like the idea of the murals.
24 Do I want to review and manage them? No. I hope

1 that you guys, if you're going to do them, just do
2 them nicely. That's all I can ask, since we don't
3 really have a process to engage you with that.

4 I mean, I think those could be really fun
5 things to add. Can be -- not for nothing, but can
6 be a great way to change the look of a space for
7 not a ton of money because you're not changing a
8 facade material. You're not, you know, redoing
9 that.

10 You're redoing the finish, which, you
11 know, could be interesting. Depending on who does
12 them for you, I think there might be some art
13 programs. Not necessarily have to be like local,
14 like Community College Elgin, COD, because I don't
15 really know if they have those.

16 But a number of colleges like Columbia
17 downtown, as an example, have tremendous amount of
18 art students who would love an opportunity to do
19 something tasteful and interesting and get their
20 face on something and have eight zillion posts on
21 Twitter or whatever the heck you put these things
22 on today.

23 But I think that would be a super way to
24 engage the art community, give people some

1 exposure. And maybe it becomes a fresh -- a
2 refresh every five years or something like that.
3 Give new artists an opportunity to do something
4 that you guys, as a corporation since It's your
5 name, feel good about.

6 So I think that could be a really cool
7 way to do that. And then it would be a great way
8 for people to come, have a reason to come back.
9 Hey, did you see this latest one? Even if you're
10 not like me and not on Twitter and so on. I'm okay
11 with that. So I think that there's definitely some
12 things that could be improved, you know, with that.

13 The overall -- I mean since signing off
14 on signs I mean the signs I think are fine. I
15 realize, if you will, your first pass, right?
16 You're submitting something. I think they're
17 pretty simple. Not to say that there's not a cost.
18 You know -- you know, a masonry base and but I
19 think they're pretty simple.

20 I think some signs that are recent here
21 in St. Charles that are retail-oriented, that are,
22 in my opinion, a little more design-focused, are
23 the recent ones done with the Greco project. I
24 think there's a more interesting mix of materials.

1 They're still asking for -- they ask for and
2 receive height, you know, maximums. They maxed
3 that out, which you're kind of close to if I
4 remember from your elevations.

5 But I think that there's a little more
6 pop in the -- in the design, so I would ask you to,
7 you know, maybe see what you can do. I realize at
8 the end of the day, everything boils up to your
9 seventy to a hundred million dollars, right? Can't
10 engage everybody, right? No matter what it all
11 boils up to and you have to make that work.

12 And I think that the -- from my
13 perspective, the -- my questions being about the
14 how much money is that you're asking for, 3 to
15 5 million? I don't know, is the community going to
16 give you that? But as it relates to a seventy or a
17 hundred million dollar project, I think if we can,
18 I would think it will be a good thing.

19 I think that percentage of investment to
20 move this property forward and do all the things
21 that you're talking about, I think is a worthwhile
22 investment for us. I pay taxes here, so I would be
23 okay with 3 to 5 million. If this thing is a
24 hundred million, I think that's worthwhile. So but

1 I won't make that final decision, but I would be in
2 favor of that.

3 I think that was it. Thanks. Sorry, I
4 have a lot of handwritten notes. So do we want to
5 close the public hearing? More discussion? How
6 do we feel about that?

7 MR. EWOLDT: Well, I guess, before we
8 talk about closing, if certain members' intention
9 is for them to come back with some corrections, we
10 wouldn't want to close so they can reintroduce new
11 information and other members' response.

12 CHAIRMAN VARGULICH: Right. I
13 understand. Right. That -- yeah.

14 MR. EWOLDT: So what I'm gathering from
15 some people's comments is that there's some
16 concerns about some of the pedestrian connectivity
17 on the site and the landscaping. Those seem to be
18 the two overarching concerns overall?

19 MR. FUNKE: And building architecture.

20 MR. EWOLDT: Which building architecture
21 is nice, but we are limit -- I think we are limited
22 in that with this because we don't have design
23 review, if I'm correct?

24 Ellen, like we are -- for the review of

1 the building architecture, we do have some
2 limitations overall because we don't -- this isn't
3 for a design relief application. It's the PUD and
4 it's the -- you know, the uses.

5 So I mean --

6 MS. JOHNSON: Yeah, as part of the PUD
7 you'd be approving building elevations that were
8 reviewed against our design standards and
9 guidelines for commercial districts. But as a PUD,
10 the Planning Commission does have the authority to
11 make requirements outside of our design standards
12 and guidelines for the zoning ordinance. So all of
13 that to say, yes, the building elevations are up[
14 for discussion.

15 CHAIRMAN VARGULICH: Zach, there's a
16 reason why I'm here.

17 MR. EWOLDT: Yeah.

18 CHAIRMAN VARGULICH: So I guess in
19 following what Zach has said which is -- which is
20 our process has one little -- nothing to do with
21 you guys. It is do we want to talk about if we
22 want to extend the public hearing to have some of
23 this come back and see whether we're addressing our
24 comments? Or do we want to just create a body of

1 recommendations, right, that then, if you will,
2 then it's put back on Staff to execute if --

3 MS. WEISE: Well, personally --

4 CHAIRMAN VARGULICH: -- to the extent
5 they can.

6 MS. WEISE: -- I think they will be
7 problems because -- my personal opinion is there's
8 been so much work done at this point and then
9 Staff's time too, that I think I am comfortable
10 with emphasizing what our concerns are and where we
11 would like oversight from Staff. But I don't feel
12 like we should be in a position to delay this
13 because there are implications, particularly at
14 this level.

15 I mean, you just said that you're very
16 comfortable with what they have done. You're
17 comfortable that maybe, you know, if they were to
18 ask for a TIF. I am very comfortable that there is
19 a manpower behind this.

20 From what I see, while it doesn't mean
21 everything. There's concerns about, you know, some
22 of the landscaping, or there's concerns about some
23 of the connectivity, to Jeff's point about some of
24 the architecture. But I have faith that Staff's

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1 guidance and the team of experts that are here can
2 take our input, take what we want, and maybe, you
3 know, outline it as we do when we make a
4 recommendation, and that's the way I feel. I --

5 MR. JONES: I agree with you, Colleen.

6 MS. WIESE: I --

7 MR. JONES: I agree with you.

8 MR. EWOLDT: So it sounds like the
9 majority are willing to condition this and --

10 CHAIRMAN VARGULICH: Yeah, so we can
11 close the public hearing.

12 MR. EWOLDT: Okay.

13 CHAIRMAN VARGULICH: And move to final
14 plan.

15 MR. EWOLDT: Yes. Yeah, I tried.

16 MS. PAYLEITNER: I still don't like this
17 but that doesn't mean we're coming back or not.
18 Closing the public hearing is fine by me.

19 CHAIRMAN VARGULICH: Yeah, okay. All
20 right. All right.

21 All right. So we have done our Planning
22 Commission, all that stuff. Just following our
23 steps tonight. Then --

24 MS. JOHNSON: Oh --

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1 CHAIRMAN VARGULICH: Oh, no, no, no. I --
2 back up, yeah, back up.

3 So do we have anybody in the public?

4 There's a few people here, but that
5 aren't part of the team. Anybody from the public
6 have a comment or a question for the Application as
7 part of our public hearing? Because that is one
8 that we're supposed to do. We did our part. We
9 should hear from the public, if there is any?

10 I don't know -- or is there anybody on
11 line? I don't know.

12 MS. JOHNSON: We're not -- we don't take
13 public comments during hearings from Zoom.

14 CHAIRMAN VARGULICH: Oh, okay. Okay. SO
15 they have to be here. Okay. Okay.

16 All right. Well, doesn't look like we
17 have anybody from the public that needs to come up
18 and say anything or ask a question or provide any
19 comment.

20 So then we could close -- we could have a
21 motion to close the public hearing.

22 Ellen?

23 MS. JOHNSON: Yes, and before doing so, I
24 would just remind the Commission that if there's a

1 desire to have any more back-and-forth with the
2 Applicant or anyone on the Applicant team, any more
3 questions that you'd like answered, that needs to
4 happen before the public hearing is closed.

5 CHAIRMAN VARGULICH: Correct.

6 Question?

7 MR. GRUBER: Okay. Just a -- well, just
8 a point of clarification because in the request
9 there's a request to make an exception that they
10 can have unlimited drive-thrus to the property. If
11 we vote for that and in Phase 2 they fill that up
12 and it greatly modifies the traffic flow that it
13 creates a concern, are we restricted from modifying
14 this design after we vote yes to that?

15 MS. JOHNSON: So you'll be able to able
16 to -- this group will review the plans for each of
17 those additional lots that don't have plans
18 identified yet. So if those include drive-thrus,
19 that would be part of your review, essentially, of
20 the site plan. And as part of that, you'd review
21 the flow of the drive-thru and stacking.

22 MR. GRUBER: So we wait every course?

23 MS. JOHNSON: Right.

24 MR. GRUBER: Okay. Thank you very much.

1 CHAIRMAN VARGULICH: Ellen, is the -- is
2 it typical of the -- we have a traffic study,
3 right, that was done for the project. And I read
4 about the executive summary, and that's about it.
5 So is that the kind of thing that would need to be
6 updated for each lot to say that it's still
7 consistent or it still holds, or is that not
8 normal?

9 MR. SYLVESTER: I don't think that the
10 traffic study that was conducted anticipated all of
11 the lots having drive-thru businesses. But I don't
12 know if that would substantially increase the
13 amount of traffic generated by the overall
14 development. I don't know if the Applicant's
15 traffic engineer is here.

16 Would you be able to speak to that or
17 not?

18 TESTIMONY OF ANDREW BOWEN

19 MR. BOWEN: Yeah, give me one second and
20 I'll tell you exactly how many we assumed in our
21 study. I have it pulled up. I'm just looking real
22 quick at our list.

23 CHAIRMAN VARGULICH: I'm sorry. Could
24 you introduce yourself for our court reporter?

1 MR. BOWEN: Oh, yeah, of course.

2 And I'm Andrew Bowman with Callaway
3 (phonetic). That's at 9575 Higgins Road in
4 Rosemont. We used a lot of drive-thru restaurants
5 in our assumptions because those are one of the
6 most conservative things you can assume when we
7 kind of want to look at a worst-case scenario.

8 Looking at the study we did, it looks
9 like we assumed five different drive-thrus,
10 including some of the small ones, the two small
11 ones that are in the proposed multi-tenant
12 buildings. And then three standalone, like you
13 would expect a McDonald's or whatever to be, so
14 that's it for the remaining ones. So that's a
15 pretty conservative view of those sites.

16 CHAIRMAN VARGULICH: Okay. So with those
17 assumptions, then if we got to the point where
18 there were six or seven drive-thrus, would it -- is
19 it normal that then Staff would ask the Applicant
20 to update the traffic report to address the fact
21 that now it's outside of the parameters?

22 MR. SYLVESTER: Yes, and a suggestion on
23 how to address that would maybe be for the Planning
24 Commission to say, Based on the fact that the

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1 traffic study assumed five drive-thru uses, if more
2 than X, like six or seven or eight, ultimately or
3 propose a new traffic study would be required
4 before that, whatever number would need approval.

5 CHAIRMAN VARGULICH: Right. Okay. Yeah,
6 I mean, I just think that's fair, especially given
7 in light that they're asking for drive-thrus to be
8 allowed on every lot. Even though you're not
9 intending --

10 MR. ILEKIS: Yeah.

11 CHAIRMAN VARGULICH: -- but who knows
12 what that really means.

13 MR. ILEKIS: Yeah, it's a crystal ball
14 right now. But like --

15 CHAIRMAN VARGULICH: Right.

16 MR. ILEKIS: -- in the past during
17 council, I think we did provide a plan that assumed
18 the worst case scenario with car stacking. It
19 didn't go over well because we showed the worst
20 case with, you know, 15-plus cars stacking on each
21 lot, et cetera, right?

22 So like, just fundamentally with this
23 site, the remaining site, obviously, it's 33 acres.
24 Without McGrath's portion, it's 23 acres. Each

1 individual lot is at least an acre. I think
2 there's one non-drive-thru building that's on less
3 than acre, Lot 3, the multi-tenant retail building.

4 But everything else is an acre or above
5 and can accommodate well over your code requirement
6 stacking, and usually well above user requirement
7 stacking for the higher-density-type uses that have
8 20-plus car stacks, of which, you know, a lot of
9 the uses we're showing today are like the
10 multi-tenant building and cap drive-thru spaces.

11 Like I said, those are
12 mobile-pickup-order-type drive-thru scenarios. We
13 might have one, two, maybe three cars, worst case,
14 five cars. Still it's accommodating 15 or 20 cars
15 worst case. So there should be a good balance
16 across the site. There's no really
17 fundamentally -- fundamental challenges with the
18 overall project.

19 MR. BOWMAN: Yeah, just a little more
20 information on that. You know, in our study, we
21 found that in, you know, throughout most of the
22 sector, there's like, well, sufficient reserve
23 capacity, right? So there's more capacity than
24 what it can. It's not like we're like on the edge

1 of, well, if there's like ten -- you know, a little
2 more traffic, things are going to fail. It'll go
3 terribly.

4 No. If you look at Pheasant Run, that's
5 a pretty large signal that can accommodate a lot of
6 trips in sort of just this local area. And so even
7 if there are more, you know, of drive-thrus added
8 in, this isn't going to push us over some threshold
9 that, you know, ruins everything with, you know.

10 CHAIRMAN VARGULICH: Yeah.

11 MR. BOWMAN: Yes, things will be a little
12 -- you know, a little worse. It'll be a little
13 slower, but it still will be well within
14 acceptable.

15 MR. EWOLDT: Did you state that your
16 study assumed five full-service drive-thru
17 restaurants?

18 MR. BOWMAN: No, we didn't have five
19 full-service.

20 MR. EWOLDT: Okay. Sorry.

21 MR. BOWMAN: Let me give you -- tell you
22 exactly what we did.

23 MR. EWOLDT: The only reason I'm asking
24 is because right now Dutch Bros is the only

1 full-service restaurant.

2 MR. BOWMAN: Yes.

3 MR. EWOLDT: They have two pickup lines,
4 which is like the Chipotle model, meaning you order
5 ahead, so there's one or two cars maybe
6 incidentally. The bank, which is -- that
7 generates, you know, a couple at most. And then
8 Valvoline, technically, if --

9 Is Valvoline technically drive-thru?

10 That may -- you know, they may have one
11 car or two cars waiting. I just throw that out
12 there for the purpose of this in the discussion.
13 It's not -- everything is not Dutch Bros, except
14 for McDonald's or Starbucks. They're varying
15 levels of drive-thru interests and levels.

16 CHAIRMAN VARGULICH: Yeah. And I think,
17 you know, my inquiry is more that we just approved
18 a couple months ago a drive-thru that's part of the
19 -- that's part of the Shodeen project on the far
20 west side that had an excessive amount of stacking,
21 okay, because that's their model, right? That is
22 what they do.

23 Doesn't mean you're going to be the
24 second location and both of them are in

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1 St. Charles, but there's other guys who also have
2 these, you know --

3 MR. EWOLDT: Correct, which is Dutch
4 Bros. That's a generic pattern, which is --

5 CHAIRMAN VARGULICH: Dutch Bros and
6 there's other ones. Yeah, and there's other people
7 who will enter the market over time, right? I
8 mean, you know. I mean, we don't know.

9 MS. PAYLEITNER: Yeah.

10 CHAIRMAN VARGULICH: Right? And so I do
11 think, you know, that maybe just the ability to --
12 if we get to that point where we have exceeded five
13 drive-thrus, that -- or six, that as Bruce
14 mentioned, then we just say they, you know, the
15 reports would just be updated.

16 MS. WEISE: Well, I think that --

17 CHAIRMAN VARGULICH: Which should be a
18 very minor --

19 MR. EWOLDT: I think the bank counted it
20 as a drive-thru, right?

21 CHAIRMAN VARGULICH: -- which should be a
22 very minor thing to do.

23 MR. EWOLDT: I think all they have is an
24 ATM.

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1 CHAIRMAN VARGULICH: That's a minor thing
2 to do once he's got the -- because he's got the
3 base all in.

4 MR. EWOLDT: And what I was --

5 MS. WEISE: I think what Zach is saying
6 is that I don't know if we should -- we can go
7 necessarily by number because the five that are
8 outlined right now are really not five fully
9 functioning only drive-thrus.

10 MS. PAYLEITNER: Well, one is.

11 MS. WEISE: One is. So that's the point
12 is like, well, the sixth -- would a sixth fully
13 functioning drive-thrus, that's probably still not
14 going to take it over. Because while, yes, there's
15 five, only one, Dutch Bros, is actually churning
16 traffic unlike the mobile pickup.

17 So I'm not sure we want to say if there's
18 six, they need to do a traffic study because they
19 have five, but really they're not five. You know
20 what I'm saying? Like, I'm --

21 CHAIRMAN VARGULICH: I understand.

22 MS. WEISE: I'm just thinking it would be
23 reasonable in what we're thinking about.

24 CHAIRMAN VARGULICH: And I would just

1 offer that since we don't know what it will be, the
2 ask is a minor ask. In the scope of what --
3 candidly. At the scope of what he's doing, what
4 these guys are doing, that ask to update that
5 report is a minor ask if in fact that happens.

6 If in fact that happens.

7 MR. BAZOS: It was said -- it was said to
8 me that and I'm not that familiar with drive-thrus
9 and pickup windows frankly. But would it not serve
10 your legitimate concern that, gee, is the traffic
11 study still valid? Could we not leave it to Staff
12 to say that at such point as the Staff feels
13 there's any concern about capacity. That before,
14 you know, they would have to approve any order, we
15 could update our traffic study?

16 Because pickup windows apparently create
17 much less of a problem than drive-thrus. And would
18 work -- I mean, if there's a legitimate concern
19 about a problem, we should address it with an
20 updated traffic study. Why don't we leave it to
21 Staff to ring that bell?

22 CHAIRMAN VARGULICH: Well, and I think
23 it's just one of those things that we could add as
24 part of --

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1 MR. BAZOS: Yeah.

2 CHAIRMAN VARGULICH: I think what Staff
3 was driving at, in part, was that can be part of
4 our recommendation. If we're going to set a series
5 of recommendations --

6 MR. BAZOS: Yeah.

7 CHAIRMAN VARGULICH: -- she'll say, Hey,
8 at the point that maybe it's the sixth or seventh,
9 that the Staff would then look at that and ask for
10 something to be --

11 MR. BAZOS: Perfect. I agree.

12 CHAIRMAN VARGULICH: -- so we could -- so
13 when the next one comes in, --

14 MR. BAZOS: We're good.

15 CHAIRMAN VARGULICH: -- we know how the
16 cumulative is running. Basically, it's about
17 looking at the cumulative, right? I mean --

18 MS. PAYLEITNER: Which is --

19 CHAIRMAN VARGULICH: You don't know what
20 the cumulative is? We don't.

21 MS. PAYLEITNER: Which is, you're kind of
22 touching on why I do not want to relinquish our
23 tool, special use approval drive-thrus. And also
24 why we're not operating a 24-hour, 7-day a week

1 truck stop. And that's the reason. I won't be
2 approving it with those two conditions in it. I
3 think that we're opening a can of worms by saying,
4 unlimited drivers.

5 CHAIRMAN VARGULICH: Okay.

6 MS. PAYLEITNER: And we can -- I guess
7 you can pretend we'll control and contain it by our
8 -- you know, our specifics and specs that are
9 required. And we can't be out there doing another
10 traffic study. There's, you know, too many. But,
11 I don't know, I just don't -- I'm not comfortable
12 really pushing that.

13 CHAIRMAN VARGULICH: Okay. Well, and all
14 of these can be -- after we close the public
15 hearing, --

16 MS. PAYLEITNER: Yeah. Right.

17 CHAIRMAN VARGULICH: -- it can be part of
18 a motion --

19 MS. PAYLEITNER: Yeah.

20 CHAIRMAN VARGULICH: -- that we can
21 determine and set out however many -- however long
22 you want to make that list.

23 MS. PAYLEITNER: Yeah.

24 CHAIRMAN VARGULICH: Okay? On things we

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1 agree with and don't agree with, and how we
2 approach that as part of --

3 MS. PAYLEITNER: Right, right, right.

4 CHAIRMAN VARGULICH: -- a cumulative
5 motion.

6 MS. PAYLEITNER: Got it.

7 CHAIRMAN VARGULICH: Okay? All right.
8 Okay, from your standpoint, this went
9 okay.

10 MS. JOHNSON: Yes.

11 CHAIRMAN VARGULICH: So I'm getting that
12 feeling.

13 MR. BAZOS: Gary, did your question get
14 answered?

15 MR. GRUBER: It did. Sorry about the
16 thing.

17 MR. FUNKE: Oh, it was just long-winded.

18 CHAIRMAN VARGULICH: Okay. You're good.
19 It's all good. It's all good.

20 All right. So given where we are in --
21 still on public comment just before we close this
22 public hearing?

23 All right. We're good. All right. Just
24 double-checking. Don't want anybody to feel left

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1 out.

2 All right. So do we have a motion to
3 close the public hearing?

4 MR. BAZOS: I'll make a motion to close
5 the public hearing.

6 MS. PAYLEITNER: I'll second.

7 CHAIRMAN VARGULICH: We have a motion and
8 a second. All right.

9 Roll call.

10 Carolyn Weise?

11 MS. WEISE: Yes.

12 CHAIRMAN VARGULICH: Zach Ewoldt.

13 MR. EWOLDT: Yes.

14 CHAIRMAN VARGULICH: Jeff Funke.

15 MR. FUNKE: Yes.

16 CHAIRMAN VARGULICH: Gary Gruber.

17 MR. GRUBER: Yes.

18 CHAIRMAN VARGULICH: John Fitzgerald.

19 MR. FITZGERALD: Yes.

20 CHAIRMAN VARGULICH: Cory Jones.

21 MR. JONES: Yes.

22 CHAIRMAN VARGULICH: Rita Payleitner?

23 MS. PAYLEITNER: Yes.

24 CHAIRMAN VARGULICH: John Baker.

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1 MR. BAKER: Yes.

2 CHAIRMAN VARGULICH: Myself, yes.

3 All right. So 5-B

4 All right. So we can have further
5 discussion. Key item, further discussion, and
6 hopefully get to a point of motion for this
7 project.

8 So any further discussion before we look
9 for a motion? Anything else we want to discuss?

10 MR. EWOLDT: Peter, do you want to do a
11 straw poll on some of the items to help aid in some
12 of the discussion possibly?

13 MS. PAYLEITNER: Yeah, where everybody
14 stands on things. That's probably --

15 CHAIRMAN VARGULICH: Like --

16 MS. WEISE: I didn't hear what you said.

17 MR. EWOLDT: Straw. Do like a straw poll
18 on some of the topics generally to see, you know,
19 who's even -- like, again, drive-thrus for example.
20 You know, we can -- we can have a straw poll.
21 Who's okay voting for us or voting with
22 restrictions, something like that, just so you know
23 where we are and that we can discuss. Just so --
24 because if everybody's forced sometimes then, we

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1 can rehash it. You know, get into much detail
2 before -- without the recommendation.

3 CHAIRMAN VARGULICH: Yeah, that's fine.
4 That's fine.

5 MR. EWOLDT: I'm just thinking to help
6 guide.

7 CHAIRMAN VARGULICH: I mean, at the end
8 of the day the recommendation can be whatever it
9 is. One person gets to start it, all right? And
10 then we can agree and disagree and vote yes or vote
11 no. But happy to talk about any of these things as
12 part of our initial discussion before we set a
13 motion.

14 So, all right. So unlimited drive-thrus,
15 we'll just call it that, all right? Or making it a
16 permitted use verses a special use, okay?

17 So no?

18 MR. EWOLDT: I'd like to exclude 14, Lot
19 14.

20 CHAIRMAN VARGULICH: So you're okay with
21 the rest of it, but not 14?

22 MR. EWOLDT: Yes.

23 CHAIRMAN VARGULICH: All right.

24 Anybody else care, would care to weigh

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1 in?

2 MR. GRUBER: I would concur with that.

3 MR. BAKER: Yeah, I agree.

4 MR. FUNKE: I agree.

5 MS. WEISE: Yeah.

6 CHAIRMAN VARGULICH: Agree with it?

7 MS. WEISE: They are just --

8 CHAIRMAN VARGULICH: It's just --

9 MS. WEISE: Yeah. Yeah, they already
10 said that they would be --

11 CHAIRMAN VARGULICH: Yeah.

12 MS. WEISE: -- willing to come back to
13 the 14, so yeah.

14 CHAIRMAN VARGULICH: Yeah.

15 MR. EWOLDT: And if there's an issue,
16 they could talk to McGrath. You know, McGraths and
17 they can talk to City Council, the committee as a
18 whole and work that out if there's a difference of
19 opinion in the meantime.

20 MS. WEISE: Yeah.

21 CHAIRMAN VARGULICH: Yeah.

22 All right. All right.

23 All right. So now we have the --

24 MS. PAYLEITNER: The cheese stands

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1 alone.

2 CHAIRMAN VARGULICH: With the --

3 MS. PAYLEITNER: Again. Yes, again.

4 CHAIRMAN VARGULICH: -- is the exception.

5 No, no, we have other things on the deviations and
6 exceptions.

7 MS. PAYLEITNER: That those -- right.
8 Right.

9 CHAIRMAN VARGULICH: So --

10 MS. PAYLEITNER: The other -- well.

11 CHAIRMAN VARGULICH: There's quite a
12 list, right? And I think that --

13 MS. PAYLEITNER: There's two, three, four
14 -- five things. Yeah.

15 CHAIRMAN VARGULICH: Yeah, and I think
16 that we have a -- if we are doing a PUD, all those
17 criteria, you know, are weighed as a group. You
18 know, each individual one doesn't have to be met.
19 It's about -- okay.

20 MS. PAYLEITNER: Yeah, that's -- are you
21 talking about -- I don't know if that's --

22 CHAIRMAN VARGULICH: Well, they're asking
23 for a PUD, so.

24 MS. PAYLEITNER: Right.

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1 CHAIRMAN VARGULICH: So we -- that is --

2 MS. PAYLEITNER: Right. Well, yeah. But
3 you're talking, did -- I don't think these related
4 to --

5 CHAIRMAN VARGULICH: No. No.

6 MS. PAYLEITNER: Okay.

7 CHAIRMAN VARGULICH: But we do have the
8 PUD to approve also. So everybody understand --

9 MS. PAYLEITNER: Got you. Yeah

10 CHAIRMAN VARGULICH: Right? So there's a
11 whole series of lists and they put in writing their
12 things, their discussion today that the offerings
13 have outweighed the exceptions and hence the PUD.

14 MS. PAYLEITNER: Correct.

15 CHAIRMAN VARGULICH: And they're all okay
16 with that, right? Is that a fair statement?
17 They're all okay with the PUD.

18 MS. PAYLEITNER: The findings of fact,
19 right?

20 CHAIRMAN VARGULICH: Right. We're good
21 with that, right?

22 MS. WEISE: I am.

23 CHAIRMAN VARGULICH: Right? Yeah.

24 MR. EWOLDT: Yes.

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1 CHAIRMAN VARGULICH: Okay. All right.
2 So then that's a simple one. All right. We don't
3 have to play with that, all right?

4 Anything else?

5 MS. PAYLEITNER: So you're asking if
6 anybody has any --

7 UNIDENTIFIED SPEAKER: Conditions.

8 MS. PAYLEITNER: Condition -- well, not
9 conditions first, but for the findings of fact, for
10 the seven, whatever.

11 Anybody have a objection to any of those?

12 Not as they stand, no.

13 CHAIRMAN VARGULICH: Okay. All right.
14 So that's easy enough. All right. And then on,
15 you know, we have the special use.

16 MS. PAYLEITNER: Okay.

17 CHAIRMAN VARGULICH: So that's -- part of
18 it is the list of deviations.

19 MS. PAYLEITNER: Right.

20 CHAIRMAN VARGULICH: Which all is a part
21 of PUD. So I'm sure there's a problem here for
22 you?

23 MS. PAYLEITNER: Right.

24 CHAIRMAN VARGULICH: Right?

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1 MS. WEISE: What are you talking about?

2 CHAIRMAN VARGULICH: So the --

3 MS. WEISE: These? The PUD deviations?

4 MS. PAYLEITNER: Yes. Right.

5 CHAIRMAN VARGULICH: Yeah. There there's
6 one. The one that --

7 MS. PAYLEITNER: Right.

8 CHAIRMAN VARGULICH: -- we did not care
9 for.

10 MS. WEISE: Right. But we have already
11 gone through that one. The majority are fine with
12 it, right? Is that -- do you want to go through --

13 CHAIRMAN VARGULICH: No.

14 MS. WEISE: -- each one of these? Is
15 that what you're doing?

16 CHAIRMAN VARGULICH: No.

17 MS. WIESE: Oh.

18 CHAIRMAN VARGULICH: No, no, no. Find
19 the ones that we want to discuss.

20 MS. WEISE: Just making sure because
21 there's nobody --

22 CHAIRMAN VARGULICH: Find the ones that
23 we want to discuss.

24 MS. WEISE: Oh.

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1 CHAIRMAN VARGULICH: Okay. So if we're
2 generally okay with a bunch of things, we don't
3 need to discuss it.

4 MS. WEISE: Correct.

5 CHAIRMAN VARGULICH: But then we can talk
6 about other little things that are part of a
7 recommendation that --

8 MS. WEISE: Well, --

9 CHAIRMAN VARGULICH: -- we're basically
10 making to Staff.

11 MS. WEISE: So it sounds -- I mean, it
12 sounded like, based on the entire conversation,
13 that so we have gone through the drive-thru
14 element, and that the remaining ones that seem to
15 be sticking points were the facade.

16 MR. BAZOS: Foundation. Plantings.

17 MS. WEISE: The connectivity and the
18 landscaping buffer on the front.

19 MS. PAYLEITNER: Those aren't deviations,
20 though. They're --

21 MS. WEISE: No, no, no. I know. I'm not
22 talking about deviations.

23 MS. PAYLEITNER: Yes.

24 MS. WEISE: I'm talking about --

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Conducted on July 21, 2026

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1 MR. BAKER: Conditions.

2 MS. WEISE: -- things that we would want
3 to emphasize should we make a recommendation for
4 approval, that those are the things that we would
5 want to suggest that that's --

6 MR. BAZOS: That they would work with
7 Staff.

8 MS. JOHNSON: Correct. That they'd work
9 with Staff.

10 CHAIRMAN VARGULICH: Correct.

11 MS. PAYLEITNER: What I'm saying is we --
12 those three, we have already gone through the
13 drive-thru thing. Is there something out there
14 that we -- that has not come up that you want to
15 talk about. Is that you're asking?

16 CHAIRMAN VARGULICH: No, I think that
17 there's a concern.

18 I don't -- I guess I'm paraphrasing, I
19 guess.

20 MS. PAYLEITNER: No, please do.

21 CHAIRMAN VARGULICH: There's a concern
22 that one of the requests is for Lot 14 to have,
23 basically, a truck stop.

24 MS. PAYLEITNER: Well, they have a truck

1 stop, but we're saying that it's okay that they
2 operate 24 hours, 7 days a week.

3 Right, Ellen, that's the deviation?

4 MS. JOHNSON: Yes, but I don't believe
5 that's necessarily required because we don't have
6 anything in our city code that restricts operating
7 hours for businesses, for that type of business.

8 MS. PAYLEITNER: Okay. So it shouldn't
9 even --

10 MS. JOHNSON: So it was included in the
11 supplement, but I don't think it's really --

12 MS. PAYLEITNER: It shouldn't be coming
13 out of there then?

14 MS. WEISE: Correct.

15 MS. PAYLEITNER: Okay. Okay.

16 CHAIRMAN VARGULICH: Well, then that's
17 simple.

18 MR. EWOLDT: And that's the request
19 permitted special uses, administrative permission
20 section?

21 CHAIRMAN VARGULICH: Okay.

22 CHAIRMAN VARGULICH: All right.

23 MS. PAYLEITNER: Okay. And that's really
24 the only other one, right? Thank you.

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1 CHAIRMAN VARGULICH: Okay. All right.
2 So then is there a motion? Since I think we have
3 aired all the topics that we wanted to have a
4 little discussion before we get to a motion.

5 MR. EWOLDT: Yeah, and I just want to add
6 that, you know, within the memo, I'm in agreeance
7 with all Staff's comments related to all the
8 requested deviations. So I think that they're
9 appropriate and should be included in the
10 recommendation as written by Staff.

11 MS. WEISE: Good. Agreed.

12 CHAIRMAN VARGULICH: Yeah, that's fine.

13 MR. EWOLDT: All right.

14 CHAIRMAN VARGULICH: That can all be part
15 of --

16 MR. EWOLDT: Yep.

17 CHAIRMAN VARGULICH: -- the motion.

18 MR. EWOLDT: Just wanted to bring that
19 up.

20 CHAIRMAN VARGULICH: Yeah, no, no.
21 That's part of the motion.

22 MS. JOHNSON: Can I have one
23 clarification? So one of those items that was
24 regarding building foundation landscaping, and

1 there's a request to waive building foundation
2 requirements for the remaining lots that aren't
3 shown yet on the plans.

4 And so one of Staff's comments in the
5 Staff report is to require the building foundation
6 landscaping to meet code for those -- for those
7 lots as opposed to accepting that deviation.

8 MR. EWOLDT: Yes.

9 MR. GRUBER: Yes, other than Lot 14 or
10 including Lot 14?

11 MS. JOHNSON: Excluding Lot 14.

12 CHAIRMAN VARGULICH: Right. And I'll --
13 and my earlier comment was that given the plans
14 that they submitted, they have exercised that
15 request for a deviation. And so I think -- my
16 preference would be not, just to be consistent with
17 what Staff has put in their report for the
18 remaining lots, with these first lots.

19 From a consistency standpoint, if we're
20 going to agree with Staff for the remaining lots,
21 then, to me, it has to go across the project, not
22 just be half the project, if you will. And so that
23 was more of my comment to her --

24 MS. WEISE: So, Ellen, if we said,

1 subject to Staff comments, as part of our -- as
2 part of our motion that includes -- does that
3 incorporate what you're saying? Or do we have to
4 add stronger language?

5 MR. JONES: You are saying would it
6 require them to be code compliant on all the
7 foundation land.

8 MS. JOHNSON: Yeah, I think if there's
9 any deviations they're requesting that you're not
10 comfortable with and you don't support them, that
11 should be stated in the motion.

12 MS. WEISE: Okay. Okay.

13 MR. EWOLDT: Ultimately, City Council can
14 agree or disagree.

15 MS. PAYLEITNER: Anyway. Right. Right.

16 CHAIRMAN VARGULICH: That's true every
17 day. True every day.

18 All right. So is there a motion?

19 MR. EWOLDT: Just on the foundation
20 landscaping, there's one more thing.

21 Ellen, for the multi-tenant building,
22 it's collective. It's across the whole front
23 plane. It's not for each tenant space, correct?

24 MS. JOHNSON: Yes, that's correct. And

1 for -- there's some language in the Staff report
2 reflecting the supplement to the application for
3 the multi-tenant buildings. There are some
4 deviations for foundation landscaping.

5 They're providing some foundation
6 landscaping, but not a hundred percent of what's
7 required. So they are requesting a deviation based
8 on what's shown, and then allowing for further
9 flexibility depending on tenants.

10 MS. WEISE: Okay.

11 CHAIRMAN VARGULICH: Okay. Anybody
12 willing to take a shot at the motion?

13 No? Yes?

14 MS. WEISE: Go, Zach.

15 MR. EWOLDT: I don't know --

16 MS. WEISE: All right. I'll try, but
17 you're all going to have to help.

18 CHAIRMAN VARGULICH: Do our best.

19 MS. WEISE: Yeah.

20 I make a motion to approve The Shops at
21 Pheasant Run, 4051 East Main Street, SC Landman
22 LLC, application for special use for planned unit
23 development and their application for the PUD
24 preliminary plan.

1 This where -- this is where it gets --
2 Okay. Subject, obviously, to all Staff
3 comments with the request that -- per Staff
4 comments, the foundation landscaping for all lots,
5 with the exception of Lot 14, do not deviate from
6 the requested PUD deviation related to bulk
7 standards.

8 And that additional considerations are
9 given per Planning Commission's comments and with
10 Staff's input on the connectivity of all walkways.
11 And additional consideration given to landscaping
12 needs at the North 64th --

13 Is that what you're --

14 Well, both 64, the front facing
15 foundation as well as the --

16 What was that road?

17 CHAIRMAN VARGULICH: Shops Drive.

18 MS. WEISE: Shops Drive Road and --

19 UNIDENTIFIED SPEAKER: Architecture.

20 MS. WEISE: -- the facade architecture --

21 Help me here with your comments.

22 Again, weighing in on Jeff Funke's
23 comments from Planning Commission.

24 MR. EWOLDT: Yeah, then the next one

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1 would be the drive-thru.

2 MS. WEISE: And that with the exception
3 of Lot 14, that Staff is able to offer or weigh in
4 for an additional traffic study, should it be
5 needed, based on the ultimate number of drive-thru
6 facilities that take part in the entire
7 development.

8 Is that right?

9 MR. EWOLDT: And that Lot 14 still
10 requires special --

11 MS. WEISE: And Lot 14 still requires a
12 special use to come back to Plan Commission should
13 the --

14 MR. EWOLDT: Dealership.

15 MS. WEISE: -- dealership development
16 fall through.

17 UNIDENTIFIED SPEAKER: Well done.

18 CHAIRMAN VARGULICH: Okay. Okay. Is it
19 good?

20 MR. EWOLDT: So the special motion?

21 CHAIRMAN VARGULICH: I'm sorry?

22 MR. EWOLDT: Do we want to do a special
23 on them both? Or --

24 CHAIRMAN VARGULICH: No, no, no, no.

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1 MR. EWOLDT: Making sure. Okay.

2 CHAIRMAN VARGULICH: No, no, no. No
3 discussion.

4 MS. WEISE: Was that okay?

5 CHAIRMAN VARGULICH: We're --

6 MS. WEISE: Did you catch all that?

7 MS. JOHNSON: I got that. One
8 clarification on foundation landscapes. So the
9 condition was to not allow a deviation for the
10 remaining lots, but to allow a deviation as shown
11 for the lots that they showing landscaping for?

12 MS. WEISE: No, sorry. It's that to --

13 CHAIRMAN VARGULICH: Not.

14 MS. WEISE: -- not allow the deviation to
15 follow Staff's recommendation --

16 MS. JOHNSON: Okay.

17 MS. WEISE: -- for the landscaping --

18 MR. EWOLDT: So me code.

19 MS. JOHNSON: So --

20 MS. WEISE: You said what?

21 MS. JOHNSON: -- just to clarify --

22 MS. WEISE: Me code.

23 MS. WEISE: Me code.

24 MS. JOHNSON: So Staff is comfortable

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1 with the landscaping deviations reflected on the
2 plans for the six lots shown. We just weren't
3 comfortable granting a deviation for the remaining
4 lots.

5 MS. WEISE: For facing --

6 MS. JOHNSON: Yes.

7 MS. WEISE: So that's --

8 MS. JOHNSON: Facing lots.

9 MS. WEISE: -- what I'm trying to --
10 that's what I'm trying to enumerate. So, yes.

11 MS. JOHNSON: Okay.

12 MS. WEISE: So we are comfortable as long
13 as -- with what is proposed, but that we will not
14 allow the deviation and per Staff's comments and
15 recommendation for the remaining undeveloped lots.

16 MS. JOHNSON: Got it. Thank you.

17 MS. WEISE: You're welcome.

18 CHAIRMAN VARGULICH: Good. Good. All
19 right.

20 MR. EWOLDT: Absolutely.

21 CHAIRMAN VARGULICH: So we have a motion.
22 I'll have to repeat all that, sorry.

23 All right. So we have a motion.

24 MS. WEISE: We need a second.

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1 CHAIRMAN VARGULICH: Huh?

2 MS. WEISE: Do we need a second?

3 CHAIRMAN VARGULICH: Yeah.

4 MR. JONES: I'll second.

5 CHAIRMAN VARGULICH: All right. Thank
6 you. Give that one to Cory.

7 So we have a motion to approve the
8 application for special use PUD and preliminary
9 plan for the Shops at Pheasant Run, 4051 East Main
10 Street, submitted by Sc Landman LLC, with the
11 recommendations to address all Staff comments in
12 their memo related to this public hearing. The --
13 address the comments from the Planning Commission
14 related to connectivity and pedestrian movements,
15 the landscape improvements for Shops Drive and the
16 pond, for having a second pass, if you will, at
17 facade articulation per the Planning Commission's
18 recommendations.

19 We are in agreement with the drive-thrus
20 for Lots 1 through 13, with the caveat that once
21 the drive-thrus have exceeded the spec -- the
22 initial Callaway report, it's that Staff can
23 request an additional update to make sure that
24 everything is still in keeping with that report,

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1 and that the drive-thrus do not include Lot 14.
2 And that there Lot 14, there would also be a
3 requirement to come back with a special use related
4 to that property if it doesn't become the
5 dealership that's being proposed.

6 MS. WEISE: And the -- and that we're
7 agreeing to Staff's --

8 CHAIRMAN VARGULICH: That's it. That was
9 in their Staff report.

10 MS. WEISE: Oh, it was?

11 CHAIRMAN VARGULICH: That's in the Staff
12 report, yeah.

13 MS. WEISE: Okay.

14 CHAIRMAN VARGULICH: So we don't --
15 that's in the Staff report.

16 MR. EWOLDT: I think we have got to
17 explain. I think the end was that the special use
18 was framed towards just the drive-thru. To come
19 back if it's a drive-thru for Lot 14.

20 MS. PAYLEITNER: For Lot 14.

21 MS. WEISE: Correct.

22 MR. EWOLDT: Yeah, that's what it was --
23 so we, just to be clear.

24 CHAIRMAN VARGULICH: I'm sorry. All

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1 right. So I thought so if there was a drive-thru
2 for Lot 14, --

3 MR. EWOLDT: Yes.

4 CHAIRMAN VARGULICH: -- they would be --
5 all right. Thank you.

6 Okay. All right. So unless there's
7 anything else or I missed something and repeating
8 that, roll call.

9 Colleen Wiese?

10 MS. WEISE: Yes.

11 CHAIRMAN VARGULICH: Zach Ewoldt?

12 MR. EWOLDT: Yes.

13 CHAIRMAN VARGULICH: Jeff Funke?

14 MR. FUNKE: No.

15 CHAIRMAN VARGULICH: Gary Gruber?

16 MR. GRUBER: Yes.

17 CHAIRMAN VARGULICH: John Fitzgerald?

18 MR. FITZGERALD: Yes.

19 CHAIRMAN VARGULICH: Cory Jones?

20 MR JONES: Yes.

21 CHAIRMAN VARGULICH: Rita Payleitner?

22 MS. PAYLEITNER: No.

23 CHAIRMAN VARGULICH: Sean Baker?

24 MR. BAKER: Yes.

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1 CHAIRMAN VARGULICH: Myself? No.

2 Motion passes. And that concludes items
3 5-B. There we go. I think we're about ready to
4 rumble. No public comment. Nobody cared to say
5 anything at the beginning, so I think we're good.

6 Ellen or Bruce, next meeting?

7 MS. JOHNSON: We may be canceling the
8 first meeting of August, but I'll let you know.

9 CHAIRMAN VARGULICH: All right. Perfect.
10 That's -- yeah. Okay.

11 Motion to adjourn?

12 MR. BAKER: I'll make that motion.

13 UNIDENTIFIED SPEAKER: I'll second.

14 CHAIRMAN VARGULICH: All right. All
15 those in favor?

16 ALL PARTIES: Aye.

17 CHAIRMAN VARGULICH: All right. Planning
18 Commission concludes, 9:50.

19 (Whereupon, the matter concluded at
20 9:50 p.m.)

21 ///

22

23

24

CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Lawrence Wallace, the officer before
whom the foregoing proceedings were taken, do
hereby certify that any witness(es) in the
foregoing proceedings were fully sworn; that the
proceedings were recorded by me and thereafter
reduced to typewriting by a qualified
transcriptionist; that said digital audio recording
of said proceedings are a true and accurate record
to the best of my knowledge, skills, and ability;
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.

A handwritten signature in cursive script that reads "Lawrence Wallace". The signature is written in dark ink on a light-colored background.

LAWRENCE WALLACE

NOTARY PUBLIC FOR THE STATE OF ILLINOIS

CERTIFICATE OF TRANSCRIBER

I, Deborah S. Anderson, do hereby certify
that this transcript was prepared from the digital
audio recording of the foregoing proceeding; that
said transcript is a true and accurate record of
the proceedings to the best of my knowledge,
skills, and ability, 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.

Deborah Anderson

Deborah S. Anderson, CET-998

July 28, 2026



Staff Report
Plan Commission Meeting – September 9, 2026

Applicant:	FHS Jewel Parcel LLC; FHS Piazza LLC
Property Owner:	FHS Jewel Parcel LLC; FHS Piazza LLC
Location:	100 – 652 N Kirk Road
Purpose:	Adjust lot lines
Applications:	Minor Subdivision – Final Plat
Public Hearing:	N/A
Zoning:	BR Regional Business / PUD
Current Land Use:	Commercial
Comprehensive Plan:	Corridor/Regional Commercial

Fox Haven Square Resubdivision



Subject Property

Summary of Proposal:	Requested is approval of a Plat of Resubdivision for the portion of the Stuart's Crossing PUD that includes Fox Haven Square, Jewel, and the adjacent multi-tenant building (Small Shops). The proposed Plat modifies the interior lot lines of the three existing lots to better align with the three components of the subject property – Fox Haven Square, Jewel, and Small Shops. No additional lots are proposed. Existing easements will remain in place.
Info / Procedure on Application:	Minor Subdivision – Final Plat: • Final Plat approval for subdivisions with 4 or fewer lots with no required stormwater detention or utility extensions. Engineering plans are not required. • Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc. • Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). • A public hearing is not required for this type of application. • No findings of fact are applicable to this application.
Suggested Action:	Review the Minor Subdivision – Final Plat. Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes Lots 3, 4, and 5 in the Stuart's Crossing Retail Subdivision, recorded in 1998. The lots are located along N Kirk Road between E Main Street and Foxfield Drive.

The subject property is also part of the Stuart's Crossing PUD, approved under Ord. 1997-M-115. In 2024, a PUD Amendment was approved under Ord. 2024-Z-14 which established development standards and approved plans for Fox Haven Square, a commercial development by Greco Investment Management, LLC, which is currently under construction on the 7-acres south of Jewel.

The existing lots which constitute the subject property contain the following improvements:

- Lot 3 – Private drive connecting Kirk Road to Charlestowne Mall property, northern portion of Fox Have Square parking lot, and multi-tenant retail building south of Jewel ("Small Shops" building)
- Lot 4 – Private drive off E Main Street, all of Fox Haven Square except northern portion of parking lot
- Lot 5 – Jewel and parking for Jewel and Small Shops

II. PROPOSAL

FHS Jewel Parcel LLC & FHS Piazza LLC, property owners represented by AJ Jaffe of G Ninety Family Partners, is requesting resubdivision of the subject property. No new lots will be created. The purpose of the resubdivision is only to modify interior lot lines to better of align with the three components of the subject property – Jewel, Small Shops, and Fox Haven Square.

- Lot 1 – 7.960 acre – Jewel building and parking
- Lot 2 – 2.403 acres – Small Shops building and parking
- Lot 3 – 9.199 acres – Fox Haven Square, private drive connecting Kirk Road to Charlestowne Mall property, and private drive off E Main Street

III. ANALYSIS

A. Bulk Standards

The three proposed lots meet the 1-acre minimum lot area requirement of the BR- Regional Business District.

The proposed lot layout will not create any nonconformities. The existing improvements on the subject property will continue to meet all relevant bulk standards of the BR District and the Stuart's Crossing PUD.

B. Easements

Easements granted on the 1998 Stuart's Crossing Retail Subdivision Plat will remain in place and are referenced on the proposed Plat. This includes a blanket utility easement over the subject property and an access easement over the southern private drive.

Shared parking and cross-access easements between Jewel, Small Shops, and the property that is now Fox Haven Square were established on a Construction, Operation and Reciprocal Easement Agreement recorded in 1998. This document will remain in place.

IV. SUGGESTED ACTION

Staff has found the application materials to be complete and the Plat to be in compliance with the Zoning and Subdivision Codes. Staff recommends approval.

V. ATTACHMENTS

- Applications for Minor Subdivision – Final Plat; received 6/19/26
- Final Plat of Subdivision – Fox Haven Square Resubdivision
- For Reference: Stuart's Crossing Retail Plat of Subdivision; Aerial Exhibit

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use

Project Name: Fox Haven Square Resubdivision
Project Number: 2026 -PR- 010
Cityview Project Number: PLMS202600027

Received Date

RECEIVED

JUN 19 2026

City of St. Charles
Community Development

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code;
 - 2) No more than 4 lots;
 - 3) No public utility extensions or new streets are required to serve the subdivision;
 - 4) No stormwater detention is required to serve the subdivision;
 - 5) All lots meet minimum zoning standards.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1. Property Information:	Location:	100-652 N Kirk Rd
	Parcel Number (s):	09-25-178-001;002;003
	Proposed Subdivision Name:	Fox Haven Square
2. Applicant Information:	Name:	FHS Jewel Parcel LLC ; FHS Piazza LLC
	Address:	200 N Kirk Rd Suite D St. Charles, IL 601743
3. Record Owner Information:		Phone: 6305800372
		Email: aj@g-ninety.com
3. Record Owner Information:	Name:	FHS Jewel Parcel LLC; FHS Piazza LLC
	Address:	200 N Kirk Rd Suite D St. Charles, IL 60174
3. Record Owner Information:		Phone: 6305800372
		Email: aj@g-ninety.com

4. Required Attachments:

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.

Submit 1 copy of each required item, unless otherwise noted.

☒ **APPLICATION FEE:** \$300

☒ **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 subject property:

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

☐ **FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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.

☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

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.

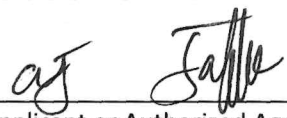
Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

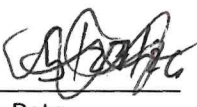
- ☒ **FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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

6/19/26
Date


Applicant or Authorized Agent

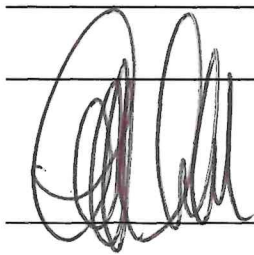
6/19/26 
Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

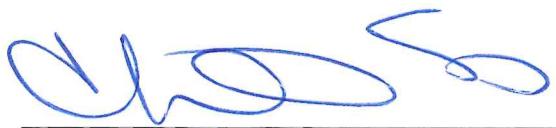
I, Edardo Greco, being first duly sworn on oath depose and say that I am
Manager of FHS Jewel Parcel and FHS Piazza LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 19th day of

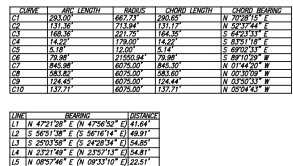
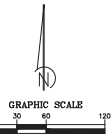
June, 2026



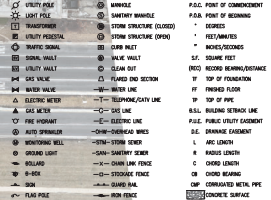
Notary Public



BEING A RESUBDIVISION OF LOTS 3, 4, AND 5 OF STUART'S CROSSING RETAIL, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98K083752 IN KANE COUNTY, ILLINOIS

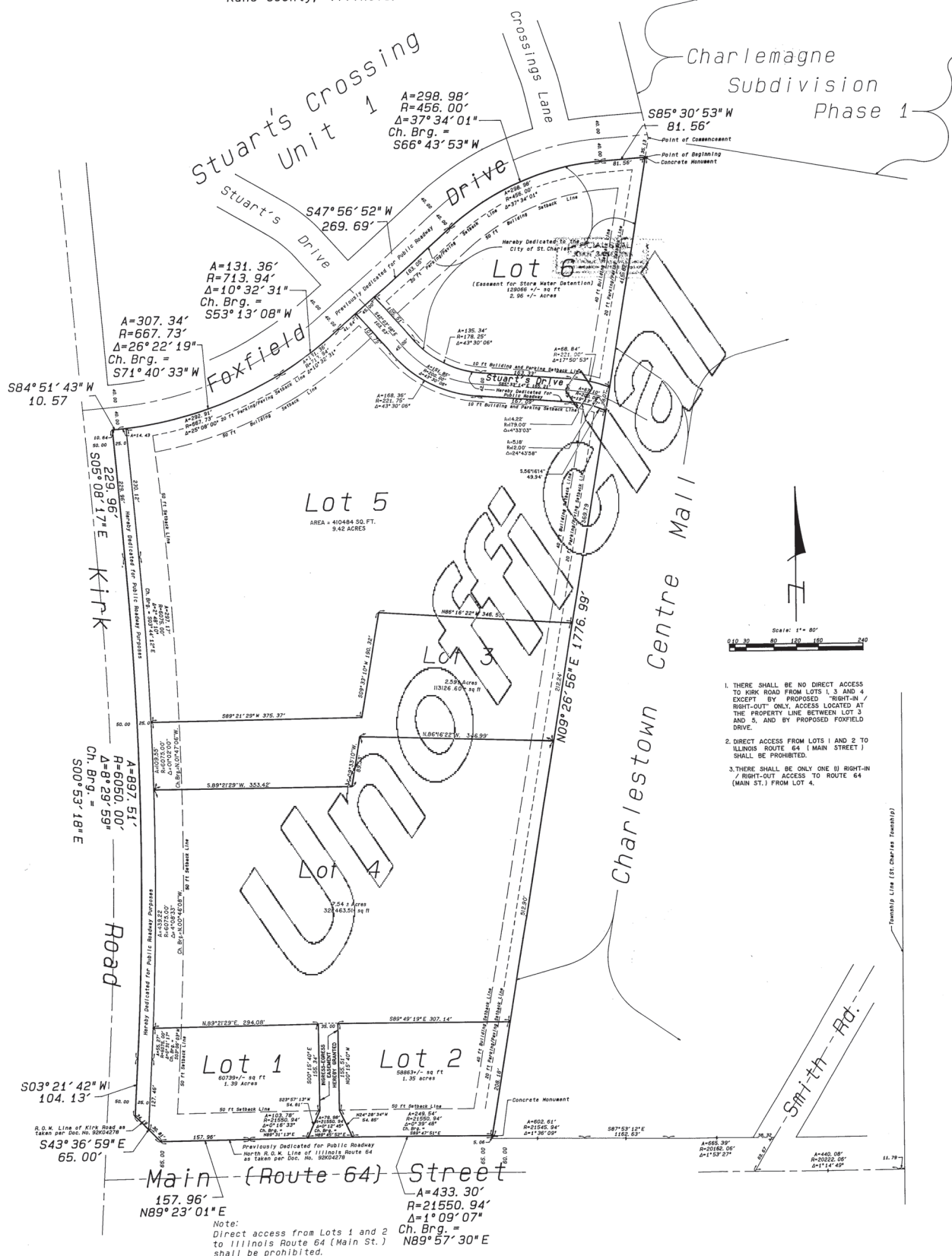
[illegible]

BEING A RESUBDIVISION OF LOTS 3, 4, AND 5 OF STUART'S CROSSING RETAIL, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98K083752, IN KANE COUNTY, ILLINOIS.



Stuart's Crossing Retail

Being a Subdivision of part of the Northwest Quarter of Section 25,
Township 40 North, Range 12 East of the Third Principal Meridian, in
Kane County, Illinois.



SHEET NO.
ONE
DATE: 2/26/98
JOB NO: 97-134

CR & R
CHRISTIAN-ROGE & RIBANDO
211 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606
(312) 372-2023
FAX (312) 372-5274

PREPARED FOR, SUBMITTED BY & RETURN TO:

HAMILTON PARTNERS, INC.
300 PARK BLVD.
ITASCA, IL. 60143-2636
(630) 250-4876

Drawn By: <u>GS</u>		Designed By: <u>GS</u>		Scale: <u>N/A</u>	
FINAL SUBDIVISION PLAT					
REVISIONS					
1	3-18-98	PER OWNER	4	7-14-98	PER CITY/ PER CLIENT
2	4-2-98	PER CITY REVIEW	6	9-1-98	PER REVIEW
3	4-16-98	PER CITY REVIEW			
5	9-3-98	PER CLIENT REVIEW			