

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, OCTOBER 18, 2022**

Members Present: Peter Vargulich
Laurel Moad
Karen Hibel
Jeffrey Funke
Colleen Wiese
Zachary Ewoldt
Gary Gruber
Chris Studebaker

Members Absent: Dave Rosenberg

Also Present: Russell Colby, Director of Community Development
Derek Conley, Director of Economic Development
Rachel Hitzemann, Planner
Ellen Johnson, Planner

1. Call to order

Chairman Vargulich called the meeting to order at 7:01 p.m.

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the September 20, 2022 meeting of the Plan Commission

Motion was made by Ms. Moad, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the September 20, 2022 Plan Commission meeting.

5. Consume Cannabis of St. Charles, 584 S. Randall Rd. (Union Group of St. Charles LLC)

Application for Special Use

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 Ms. Wiese and seconded by Mr. Studebaker to close the public hearing.

Roll call vote:

Ayes: Moad, Wiese, Funke, Hibel, Ewoldt, Gruber, Studebaker, Vargulich

Nays:

Absent: Rosenberg

Motion carried 8-0

b. Discussion and 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. Wiese and seconded by Mr. Gruber to recommend approval of an Application for Special Use for Consume Cannabis of St. Charles, 584 S. Randall Rd. (Union Group of St. Charles LLC) with the condition that pedestrian safety elements, such as crosswalk, stop sign, and/or speed bump, be installed to help control traffic flow along the north-south access drive; and subject to resolution of all staff comments.

Roll call vote:

Ayes: Moad, Wiese, Hibel, Gruber, Studebaker, Vargulich

Nays: Funke, Ewoldt

Absent: Rosenberg

Motion carried: 6-2

6. Plan Commission Rules of Procedure Update

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, seconded by Ms. Moad and unanimously passed by voice vote to adopt the modified Plan Commission Rules of Procedure.

7. Additional Business from Plan Commission Members or Staff

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

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, November 8, 2022 at 7:00pm Council Chambers – To be cancelled due to Election Day

Tuesday, November 22, 2022 at 7:00pm Council Chambers

Tuesday, December 6, 2022 at 7:00pm Council Chambers

- b. Planning & Development Committee
 - Monday, November 14, 2022 at 7:00pm Council Chambers
 - Monday, December 12, 2022 at 7:00pm Council Chambers

10. Public Comment - None

11. Adjournment at 8:00 p.m.



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Transcript of Hearing-In Re Consume Cannabis of St. Charles, 584 S. Randall Rd

Date: October 18, 2022

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----X
In Re: Consume Cannabis of :
St. Charles, 584 S. Randall :
Rd. (Union Group of St. :
Charles, LLC) - Application :
for Special Use :
-----X

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, October 18, 2022
7:01 p.m. CDT

Job No.: 412187
Pages: 1 - 60
Reported by: Kristine Wesner, CVR

1 Report of proceedings of THE ST. CHARLES PLAN
2 COMMISSION, held at the location of:

3

4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

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22 Pursuant to agreement, before Kristine
23 Wesner, Certified Verbatim Reporter, and Notary
24 Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- PETER VARGULICH, Chairman
- CHRIS STUDEBAKER, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner
- KAREN HIBEL, Commissioner
- JEFFREY FUNKE, Commissioner
- GARY GRUBER, Commissioner
- COLLEEN WIESE, Commissioner

ALSO PRESENT:

- Ellen Johnson, Planner
- Rachel Hitzemann, Planner
- Derek Conley,
Director of Economic Development
- Russell Colby,
Director of Community Development

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P R O C E E D I N G S

CHAIRMAN VARGULICH: Good evening,
everyone. I'd like to have roll call for the
St. Charles Plan Commission.

Laurel Moad?

COMMISSIONER MOAD: Here.

CHAIRMAN VARGULICH: Colleen Wiese?

COMMISSIONER WIESE: Here.

CHAIRMAN VARGULICH: Jeff Funke?

COMMISSIONER FUNKE: Here.

CHAIRMAN VARGULICH: Karen Hibel?

COMMISSIONER HIBEL: Here.

CHAIRMAN VARGULICH: Zack Ewoldt?

COMMISSIONER EWOLDT: Here.

CHAIRMAN VARGULICH: Dave Rosenberg?

Gary Gruber?

COMMISSIONER GRUBER: Here.

CHAIRMAN VARGULICH: Chris Studebaker?

COMMISSIONER STUDEBAKER: Here.

CHAIRMAN VARGULICH: If everyone could
please join me for the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

CHAIRMAN VARGULICH: Thank you.

Presentation of the meeting minutes

1 from our September 20th meeting of the Plan
2 Commission. Is there a motion to approve?

3 COMMISSIONER MOAD: So moved.

4 COMMISSIONER WIESE: Second.

5 CHAIRMAN VARGULICH: Moved and second.

6 All in favor?

7 (Chorus of ayes.)

8 CHAIRMAN VARGULICH: Opposed?

9 Motion passes.

10 Item 5: This is Consume Cannabis.

11 It's an application for a special use for Consume
12 Cannabis of St. Charles, located at 584 South
13 Randall Road, filed by the Union Group of
14 St. Charles, LLC. Item 5a is a public hearing.
15 It is the role of the Plan Commission to conduct
16 public hearings on zoning applications that are
17 filed with the city. All testimony and evidence,
18 both for and against this application, shall be
19 given under oath.

20 Regarding our procedure, first, the
21 applicant will make a presentation. Then we will
22 take questions from the Commission, followed by
23 questions from members of the public. After that,
24 we will take comments from the public or anyone

1 else wishing to give testimony.

2 When the Plan Commission feels that it
3 has gathered enough evidence to make a
4 recommendation to the Planning and Development
5 Committee of the City Council, we will close the
6 public hearing. The Planning Commission will,
7 then, discuss the evidence gathered relevant to
8 the findings of fact and vote on a recommendation.
9 The applications will, then, go before the
10 Planning and Development Committee of the City
11 Council.

12 Before we begin, anyone who wishes to
13 give testimony, including asking questions or
14 providing comments, will be sworn in. If you
15 could please stand -- so anybody who's going to
16 give part of a presentation or ask questions, if
17 you could please stand.

18 (Witnesses sworn by chairman.)

19 CHAIRMAN VARGULICH: When you're
20 speaking, please stand at the lectern, state your
21 name, spell your last name, and state your address
22 for the record. If our applicant is ready, we ask
23 you to make a presentation.

24 MR. COWARD: Hi. My name's Jake

1 Coward. I'm here on behalf of Consume Cannabis
2 and a few of my colleagues aside here, which
3 Jeremy's our construction lead, and he'll speak to
4 any questions regarding the development. We're
5 here tonight to talk about the proposed special
6 use consideration --

7 CHAIRMAN VARGULICH: I'm sorry. If you
8 could spell your last name for our court reporter
9 and your address, please.

10 MR. COWARD: -- the address, yes.

11 CHAIRMAN VARGULICH: Thank you.

12 MR. COWARD: It's C-O-W-A-R-D, Coward,
13 and address: 620 Manomet Court in Schaumburg,
14 Illinois.

15 CHAIRMAN VARGULICH: Thank you.

16 MR. COWARD: So, again, here tonight to
17 talk about the proposed special use application
18 for Consume Cannabis on the west side, which I
19 believe now qualifies for the second of two in the
20 ordinance that currently stands for St. Charles.
21 We're a medical and adult use operator in the
22 state of Illinois, as submitted in the timeline of
23 experience to the proposal today. This would be
24 our fifth location in Illinois; twelfth for the

1 organization.

2 We have operated medicinal cannabis
3 dispensing since 2016 when it was first rolled out
4 in the Compassionate Use Act. Through the tax and
5 regulate act, there was additional licenses that
6 have been extended to the state of Illinois, which
7 is one of the additional 185, or 190 now, that are
8 going to be opening here over the next few months,
9 that IDFPR has now extended the conditional
10 licenses to, which we are in possession to operate
11 additional license, which is what brought us here
12 today.

13 As far as the special use
14 considerations, I believe there's some
15 fact-finding items that allow us to qualify to
16 take the second position in St. Charles for
17 dispensing organizations per your ordinance.
18 Those qualifications, I think, we all meet and
19 justify, but just to put those on record, we would
20 be the second of two. We would be operating on
21 the west side of the river as opposed to the other
22 location at Zen Leaf, which operates on the east
23 side.

24 As stated we have operated for more

1 than one year as a medicinal dispensary. We
2 actually have two locations right now that are
3 both medical and adult use that have been
4 operating since 2016 and '18, respectively. We
5 are not finding ourselves within the 200-foot --
6 or excuse me -- 250-foot restriction of some
7 secondary schools and churches, as well as we are
8 not within 1500 feet of another dispensing
9 organization, as it looks like the Zen Leaf is
10 about 3.6 miles from this location.

11 City approval would allow us to submit
12 with -- a follow-up with your commission
13 meeting -- would submit for approval of is to
14 operate this dispensary to the state, and then
15 they would give us an operational license upon
16 receiving approval from City of St. Charles. We
17 would not be operating any additional licensure
18 out of this location at this time, so that would
19 include no consumption of any products in the
20 municipal -- in that -- in that building, as well
21 as we would not be growing, craft growing,
22 infusing, processing, or transporting out of that
23 location either.

24 Some other considerations that I do

1 find helpful as far as validating use -- the
2 building and the tenancy that we have selected has
3 ample parking. We find that it's in a multiunit
4 strip that has -- it sounds like the previous
5 tenant had been vacant since 2011. And per some
6 traffic studies that we've seen, obviously, we'd
7 be able to support the traffic that's coming to
8 this location with the parking that is currently
9 available, as well as we are taking -- you know,
10 the precautionary, as well as the necessary, steps
11 for security and compliance at this facility. We
12 will have a full -- excuse me -- full-time armed
13 guards at any time the dispensing organization is
14 operating and dispensing cannabis to consumers,
15 and at this point, feel that we meet the criteria
16 to, hopefully, go on to get approval from the
17 commission for operation.

18 So behind you, you will see a layout of
19 the facility itself. Approval at the state level
20 is what you're seeing on here by separating it
21 into a general access, limited access, and
22 restricted access, the red being restricted. So
23 for a large portion of the building, it will be
24 for employees only. And I think at this point,

1 we'll entertain any additional questions or
2 follow-ups for myself, or Jeremy from my team, to
3 help clarify the use of the organization.

4 CHAIRMAN VARGULICH: Okay. All right.
5 Thank you very much.

6 MR. COWARD: Absolutely.

7 CHAIRMAN VARGULICH: Members, any
8 thoughts? Questions?

9 COMMISSIONER FUNKE: You know, the last
10 cannabis company that came up here, they actually
11 presented a thorough plan on armed security. What
12 are your plans for security, and how do you plan
13 on handling that?

14 MR. COWARD: Absolutely. So right now,
15 we -- by law, we have to partner with a
16 third-party installer, so our security system
17 itself will be provided by a licensed Illinois
18 alarm company that will come in, meet all the
19 specifications -- not only required by law, but up
20 to spec -- so that fully functional camera access,
21 motion detectors, glass break sensors, panic
22 buttons, distress buttons, and silent alarm
23 systems will be constantly monitored on a 24-hour
24 basis by a remote company. And on top of that, we

1 work with a third-party armed security provider,
2 Silver Star, that has currently -- I don't have
3 the -- unfortunate -- number for us, they secure
4 all our facilities, and I believe secure,
5 actually, the other facility in town, Zen Leaf.
6 They've been in the business since 2016, when the
7 first dispensaries were opening. We can feel
8 confident in their ability to secure our premises
9 as well.

10 COMMISSIONER FUNKE: I guess the last
11 question is, you know, waiting lines when I drive
12 in front of, you know, all these facilities. You
13 always have a big line out there, so what's your
14 plan on, you know --

15 MR. COWARD: Mitigating?

16 COMMISSIONER FUNKE: Mitigating that,
17 yeah.

18 MR. COWARD: Absolutely. So in our
19 experiences with medicinal as well as the adult
20 use campaign that, you know, started in 2020 for
21 the state of Illinois. We've been able to greatly
22 reduce wait times by our injection of technology
23 into the facility. So as of today, we work with
24 third-party menu management companies to actually

1 put those products on a preorder basis menu. They
2 can select, have their products prepared ahead of
3 time before they even show up. And what we found
4 in Illinois is that around 50 to 60 percent of the
5 customers prefer that methodology, which helps us
6 manage the wait time, as well as the traffic
7 coming through the facility.

8 So generally we don't see crowds. We
9 love them in the sense that it's great for our
10 business, but, in reality, from experience, we see
11 now that there are more stores. And given that
12 you have another location in town, properly
13 serving the community and having, you know, the
14 appropriate amount of dispensaries, per your
15 ordinance, and allowing for additional facilities
16 helps dilute that standing wait line that we've
17 seen in times past.

18 COMMISSIONER FUNKE: Okay. And then my
19 last question is, traffic -- handling traffic. I
20 don't know if you heard about that, you know,
21 that -- the incident at Zen Leaf where that
22 gentleman passed away.

23 MR. COWARD: I'm not familiar.

24 COMMISSIONER FUNKE: He got hit by a

1 car and my concern is that you have traffic going
2 north and south -- maybe getting some speed bumps
3 in there or something because you're going to be
4 getting a lot of, you know, people going to the
5 store. So it would be nice to get some sort of
6 crosswalk or stop sign or something there just to
7 slow down the traffic so people are protected.

8 MR. COWARD: I think we're absolutely
9 open to considering, you know, any solution that
10 if we find, you know, a large amount of either
11 walking traffic is, you know, can -- creating a,
12 you know, a considerable safety issue I think
13 there's, you know, no opposition on our part to,
14 you know, further addressing, you know -- I guess,
15 congestion in that regard. Right now, I think it
16 was 2011 was last time a sports bar or restaurant
17 occupied the space, and being that we're on the
18 corner and the building is being split, so there
19 isn't necessarily another business that I'm aware
20 of planning to take that tenant space. I think
21 we're accommodating the amount of parking spaces
22 necessary. I think there's a few hundred on the
23 lot that would be able to withstand the traffic.
24 But, obviously, you know, we're conscious of the

1 fact of keeping people safe, and if it creates a
2 burden, we're happy to support whatever is
3 necessary to keep people safe.

4 COMMISSIONER FUNKE: That's all I have.
5 Thank you.

6 CHAIRMAN VARGULICH: I just wanted to
7 follow up on some of those questions with --
8 there's a requirement that there's no consumption
9 on site, but also the parking lot. How do you
10 propose to address that topic?

11 MR. COWARD: Absolutely. So as we, you
12 know, are required to by law, we give patient
13 education materials that help consumers as they're
14 purchasing product know a little bit about how
15 Illinois treats cannabis as a product and as a
16 product that you consume. Any products that would
17 be purchased from our facility will be going in
18 Consume bags that are then stapled and sealed.

19 The recommendation, you know, they're
20 adults, so we have to, you know -- we can
21 recommend; we can't make them do anything. But
22 the recommendation is that sealed bag, then, gets
23 placed in their vehicle, still sealed and
24 transported sealed, so that we're not creating

1 any, again, situation where we're recommending or
2 encouraging people to start consuming upon leaving
3 the facility. At the end of the day, we hand
4 those education materials out on the sales floor,
5 we have them on our sales counter, you know,
6 enforcing that consumption, again, is not allowed
7 on facility or on site.

8 And so not allowing or encouraging our
9 consumers to take that activity, we would hope
10 that -- being consenting adults -- they would
11 follow that direction, just like they would any
12 other substance that they're purchasing at the age
13 of 21 or over, to put that in their vehicle and
14 not consume it on the way home. At our other
15 facilities, we've not ran into that situation and
16 if we ever have, you know, a concern that
17 somebody's sitting in their car too long and
18 loitering, we have our security staff go out and
19 just let them know that this is a no loitering
20 area. We're going to need you to, you know, make
21 your -- make your move if you're wrapped up with
22 business at our facility for the day.

23 CHAIRMAN VARGULICH: Okay. Would your
24 camera system be able to cover some portion of the

1 parking lot from your building or mounted
2 somewhere on the façade? And would you be able to
3 coordinate with the owner of the building to, you
4 know, address that topic? I mean, obviously,
5 people can park wherever they want --

6 MR. COWARD: Absolutely.

7 CHAIRMAN VARGULICH: -- in the
8 200-and-some spaces, so it's not a suggestion that
9 you cover the --

10 MR. COWARD: The whole lot.

11 CHAIRMAN VARGULICH: -- entire
12 200-and-some spaces. But, you know, being
13 suburbanites, we tend to find the closest spot to
14 where we're going --

15 MR. COWARD: Exactly.

16 CHAIRMAN VARGULICH: -- if at all
17 possible since walking seems to be an adverse
18 topic for a lot of people. And so just wanting to
19 make sure that there's, you know -- there's a way
20 to address that and then, obviously, a few
21 security people can help with that. Or could we
22 also see if maybe on pole lights, that there's
23 signage added -- small signage added to remind
24 people that, you know --

1 MR. COWARD: No consumption.

2 CHAIRMAN VARGULICH: -- this is not
3 a -- this is not a consumption location --

4 MR. COWARD: Absolutely. And --

5 CHAIRMAN VARGULICH: -- if that can be
6 done?

7 MR. COWARD: Yeah. Absolutely. And
8 from the, you know, security perspective, we are
9 required by the state of Illinois to completely
10 secure not only the interior, but the exterior of
11 the building. We will be taking deliveries in the
12 rear of the building, where you see at the
13 backside of the red here, there's little walking
14 step case where deliveries will take place, out of
15 view of the general public because it's kind of
16 behind the multiunit structure there.

17 But around the entire exterior of the
18 building, it will be wrapped with security cameras
19 that won't only see around the sides, but will
20 point to the front entrance and parking lot. So
21 we will be able to, you know, have a little bit of
22 vision out there into that lot to see if anybody
23 is lingering, which to your point, most of the
24 consumers will take the closest spots available.

1 So it'll help us, you know, again, enforce and
2 completely open to helping print some signs and
3 posting those in the lot as well to help further
4 the emphasis around no consumption in that area.

5 CHAIRMAN VARGULICH: Okay. There's --
6 the intersection of Randall and Prairie is quite
7 congested many times during the day and beyond
8 just peak periods. And so when you have a
9 cannabis location and you're going to draw
10 people -- because not every community has agreed
11 to have these locations -- so you're going to draw
12 people from other areas, other communities. I
13 mean, not, like, probably -- unlikely 50 or
14 100 miles away, but you're going to draw from a
15 radius, I'm sure. And right now, the -- on the
16 Prairie side of the property, there's a very short
17 distance between the first -- the western entrance
18 and the signalized intersection at Prairie that
19 frequently gets congested, just with the traffic
20 that's there for Jewel and people doing various
21 things.

22 I didn't notice in the traffic study --
23 or the -- anything like that was even addressed.
24 And has Kane County reviewed that as an element

1 that could potentially further degrade the
2 efficiency of the intersection?

3 MR. COWARD: So I do know that the
4 study that was provided did kind of state, you
5 know, what the expected traffic flow would, you
6 know, contain as well as where it is today. And I
7 guess I'd ask for a specific reference maybe --

8 MR. STANULIS: Just real quick.
9 Jeremy Stanulis. 10 North Roslyn Road,
10 Westmont.

11 CHAIRMAN VARGULICH: Okay.

12 MR. STANULIS: So the traffic study
13 right now -- compared it to the sports bar that
14 was operating the facility previously, and there's
15 not a significant gain of traffic shown. The
16 largest portion would be in the morning because
17 the traffic -- the sports bar previously was not
18 open for breakfast. But, right now, they're
19 stating that they're anticipating, you know, one
20 additional vehicle per three minutes at the
21 intersection. So on average I think they said
22 that we're at 85 additional for the entire site,
23 open to close.

24 CHAIRMAN VARGULICH: Well, I guess I'm

1 looking at our report, and it identifies you're
2 going to have 57 more trips a day in the morning
3 and evening peaks, and 139 more trips when you
4 compare with a sports bar. But I guess my
5 question is, how do these compare to the standards
6 that are used by traffic engineers? I mean,
7 comparing it to a sports bar is fine, but is that
8 the standard? I mean, usually there's, like,
9 uses -- land uses that address to so many trips a
10 day, and that's in the traffic manual.

11 So Russ, did Hampton Lenzini review any
12 of this or how is that working today?

13 MR. COLBY: As submitted -- the
14 analysis that was included in the packet is a
15 comparison of traffic generation, so this is the
16 comparison of -- as the applicant was
17 presenting -- of the previous use, which is a
18 sports bar which would be, really, the highest,
19 most intensive use that would be permitted there
20 at the site by right to what would be projected
21 for a recreational cannabis dispensary. There is
22 now data from the ITE for recreational cannabis
23 dispensaries so that was what was used as a basis
24 of a comparison.

1 CHAIRMAN VARGULICH: Okay.

2 MR. COLBY: So it was provided as a
3 comparison of those numbers, so not necessarily an
4 analysis that we would require our external
5 traffic study consultant to review.

6 CHAIRMAN VARGULICH: Okay. So the
7 stated trips are the ones used by the -- that have
8 been generated or agreed to by that agency?

9 MR. COLBY: Correct. The numbers are
10 based on the ITE standards.

11 CHAIRMAN VARGULICH: Okay. That's
12 helpful. I -- it didn't state that, so I was just
13 curious where that basis came from, so -- okay.
14 Great. That's helpful. Okay.

15 Can I ask you guys, when was the --
16 your location in North Aurora opened?

17 MR. COWARD: The North Aurora location?

18 CHAIRMAN VARGULICH: It's stated in
19 Item A. It says you have a location in
20 North Aurora -- or is that just the closest one?

21 MR. COWARD: I'm assuming -- yeah,
22 that's going to be the closest.

23 CHAIRMAN VARGULICH: Oh, okay. I
24 thought you guys had opened that --

1 MR. COWARD: No. Our current --
2 current locations are in Chicago, Oakbrook
3 Terrace, Carbondale, and Marion, Illinois.

4 CHAIRMAN VARGULICH: Got it. Thank
5 you.

6 COMMISSIONER MOAD: I would just like
7 to go back to traffic circulation. I know Jeff
8 brought it up. There's no doubt there's going to
9 be more traffic moving through that shopping
10 center. If I think about the sports bar, people
11 come, they park, and they stay for a while,
12 probably a much longer time frame than in and out
13 of a cannabis location. So I would ask that you
14 give serious thought to not waiting to see what
15 happens, but to mitigating, in anticipation, of
16 more traffic and more risk to the pedestrians and
17 other vehicles.

18 MR. COWARD: Yeah. And I guess I just
19 want to make sure I'm clear what the request was.
20 Was it speed bumps in the parking lot in front of
21 the building, or is it in any other locations
22 at -- at that premise?

23 COMMISSIONER MOAD: I think we have to
24 look at it, right?

1 COMMISSIONER FUNKE: Yeah. It's in --
2 it's in a drive in front because you're connecting
3 the traffic from the south side of the property to
4 the north, so in that -- in that major drive
5 because people are going to be walking and
6 crossing that, and then maybe identifying with a,
7 you know, crosswalk and stop sign, if you could.

8 MR. COWARD: Absolutely.

9 COMMISSIONER FUNKE: Just because of,
10 you know, all the, you know, the people that
11 you're going to be having there, I think it's
12 important --

13 MR. COWARD: Understood. Absolutely.
14 And, again, the goal being for us, obviously, to
15 input and insert the same, again, technologies
16 that we've had at our other locations that we see
17 help reduce that. But, obviously, you know,
18 wanted to take safety and, you know, make that the
19 first, you know, concern that we address.

20 COMMISSIONER FUNKE: It looks like
21 there's a stop sign there now. Is there one?

22 UNIDENTIFIED MEMBER: Yes.

23 COMMISSIONER MOAD: There's one at
24 Huerta.

1 CHAIRMAN VARGULICH: Any comments?

2 COMMISSIONER EWOLDT: So you're
3 subdividing, you know, the existing space. Do you
4 have any future plans to potentially take over the
5 space that's going to be unused? Because right
6 now, you know, if you're going to put a business,
7 it'd be pretty undesirable for that empty space to
8 be utilized and, you know, you're utilizing the
9 front for kind of your access points as well --
10 part of your controlled system. So, I mean,
11 realistically speaking, you're creating an empty
12 commercial space that's -- I mean, yes, it's empty
13 today. But I fear that it will remain empty in
14 the current configuration. So is there any plans
15 that you could --

16 MR. COWARD: Yeah. I think right now,
17 the goal is to get the facility open and
18 operational and understand the traffic that's
19 created. We went, you know, somewhat
20 conservative, I think, on trying to create vault
21 space and additional employee space that would
22 maybe be the desire of the future of that space to
23 build out, you know, more if we see that the
24 traffic and the business itself is thriving.

1 Having that flexibility to expand and take on that
2 additional space is, obviously, ideal for us, but
3 right now, it's being left as-is from purely a
4 development and, you know, timing perspective
5 to -- to get the facility open, understand the
6 type of traffic patterns that we'll see, and then
7 have that flexibility to, you know, expand into
8 that space as needed if -- if desired.

9 COMMISSIONER EWOLDT: Okay. And, you
10 know, if I'm -- what I saw correctly, a lot of
11 your other locations seem to be standalone
12 buildings. Is this going to be your only location
13 in a multi-tenant -- or I guess is the Chicago
14 location similar to that?

15 MR. COWARD: No. So, currently, at the
16 Chicago location, it's standalone, and, you know,
17 I think that for us, it's about making sure that
18 we can instill the proper security measures
19 throughout the facility that would: 1) be
20 compliant, and 2) again, maybe give us some
21 flexibility to expand. What we've seen is
22 congestion in some of our standalone buildings
23 where the space may be even somewhat outgrown, but
24 the battle to overcome a relocation -- it's, you

1 know, we just kind of make do. At our other
2 locations, we've had to expand parking, whereas,
3 here, there's ample, and some other man -- you
4 know, other factors that, when we're
5 site-selecting this location. From traffic,
6 parking, and the ability to secure and deliver
7 products safely, we're of the utmost consideration
8 when looking at the properties, but I don't think
9 it causes concern that -- you know, we're in an
10 in-line.

11 The vault is spec to DEA standards with
12 steel mesh in the walls and ceilings, so as far
13 as, you know, security goes or products being
14 breached and, you know, confiscated, that's --
15 that's not a concern for us in this facility or a
16 multiunit building. It's more just, again,
17 finding, I think, the right location that serves
18 the community best, gives us the proper security
19 and parking that we're looking for, and, in this
20 instance, the ability to expand if we so choose.

21 COMMISSIONER EWOLDT: How does the
22 square footage compare to your Oakbrook location?
23 Because that's one of your newer ones, correct?

24 MR. COWARD: So Oakbrook is a

1 standalone adult use that's actually a little bit
2 bigger building than I think we've intended. We
3 took over an old restaurant, which had, I think, a
4 similar parking size off of -- not as major,
5 maybe, an intersection. But I think that the
6 square footage of the retail operation of that
7 building is similar to around, like, 5-6,000.
8 There's some space in there that's unutilized
9 that, again, we would further develop as we see
10 the need to.

11 But this falls in line with, I think,
12 kind of in the middle of the road of where we see
13 operations, where we have facilities that are
14 1,900 square feet all the way up to, I think,
15 almost 8- or 9,000. So this kind of fits our
16 sweet spot, and, again, having the ability to
17 expand as needed upon time, it's a great fit for
18 us.

19 COMMISSIONER EWOLDT: Okay. And one
20 last question. Do you see any need for, I guess,
21 exterior lighting improvements, like in the
22 parking lot, exterior of the building? I mean,
23 obviously, I saw there was a comment -- you
24 haven't submitted sign permits or anything like

1 that yet. But do you see the need for your
2 security concerns to do any upgrades or
3 enhancements to the site in terms of lighting, or
4 you satisfied with what's there?

5 MR. COWARD: Right now, given the fact
6 that it's a multiunit structure with exterior pole
7 lights in the parking lot and, I think, ample
8 lighting around the building, we may increase over
9 time if we feel, in the back, some additional
10 lighting is needed as it gets darker in the
11 seasonality with deliveries and things of that
12 such from a, you know, purely security
13 perspective. Being that it's in-line, we're
14 fortunate that, you know, it's either the back or
15 the front, and upon needing those, you know --
16 again, upgrades -- if we identify that it's just
17 too dark -- nice part is that our camera system
18 will be fully functional regardless of light or
19 darkness as it does detect, you know, when it does
20 gets darker. It has some infrared ability, but,
21 again, it -- driving it would be safety, I think.
22 In front of the building now, with the other
23 tenants, it's amply lit. The back may be the
24 consideration; I think we feel it's sufficient

1 now, but always willing to add to keep safety at
2 top of mind.

3 COMMISSIONER EWOLDT: Okay. Thank you.

4 MR. COWARD: Thank you.

5 COMMISSIONER HIBEL: And I'll ask my
6 question. In the rear, how -- what is the process
7 for frequency of deliveries' waste disposal?

8 MR. COWARD: I just want to make sure
9 I'm clarifying. So when you say, deliveries of
10 product and then the disposable of waste?

11 COMMISSIONER HIBEL: Yep.

12 MR. COWARD: So product deliveries come
13 on a regular basis -- you know, we usually see
14 maybe one a day averaged out across the week.
15 From a waste perspective, it's very minimal --
16 just traditional waste. There's not a lot of
17 waste from the product perspective.

18 Every product that we receive comes
19 packaged from a production facility. We are not
20 actually handling any -- I call it -- live product
21 in the facility. Some other states allow you to,
22 you know, receive bulk product and then package it
23 yourself into, you know, its container, whereas
24 Illinois requires it to be a finished good as it's

1 arrived. So the only time we would see product
2 being destroyed or in a waste capacity is if it's,
3 let's say, on recall or expired, which is very
4 minimal from what I've seen in Illinois.

5 And upon those situations, we have a
6 required disposal process that requires that we
7 render it unusable prior to it going into any
8 waste facility, so that's mixing and blending the
9 product with things -- like kitty litter, dirt,
10 alcohol, bleach -- are some of the -- some of the
11 mediums that we use to render it unusable, and
12 upon that, all products can be disposed of in a
13 traditional -- traditional waste system. So from
14 a waste perspective, very minimal when it comes to
15 product, and then deliveries, again, for product
16 being sold, maybe one -- again, one, maybe two a
17 day, just depending on the schedules from our
18 providers.

19 COMMISSIONER HIBEL: So disposal is
20 happening on-site?

21 MR. COWARD: If -- if necessary.
22 Again, I would say, on average, right now across
23 our stores, we have maybe one to two disposals a
24 quarter, and, again, that's, maybe, because a

1 facility recalled it. And if we can't ship it
2 back, that's when we would decide to dispose.

3 COMMISSIONER HIBEL: All right. And
4 follow-up. Deliveries -- the one, approximately,
5 per day, is it during the hours?

6 MR. COWARD: During business hours,
7 correct. So that would be -- and we can take them
8 ahead of -- ahead of schedule. It's more so where
9 they're coming from. They necessarily can't get
10 them on route to us any sooner, but it would be
11 during business hours. So it would not be any
12 activity from products being received after hours,
13 and they would always have an armed guard on-site
14 and present during those deliveries.

15 COMMISSIONER HIBEL: Thanks.

16 CHAIRMAN VARGULICH: Any questions?
17 Any concerns?

18 All right. Thank you very much.

19 MR. COWARD: Thank you for your time.

20 CHAIRMAN VARGULICH: Thank you.

21 All right. So at this point, if we've
22 kind of asked our initial questions and things --
23 if we have, really, questions from members of the
24 public. If that's -- if anyone would like to

1 speak?

2 MR. GORDON: I want to speak, but I
3 don't have a question -- make some statements.

4 CHAIRMAN VARGULICH: Sure.

5 MR. GORDON: May I?

6 CHAIRMAN VARGULICH: Yes.

7 MR. GORDON: State my name?

8 CHAIRMAN VARGULICH: I'm sorry. Yeah.
9 And you -- were you sworn in at the beginning?

10 MR. GORDON: No. No. No. Do I need
11 to be sworn in to speak? No, I thought it was
12 citizen comment --

13 CHAIRMAN VARGULICH: Technically, yes.

14 MR. GORDON: Hang on. Citizen
15 comments? That's all I want to say.

16 CHAIRMAN VARGULICH: Yes. It's still
17 the same.

18 MR. GORDON: I don't need to be -- I
19 still need to be sworn in?

20 CHAIRMAN VARGULICH: Yes.

21 MR. GORDON: Okay.

22 CHAIRMAN VARGULICH: Okay. All right.

23 MR. GORDON: I'll take the oath.

24 (Witness sworn by chairman.)

1 CHAIRMAN VARGULICH: Okay.

2 MR. GORDON: That's it?

3 CHAIRMAN VARGULICH: State your name --

4 MR. GORDON: That was easy. Max
5 Gordon. I -- I'm not -- I don't live in the city.
6 I live out in the township.

7 I want to speak to this: Four years
8 ago, these folks right here were drug dealers.
9 If -- think about it. You passed an ordinance in
10 2019 that allowed to, but four years ago, for me
11 to do business with them, I'd have to meet them on
12 a street corner.

13 So as a grandfather with grandchildren,
14 it blows my mind that we're having this
15 conversation today in such a sterile, technical
16 way. Armed guards? It's a business with armed
17 guards. We're selling -- we're selling a
18 product -- they have every right --

19 You have a -- you have a permit -- I
20 mean, a --

21 You've allowed one more permit you have
22 to fill.

23 It's a bad location for it. It's the
24 wrong location. The widening of that entrance --

1 I go to Jewel all the time -- the widening of that
2 entrance into that, from the -- from Prairie
3 Street, to me, would have to be -- it'd have to be
4 first and foremost to make that thing easily
5 accessible -- maybe not get a fourth lane in
6 there, or a third lane for turning out. But
7 you're -- yeah, they can do business where ever
8 they want, but four years ago, they would have
9 been on the street, selling me drugs -- having
10 never used them.

11 So that's what I don't understand. I
12 don't get it. Sometime, I always think of
13 grandparents. Each of you have grandparents.
14 They wouldn't believe you're having this
15 conversation. You'd have to -- you'd have to wake
16 them up.

17 So as a grandfather -- in the city of
18 St. Charles, I moved here three and a half years
19 ago. I love this city. It's a class city. I
20 think this is -- I think it begins to slide down.

21 I noticed that when Zen Leaf first
22 opened up, I went out and sat outside just to
23 watch -- the type of person that went in. It
24 wasn't -- I always want to lie and say it looked

1 like an ant farm. It didn't. People who wandered
2 in, wandered out.

3 I don't think at 10 o'clock in the
4 morning, they're -- they are -- what do I want to
5 say -- productive citizens at 10 o'clock in a
6 weekday morning. You talk about a sports bar --
7 that's night work. That's pretty concentrated
8 night work, so we're spreading this traffic thing
9 over that -- that time. That's something to
10 consider.

11 I'm wholly opposed to it. I've never
12 done drugs. Never done a drug of any kind. I
13 don't like these people and their business, and I
14 oppose it. Thank you.

15 CHAIRMAN VARGULICH: Thank you very
16 much.

17 Any other comments from the public as
18 we have our open time at this point? Okay.

19 So if the Plan Commission feels that we
20 have enough information to make a recommendation
21 to the Planning and Development Committee of the
22 City Council, a motion to close the public hearing
23 would be in order.

24 COMMISSIONER WIESE: I'll make a motion

1 to close the public hearing.

2 COMMISSIONER STUDEBAKER: Second.

3 CHAIRMAN VARGULICH: We have a second?

4 We have a second? Okay.

5 All right. Any discussion on our

6 motion at this point?

7 All right. And we'll have roll call.

8 Laurel Moad?

9 COMMISSIONER MOAD: Yes.

10 CHAIRMAN VARGULICH: Colleen Wiese?

11 COMMISSIONER WIESE: Yes.

12 CHAIRMAN VARGULICH: Jeff Funke?

13 COMMISSIONER FUNKE: Yes.

14 CHAIRMAN VARGULICH: Karen Hibel?

15 COMMISSIONER HIBEL: Yes.

16 CHAIRMAN VARGULICH: Zack Ewoldt?

17 COMMISSIONER EWOLDT: Yes.

18 CHAIRMAN VARGULICH: Gary Gruber?

19 COMMISSIONER GRUBER: Yes.

20 CHAIRMAN VARGULICH: Chris Studebaker?

21 COMMISSIONER STUDEBAKER: Yes.

22 CHAIRMAN VARGULICH: Myself? Yes.

23 So the public hearing is closed, and,

24 now, we can move to the discussion, and we will

1 also not be taking any additional public comment
2 at this point.

3 So Item 5b is our discussion and
4 recommendation. This will be an opportunity for
5 the Plan Commission to discuss the information
6 that we have gathered in relation to the findings
7 of fact and to discuss our thoughts on any of
8 these recommendations, clarifying any questions
9 that we may want to ask of staff or the applicant.
10 And also, as a reminder, for us to make a positive
11 recommendation are -- we must find that all of the
12 six requirements are in the affirmative. Okay?

13 So if we want to -- any additional
14 comments or questions between ourselves? How do
15 we feel about the testimony, both by the applicant
16 and by the public? Any questions? Thoughts?
17 Anything you want more information on? That kind
18 of stuff.

19 COMMISSIONER WIESE: My thought is that
20 I feel like this city went through its
21 decision-making process several years ago --

22 CHAIRMAN VARGULICH: Yes.

23 COMMISSIONER WIESE: -- determined
24 there was going to be one -- the ability to have

1 one on the east, one on the west side of town. I
2 appreciate that not everybody, obviously, likes
3 that, but I feel that the applicant has provided
4 sufficient information. I read through the
5 findings of fact. I'm in agreement.

6 I think they've done their due
7 diligence. I like the look of the building -- or
8 at least the design that they're showing. I know
9 it's not the exact space, but it's clean, it's
10 modern, it's nice-looking. It looks very
11 well-kept, and I do think that Commissioner Funke
12 made some good recommendations in terms of whether
13 it's a crosswalk. I know there's already a stop
14 sign there -- whatever we can do because there is
15 going to be increased traffic in the area.

16 So whatever that can be done to
17 mitigate the traffic -- the walking from cars to
18 the building, but I -- I think that they've done
19 their due diligence. And based on staff comments
20 within the documentation that we have, it feels --
21 it appears that staff feels they have done their
22 due diligence as well. So that's kind of my
23 thoughts.

24 CHAIRMAN VARGULICH: Okay. Excellent.

1 Anyone else? Any additional thoughts?
2 Comments? Things that we think would be important
3 to make sure that we include in any
4 recommendation? I mean, findings of fact is one
5 part. But we're also allowed to provide any
6 requirements for things that we think are
7 important and related to this project. So give
8 that some thought as we move towards a motion, if
9 you will. Okay?

10 COMMISSIONER EWOLDT: I think, when
11 making the recommendation, that we should include
12 some conditions regarding traffic control. I
13 don't know exactly what we want to include, but
14 that was a trending topic and some signage stuff
15 in the parking lot. I mean, it's better to ask
16 for it now than want it later. So I mean, us
17 asking about that is, it, you know, might not
18 happen.

19 CHAIRMAN VARGULICH: Fair enough.
20 Is there any additional information
21 that staff has for us related to this?

22 MS. JOHNSON: No. We've shared the
23 information that we've received.

24 CHAIRMAN VARGULICH: Okay. All right.

1 And we've received in our reports -- or in your
2 reports -- any guidance in those topics, so thank
3 you.

4 COMMISSIONER MOAD: You know, as I'm
5 visualizing the access to that particular shopping
6 center from Prairie, there is a driveway to the --
7 let me just get my bearings -- to the east end of
8 the property -- yeah, to the east of the property
9 and then the main entrance, which is closer to
10 Randall Road, perhaps there could be traffic
11 circulation management by using one exit to enter
12 and one exit to exit. Needless to say, it would
13 impact all of the tenants in that development, but
14 would it -- could it help to relieve some of that
15 stress that is across the road from the Jewel
16 entrance and exit?

17 COMMISSIONER WIESE: But I also wonder,
18 like, how much is really going to be coming from
19 Prairie versus Randall -- the entrance to the
20 building from Randall? Like, I just think if
21 people are coming from out of -- not the
22 St. Charles area, are they going to be really
23 coming down Prairie to access that? They're going
24 to, likely, be getting their directions through

1 Randall and entering. Now, that's not to say that
2 the Prairie entrance is certainly smaller, but I
3 just don't see that being the main thoroughfare
4 into that property for this particular building.
5 Now, there's other businesses there, right, that
6 the residents use that are going in and out of
7 Prairie.

8 COMMISSIONER MOAD: Well, there's also
9 a traffic light down by the government center --

10 COMMISSIONER WIESE: Correct.

11 COMMISSIONER MOAD: -- on the other end
12 of the --

13 COMMISSIONER WIESE: Correct.

14 COMMISSIONER MOAD: -- shopping center.

15 CHAIRMAN VARGULICH: It's not a traffic
16 light.

17 COMMISSIONER MOAD: There's no light
18 there?

19 CHAIRMAN VARGULICH: No. It's a
20 full -- full access intersection, and it's the
21 split driveway between this property -- the north
22 end of this property and the south end of the
23 government center. They share a full access to
24 Randall Road that has turn lane -- left-hand turn

1 lanes when you're going southbound, et cetera.
2 When you're going northbound on Randall, if you
3 don't turn at Prairie, then you could turn in the
4 right-in, right-out that leads directly into the
5 middle of the shopping center parking lot
6 currently.

7 And -- but I think depending on how,
8 you know, people's map systems work, it's going
9 to, you know, probably tell you to turn right on
10 Prairie and turn left in, but who knows. You
11 know, it's -- it's -- it's a complicated thing,
12 and it's hard to want or ask one potential
13 tenant -- or, you know, this particular
14 applicant -- to solve an issue that isn't
15 really --

16 COMMISSIONER WIESE: Entirely theirs --

17 CHAIRMAN VARGULICH: -- you know,
18 theirs -- you know, they're making, if you will.
19 I mean, there's a shopping center of how many
20 ever-thousand-square-feet it is, that's probably,
21 you know, 80 to 90 percent used right now, as far
22 as the number of tenants that are in there and the
23 spaces that they keep, and so there's, you know,
24 that given. And then you have the problem of a

1 very short driveway off of Randall that was
2 approved -- however many decades ago -- when, you
3 know, when the traffic on Randall isn't the
4 traffic on Randall today.

5 COMMISSIONER MOAD: Yeah. This was
6 built in 1972.

7 CHAIRMAN VARGULICH: And -- and so --
8 and in an approval of lights with Prairie and
9 Lincoln Highway that probably, between IDOT and
10 KDOT, wouldn't come to an agreement today to allow
11 that to happen. But these are all historical
12 things that have just been there and provide the
13 congestion that there is today. I mean, I think
14 Kane County, you know, has plans to widen this
15 section of Randall Road to include this. You
16 know -- I mean, I'm sure they're waiting for
17 funding -- or, you know, who knows what triggers
18 there are for these things. And so, you know,
19 it's hard to know. But at the end of the day, you
20 have a, you know, 4,100 square-foot use coming in,
21 and while, you know, there's these issues of
22 overall traffic flow, you know, they're not the
23 driver of all of that traffic that's either on
24 Randall Road or comes to the shopping center.

1 Now, I think that from a user
2 standpoint, I think that people who go to that
3 shopping center -- whether you're going to Syrup
4 or Mr. Samurai or the grocery store or the dry
5 cleaners -- I think the people who have to walk
6 from the parking lot to the east, across the main
7 drive, we should -- I think, you know, the idea --
8 starting with Jeff and kind of echoed with some of
9 the other people here in our Commission -- about
10 making sure there's appropriate stop signs. You
11 know, speed bumps are speed bumps.

12 COMMISSIONER WIESE: Crosswalk.

13 CHAIRMAN VARGULICH: You know -- but I
14 think crosswalks -- I mean, I think the new -- on
15 the west side -- the new driver's license facility
16 that was put in over by Target. They've added a
17 couple of speed bumps over there to help manage
18 the traffic. Why they did that, I don't know
19 exactly. I mean, who drove that to happen? But
20 that's a new thing that went in when that property
21 lease came up, and the driver's license facility,
22 you know, went in there.

23 So it's certainly -- those are the
24 kinds of things that, on a property management and

1 a property ownership side -- which, you know,
2 would have to be agreed to with the property
3 owner, since these guys are not the property
4 owner -- they're the lease entity -- I think it
5 would be the kinds of things that would help.
6 Make sure that people feel or have the best chance
7 to walk safely across, and people who --
8 especially for people who aren't familiar with the
9 shopping center who come from somewhere else, you
10 know, who aren't in St. Charles a lot and go to
11 that shopping center for one reason or another,
12 would help make sure that they're, you know,
13 keeping things as safe as possible for everybody
14 involved -- themselves. I mean, nobody needs an
15 accident, whether you're a property owner or a
16 pedestrian -- definitely. You lose even if you're
17 correct -- you lose. So I think it would be great
18 to have those kinds of things, and those things
19 are doable and probably doable with the property
20 owner, you know, given this lease agreement, and
21 so I think those things are positive.

22 Don't disagree that -- the general
23 comment about traffic and the difficulties at --
24 at the intersection with Jewel and the full access

1 that they have there. But that's a historical
2 event that has been there -- a historical
3 agreement that has been there for decades and
4 decades. And unless that shopping center's
5 redeveloped and, you know, there's traffic
6 movements, and then you have the small little
7 strip center that has the Wheaton Eye Clinic and
8 the FedEx there, which is really difficult to get
9 in and out of because it's a separate driveway.
10 It doesn't connect to the Jewel, you know, access
11 point to even give an alternative, so I don't know
12 that any one thing will solve that. I appreciate
13 the comment, but I don't know that any one of
14 those can solve that, and certainly not one
15 applicant who's only adding 4,000 square feet to
16 the overall retail that goes on at that
17 intersection.

18 So, you know, I think safety within the
19 parking lot is an important thing. They seem very
20 attentive and interested in that, not only for
21 their -- the people who come to their particular
22 location, but I think being good neighbors for the
23 existing tenants that are there -- would
24 appreciate that, especially since they're going to

1 draw people who aren't local. I mean, I'm pretty
2 sure people don't drive from 50 miles to go to the
3 Syrup restaurant. Nothing against the Syrup. I
4 like it; I go there. But I don't think they come
5 that far to do that. So I think, you know, people
6 who aren't familiar, it would be helpful to give
7 them a little more guidance, if you will, of the
8 traffic flow.

9 So if those kind of things seem
10 reasonable, we could possibly entertain a motion
11 at this point by anyone? Or do we want to talk
12 about this some more?

13 No? All right.

14 COMMISSIONER WIESE: I'll make a
15 motion.

16 CHAIRMAN VARGULICH: Okay.

17 COMMISSIONER GRUBER: Second.

18 COMMISSIONER WIESE: Let me have a
19 second first. I'll make a motion to approve
20 Consume Cannabis of St. Charles, 584 South Randall
21 Road, Union Group of St. Charles, LLC, application
22 for special use permit based on the findings of
23 fact met, with additional consideration given to
24 safety concerns for pedestrians -- do you want me

1 to be specific?

2 CHAIRMAN VARGULICH: We should be as
3 specific as possible because that will help staff
4 in working through that.

5 MS. JOHNSON: Sorry. Are you adding
6 this as a condition of approval -- of approval
7 or --

8 CHAIRMAN VARGULICH: Yes. Yes. So we
9 should try to be as specific as possible so that
10 staff has as much direction from us anyway.

11 COMMISSIONER WIESE: So helping control
12 traffic flow through either crosswalk, stop sign,
13 or speed bump -- whatever makes -- not going to
14 insist on all three -- whatever makes the most
15 sense for the use and the flow. We just like to
16 see traffic control maintained to increase safety
17 for pedestrians, walking back and forth to their
18 vehicles.

19 COMMISSIONER MOAD: And subject to
20 staff recommendation.

21 COMMISSIONER WIESE: And subject to all
22 staff recommendations -- meeting all staff
23 recommendations.

24 CHAIRMAN VARGULICH: Okay. All right.

1 Do we have a second?

2 COMMISSIONER GRUBER: Yes.

3 CHAIRMAN VARGULICH: Do we have a
4 second?

5 COMMISSIONER GRUBER: Yes.

6 CHAIRMAN VARGULICH: Okay. Great. All
7 right.

8 All right. So we have a motion and a
9 second to approve the application for special use
10 for Consume Cannabis of St. Charles, located at
11 584 South Randall Road, filed by Union Group of
12 St. Charles, LLC. Also we want to have the
13 pedestrian safety elements installed to help
14 control access points or where people can cross
15 safely and those be easily identified by traffic
16 moving north-south on the driveway that parallels
17 the front of the building and that those can take
18 the form of additional stop signs, speed bumps,
19 and certainly identify crosswalks in appropriate
20 locations, and that the applicant would coordinate
21 with staff to get those memorialized. And also to
22 include the resolution of all staff comments prior
23 to -- prior to being brought forth to the Planning
24 and Development Committee. Okay?

1 We're all good? All right. So we
2 have -- can I get roll call?

3 Laurel Moad?

4 COMMISSIONER MOAD: Yes.

5 CHAIRMAN VARGULICH: Colleen Wiese?

6 COMMISSIONER WIESE: Yes.

7 CHAIRMAN VARGULICH: Jeff Funke?

8 COMMISSIONER FUNKE: No.

9 CHAIRMAN VARGULICH: Karen Hibel?

10 COMMISSIONER HIBEL: Yes.

11 CHAIRMAN VARGULICH: Zack Ewoldt?

12 COMMISSIONER EWOLDT: No.

13 CHAIRMAN VARGULICH: Gary Gruber?

14 COMMISSIONER GRUBER: Yes.

15 CHAIRMAN VARGULICH: Chris Studebaker?

16 COMMISSIONER STUDEBAKER: Yes.

17 CHAIRMAN VARGULICH: Myself? Yes.

18 That concludes Item 5b.

19 And we move on to Item 6, which is
20 staff presenting Rules of Procedure update.

21 Thank you very much.

22 MR. COWARD: Thank you.

23 MS. JOHNSON: So as part of your -- of
24 your packet this evening, there is a modified

1 Rules and Procedures document. This document
2 governs the Plan Commission and procedure in
3 meetings. Back in -- several months ago, we had
4 some Plan Commission training sessions, and
5 something that came out of that was a desire to
6 memorialize the circumstances under which it would
7 be appropriate to continue a public hearing, so
8 we've added that text to the document. We've also
9 updated, obviously, our new chair and vice chair.

10 So if you are agreeable to the changes,
11 you can move to adopt the modified rules, or if
12 you also have suggestions for additional changes,
13 those could be discussed as well.

14 CHAIRMAN VARGULICH: Okay. All right.
15 Assuming everybody had an opportunity to read, in
16 detail, all 11 pages, even though there was only a
17 couple of them with red markups on it, anybody
18 have any additional comments or things -- or even
19 questions? In case you've really never paid
20 attention to that document before -- it does exist
21 and it governs us.

22 COMMISSIONER MOAD: Actually, I did
23 notice that the vice chair is supposed to conduct
24 the public hearing. I didn't know that.

1 CHAIRMAN VARGULICH: Next time. He can
2 have it next time. We already -- we already said
3 they could go. Sorry. Missed that. All right.

4 COMMISSIONER FUNKE: It was a joke.

5 COMMISSIONER WIESE: He's stealing your
6 thunder.

7 CHAIRMAN VARGULICH: All right.

8 COMMISSIONER FUNKE: He's stealing my
9 thunder.

10 CHAIRMAN VARGULICH: All right. So if
11 everybody is okay with the changes that are
12 proposed by staff, if we could just memorialize
13 that with a yes, that would be fine? Yes?

14 COMMISSIONER FUNKE: Do we make a
15 motion for approval?

16 CHAIRMAN VARGULICH: Well, I don't
17 know. Do we have to have a formal motion? No, we
18 just have to say that we're all in agreement, yes?

19 MS. JOHNSON: I would say make a motion
20 to adopt the modified rules.

21 CHAIRMAN VARGULICH: All right. So we
22 have --

23 COMMISSIONER FUNKE: Yeah. I'll make a
24 motion to adopt the modified rules.

1 COMMISSIONER MOAD: Second.

2 CHAIRMAN VARGULICH: Motion and a
3 second. All those in favor?

4 (Chorus of ayes.)

5 CHAIRMAN VARGULICH: Opposed?

6 The ayes carry. Thank you very much.
7 Conclusion of Item 6.

8 Additional business from Plan
9 Commission members or staff. I had a couple
10 questions for staff that I'm sure are exciting.
11 Can you just -- at a high level -- are we
12 proceeding with hiring a traffic parking
13 consultant related to the downtown parking
14 conversation, or is that still in process? Just
15 curious.

16 MR. COLBY: Yes. It's still in
17 process, but it's something that we'll be taking
18 on during this current fiscal year, so in the next
19 few months.

20 CHAIRMAN VARGULICH: Okay. So it may
21 be in the next few months.

22 MR. COLBY: Yes.

23 CHAIRMAN VARGULICH: Okay. Great. And
24 also a similar question related to -- I don't know

1 if -- because you said it was probably in the
2 budget -- for the city's signage identifier
3 consultant and that whole topic.

4 MR. COLBY: Yes. And that topic
5 relates to the downtown parking signage also, so
6 it's to be determined how that will fit with the
7 parking study that is part of the potential scope.

8 CHAIRMAN VARGULICH: Okay. Oh, so it
9 might just be one actual agreement?

10 MR. COLBY: Potentially.

11 CHAIRMAN VARGULICH: Okay. Okay.

12 Maybe in the next few months --

13 (Simultaneous speech.)

14 MR. COLBY: -- topics have been
15 discussed together as both being items of interest
16 related to signage --

17 CHAIRMAN VARGULICH: Yes.

18 MR. COLBY: -- one being downtown
19 signage and how it relates to parking information;
20 the second being located by entrance signs.

21 CHAIRMAN VARGULICH: Okay. All right.

22 Okay.

23 So on that topic, since there are new
24 Plan Commission members, I would ask -- because

1 this will come up -- and this way, as you travel
2 about, whether it's suburbs here or if you travel
3 beyond here -- if you see any signs, community
4 identifier signs, that you either like or
5 dislike -- if you can, take a photo. And then we
6 can -- ultimately, when the consultant's hired,
7 share that with staff, so that it gives, whoever
8 that consultant is, a sense of, at least, what we
9 think might be good or bad. And then that gives
10 them, maybe, a starting point from which to work,
11 rather than them totally working in a vacuum.

12 COMMISSIONER MOAD: Peter, are you
13 referring to, like, gateway signage? Like,
14 monument signage --

15 CHAIRMAN VARGULICH: Mmhmm.

16 COMMISSIONER MOAD: -- or other signs?
17 Because parking signage, to me, is a completely
18 different topic.

19 CHAIRMAN VARGULICH: No because -- no.
20 More of the gateway signage, so, like, the
21 community identifier. There are a couple of
22 versions of this even within our city, but many
23 communities around us, as well as across the
24 Chicago metro area, are undertaking this task and

1 had started to roll them out. You know, South
2 Elgin has done it; Geneva has done it; North
3 Aurora started, probably, more than a decade ago
4 doing it.

5 And so those are just ones that I see
6 because I travel in certain directions a lot, and
7 so if you see ones -- doesn't matter -- don't even
8 have to be in this state. Okay? But, you know,
9 if you see something when you're traveling, if you
10 would take a photo. And I think it would just be
11 helpful, number 1, to see what people like and
12 dislike, but then I think that could be
13 information that, once the consultant is hired,
14 that staff could share with them -- just as,
15 again, some background, rather than working from a
16 vacuum. So just a suggestion, if we could do
17 that.

18 And then my last question is, in the
19 paper, Russ, there was a small article about a
20 potential new developer for Charlestown Mall. Is
21 that, like, something coming up a month from now,
22 four months from now? How's it feel?

23 MR. COLBY: I would say in the next few
24 months.

1 CHAIRMAN VARGULICH: Okay.

2 MR. COLBY: We would expect to see
3 something. We have not seen a plan as of yet --

4 CHAIRMAN VARGULICH: Yeah.

5 MR. COLBY: -- so we know that there's
6 a new party that's interested, and they are
7 putting something together to present to the city.
8 So I would expect that there will be a concept
9 plan filed, probably in the next few months. We
10 don't know the exact timing.

11 CHAIRMAN VARGULICH: Okay. Great.
12 Great. I just saw an article from the Chronicle,
13 and I just was curious.

14 Okay. All right. Great. All right.
15 Everybody had their Weekly Development Report,
16 Item 8. No meeting on the 4th, it sounds like?

17 COMMISSIONER MOAD: The 8th.

18 CHAIRMAN VARGULICH: Is that the --

19 MS. JOHNSON: On the 8th. Right. It's
20 Election Day, so we would be -- okay?

21 CHAIRMAN VARGULICH: Oh, that's right.

22 MS. JOHNSON: So we will not meet.

23 CHAIRMAN VARGULICH: Okay. There we
24 go. Even better.

1 Last of the public comments. And is
2 there a motion to adjourn, Item 11?

3 COMMISSIONER WIESE: I'll make that
4 motion to adjourn.

5 CHAIRMAN VARGULICH: Okay. Second?

6 COMMISSIONER STUDEBAKER: Second.

7 CHAIRMAN VARGULICH: We have a second.

8 All those in favor?

9 (Chorus of ayes.)

10 CHAIRMAN VARGULICH: Excellent.

11 8 a.m --

12 COMMISSIONER WIESE: 8 p.m.

13 CHAIRMAN VARGULICH: -- Plan Commission
14 of St. Charles -- adjourned. Thank you.

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

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1 CERTIFICATE OF REPORTER - NOTARY PUBLIC

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3 I, Kristine Wesner, CVR, the officer before
4 whom the foregoing proceeding was taken, do hereby
5 certify that the foregoing transcript is a true
6 and correct record of the testimony given; that
7 said testimony was taken by me and thereafter
8 reduced to typewriting under my direction; that
9 reading and signing was not requested; and that I
10 am neither counsel for, related to, nor employed
11 by any of the parties to this proceeding and have
12 no interest, financial or otherwise, in its
13 outcome.

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand and affixed my notarial seal this 24th day of
16 October, 2022.

17

18

19 My Commission Expires: July 02, 2025

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