

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
WEDNESDAY, NOVEMBER 4, 2020**

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Members Present: Vice Chairman Kessler  
James Holderfield  
Jeffrey Funke  
Peter Vargulich  
Suzanne Melton  
Laura Macklin-Purdy

Members Absent: Chairman Wallace  
Jennifer Becker  
Tom Pretz

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.  
Ellen Johnson, Planner  
Court Reporter

**1. Call to order**

Vice Chair Kessler called the meeting to order at 7:01 p.m.

**2. Roll Call**

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

**3. Pledge of Allegiance**

**4. Presentation of minutes of the October 20, 2020 meeting of the Plan Commission.**

**Motion was made by Mr. Funke, seconded by Mr. Vargulich and unanimously passed by voice vote to approve the minutes of the October 20, 2020 Plan Commission meeting.**

**5. 1401 Prairie St. – Mr. A’s Prairie Drive-Thru (Andy Patel)**

Application for Concept Plan

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

**6. Additional Business from Plan Commission Members or Staff - None**

**7. Weekly Development Report**

**8. Meeting Announcements**

a. Plan Commission

Tuesday, November 17, 2020 at 7:00pm Council Chambers

Tuesday, December 8, 2020 at 7:00pm Council Chambers

Tuesday, December 22, 2020 at 7:00pm Council Chambers

**Minutes – St. Charles Plan Commission**

**Wednesday, November 4, 2020**

**Page 2**

- b. Planning & Development Committee
  - Monday, November 9, 2020 at 7:00pm Council Chambers
  - Monday, December 14, 2020 at 7:00pm Council Chambers

**9. Public Comment**

**10. Adjournment at 7:34 p.m.**



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# Transcript of 1401 Prairie Street

**Date:** November 4, 2020

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

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In Re: :  
Application for Concept Plan; :  
Property Located at :  
1401 Prairie Street, Mr. A's :  
Prairie Drive-Thru (Andy Patel.):  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Wednesday, November 4, 2020  
7:01 p.m.

Job No.: 330632  
Pages: 1 - 29  
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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1 PRESENT:

2 TIM KESSLER, Vice Chairman

3 JEFFREY FUNKE, Member

4 JIM HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 PETER VARGULICH, Member

8

9 ALSO PRESENT:

10 RUSS COLBY, Planning Division Manager

11 ELLEN JOHNSON, Planner

12 RACHEL HITZEMANN, Planner

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

2 VICE CHAIRMAN KESSLER: Good evening.

3 This meeting of the St. Charles Plan Commission  
4 will come to order.

5 Funke.

6 MEMBER FUNKE: Here.

7 VICE CHAIRMAN KESSLER: Holderfield.

8 MEMBER HOLDERFIELD: Here.

9 VICE CHAIRMAN KESSLER: Vargulich.

10 MEMBER VARGULICH: Here.

11 VICE CHAIRMAN KESSLER: Purdy.

12 MEMBER MACKLIN-PURDY: Here.

13 VICE CHAIRMAN KESSLER: Melton.

14 MEMBER MELTON: Here.

15 VICE CHAIRMAN KESSLER: Kessler, here.

16 No. 3 on our agenda, Pledge of Allegiance.

17 Everybody who wishes to, please stand and say the  
18 Pledge.

19 (The Pledge of Allegiance was recited.)

20 VICE CHAIRMAN KESSLER: No. 4 on the  
21 agenda is presentation of the minutes of the  
22 October 20th, 2020, Plan Commission meeting. Is  
23 there a motion to approve?

24 MEMBER FUNKE: I'll make the motion.

1 MEMBER VARGULICH: Second.

2 VICE CHAIRMAN KESSLER: All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: No. 5 on our agenda is  
5 1401 Prairie Street, Mr. A's Prairie Drive-Thru,  
6 Andy Patel, application for concept plan.

7 Mr. Patel?

8 MR. PATEL: Yes, that would be me, sir.

9 CHAIRMAN WALLACE: And we'll invite you to  
10 do a presentation on your application.

11 MR. PATEL: My attorney is going to be --  
12 is she on Zoom?

13 MS. McCRACKEN: Actually, yes, I am. I  
14 hope everybody can hear me.

15 VICE CHAIRMAN KESSLER: Yes. So I'll tell  
16 you we'll let you do a presentation, your attorney  
17 is on Zoom, and she will also be part of the  
18 presentation?

19 MR. PATEL: She'll be doing the  
20 presentation, actually.

21 VICE CHAIRMAN KESSLER: Oh, she will?

22 MR. PATEL: Yes.

23 CHAIRMAN WALLACE: Then afterwards we'll  
24 have questions from the audience and Plan Commission,

1 and finally, we'll do a poll of the Commission to  
2 give you our comments.

3 MR. PATEL: Sure. Would you like me to  
4 stay up here or have a seat?

5 VICE CHAIRMAN KESSLER: If you're going to  
6 speak, stay up here. And, also, I would ask you  
7 and your attorney when you begin speaking to state  
8 your name and address. We have a court reporter  
9 and she'll need to get that recorded. Okay?

10 MR. PATEL: Sounds good.

11 VICE CHAIRMAN KESSLER: So you'll begin --  
12 who is going to begin?

13 MR. PATEL: Kate, are you here?

14 VICE CHAIRMAN KESSLER: Kate, you're doing  
15 the presentation? Your name and address, please.

16 MS. McCRACKEN: Yes, it's Kate, K-a-t-e;  
17 McCracken, M-c-C-r-a-c-k-e-n, Hoscheit McGuirk  
18 McCracken & Cuscaden. I obviously represent the  
19 petitioner, and I appreciate your willingness to  
20 accommodate my participation via Zoom. I don't  
21 know whether you know or if anyone has told you, I  
22 came in contact with someone who contracted COVID  
23 in the last few days, so I think it's better that  
24 I not be there. So I want to thank you for helping

1 us work through this. I'm going to try to keep my  
2 comments brief. (Indiscernible)

3 VICE CHAIRMAN KESSLER: Just a moment.  
4 Excuse me, Kate, just a moment. We're having  
5 difficulty hearing.

6 MEMBER VARGULICH: I cannot understand her  
7 at all.

8 MEMBER HOLDERFIELD: No, I can't.

9 VICE CHAIRMAN KESSLER: Is there anything,  
10 Ellen, or -- we can do?

11 (Discussion off the record; technical  
12 difficulty.)

13 MS. McCracken: I want you all to know that  
14 I've been in front of the Plan Commission multiple  
15 times, and this is not the way I like to do it,  
16 but it is my best and only option right now.

17 So tell me where we all left off. I was  
18 introducing Mr. Patel as the new owner of  
19 1401 Prairie Street. And tell me how you can hear.

20 VICE CHAIRMAN KESSLER: It's not very clear.  
21 It's very difficult to understand what you're  
22 saying. We can hear you but it's not clear.

23 (Discussion off the record; technical  
24 difficulty.)

1           VICE CHAIRMAN KESSLER: While we're  
2 waiting for Ms. McCracken to call in I have a  
3 couple items.

4           First of all, I should have said this  
5 earlier. If you're participating via Zoom and  
6 wish to make a comment, there are two options you  
7 can utilize. At any time you can comment via the  
8 Q-and-A button on the bottom of your screen. Type  
9 your comment into the box, and the comment will be  
10 read to the chamber in the public comment portion  
11 of the meeting.

12           If you'd like to make your comment out  
13 loud, please wait until the public comment portion  
14 of the meeting and press the button on the bottom  
15 of the screen to raise your hand. Once your hand  
16 is raised, staff will recognize you and ask you to  
17 unmute your mic, and your mic will remain unmuted  
18 for the duration of your comments. Once you're  
19 finished, staff will remute your mic. If you have  
20 any additional questions, you'll need to reraise  
21 your hand.

22           I also have one letter -- actually, an  
23 email that I'd like to read in. It's from  
24 Virginia Novak sent on Saturday October 31st

1 regarding the 1401 Prairie Street, Mr. A's Prairie  
2 Street Drive-Thru. "We have concerns about added  
3 crime and traffic in the area. This proposed  
4 drive-thru liquor store would be an additional  
5 burden on our police force and the already high-  
6 volume traffic on Prairie Street. We are  
7 residents of this neighborhood for 32 years. We  
8 have seen a lot of negative impact on the  
9 neighborhood.

10 "Mitch and Ginny Novak, 529 South  
11 14th Street, St. Charles, Illinois 60174."

12 And then again from Ginny on the  
13 1401 Prairie Street, Mr. A's Prairie Drive-Thru,  
14 "One more thing. Last night while sitting in our  
15 daughter's bedroom I noticed the very large bright  
16 white 'Liquor & Wine' sign. Sad and upsetting.  
17 Sincerely, Ginny Novak."

18 So have you heard from Ms. McCracken?

19 MR. COLBY: We're working on it.

20 VICE CHAIRMAN KESSLER: Anything you'd  
21 like to share with us, Mr. Patel?

22 MR. PATEL: Well, I've reviewed the  
23 comments from Community Development. I'm okay  
24 with the -- I think they've had some -- they'd

1 like to have us redesign this to have the drive-thru  
2 on the south side of the building rather than on  
3 the west side of the building, which I think in  
4 talking to my architect it actually would work.  
5 But I think they had some concerns about the  
6 stacking, and I think we have no problem with  
7 that. We're totally in agreement with being able  
8 to shift that to the south side of the building  
9 and then having to create some extra parking  
10 somewhere else on the site. The site is large  
11 enough to where I think we can accommodate to move  
12 that drive-thru.

13 Landscaping comments, we've already started  
14 to do a pretty extensive cleanup on this site.

15 Is she on?

16 MR. COLBY: I think she might be.

17 MS. JOHNSON: Kate, are you there?

18 MS. McCRACKEN: I am.

19 CHAIRMAN WALLACE: Let's try again.

20 MS. McCRACKEN: Well, I want to make sure  
21 Andy has completed his comments.

22 MR. PATEL: I'll continue after you, Kate,  
23 if you want to go ahead and start.

24 MS. McCRACKEN: Again, I apologize; I'm

1 sorry I'm not there. This is not my preferred way  
2 to make a presentation. But, again, my name is  
3 Kate McCracken. I represent the petitioner, and  
4 we are the new owner of 1401 Prairie Street.

5 As you may have noticed, there is a  
6 comprehensive plan to improve the esthetics of the  
7 existing business, and particularly in recognition  
8 of certain health and safety realities, the  
9 petitioner is interested in providing a drive-thru  
10 and bringing the zoning, the existing zoning into  
11 compliance with the consistent decade-long use of  
12 this property.

13 As Andy said, we've reviewed staff summary  
14 and wanted to address one issue up front which I  
15 know Andy has commented on. We actually agree  
16 with the suggestion from staff that going forward  
17 we move the drive-thru, and I know that Andy will  
18 be looking seriously at that, and in the event  
19 this goes forward, the plans would be redrawn to  
20 reflect staff's suggestion.

21 Obviously, our goal tonight is to get your  
22 feedback and your suggestions and to answer any  
23 questions you may have and to listen to any  
24 suggestions you have and any comments of the

1 neighbors.

2 I did hear at least two comments made or  
3 read into the record regarding, you know, an  
4 increased burden on the area police, and I think,  
5 quite frankly, having been a resident for decades  
6 and seeing this property, just the aesthetic  
7 improvements already being made, if anything it's  
8 not necessarily going to be another burden, but it  
9 is going to significantly improve that corner,  
10 that property, and the access and usage.

11 So this is actually at the end of the day  
12 intended to be an improvement and intended to  
13 address and recognize the reality we are all going  
14 through right now of making contactless retail  
15 part of our day-to-day life.

16 So I'm hoping that we can get your feedback  
17 so that we know how to proceed going forward. Can  
18 I answer any questions?

19 MEMBER FUNKE: I've got a question. Right  
20 now I think from the images I see on Google Earth  
21 the establishment is being used as a rental for  
22 U-Haul. Is that going to be --

23 MR. PATEL: Can I answer that, Kate?

24 MS. McCracken: Go ahead, Andy.

1 MR. PATEL: So U-Haul ended about  
2 14 days ago.

3 MEMBER FUNKE: So you're not going to be  
4 renewing --

5 MR. PATEL: No, there's no U-Haul. The  
6 U-Haul sign has been taken down. We do not want  
7 to do U-Haul; we're not in the U-Haul business.

8 MEMBER FUNKE: The other question I had is  
9 obviously we probably need a landscape plan. It  
10 will be very helpful to show the landscaping and  
11 the screening.

12 And then right now you have a dumpster.  
13 Can you create some sort of a trash enclosure?

14 MR. PATEL: Yeah, I think what our  
15 intentions are is the building is being rebricked  
16 as we speak with esthetic use of new stone on it  
17 and all that. So if this moves forward, we'd like  
18 to obviously build an enclosure that matches the  
19 building because it sticks out as a bit of a sore  
20 thumb right now.

21 MEMBER FUNKE: And you're going to redo  
22 the stacking to the southeast?

23 MR. PATEL: In talking to the architect  
24 and talking to Kate, I think we're comfortable

1 doing it on the south side. If staff feels that  
2 stacking could be an issue, we're okay with  
3 redesigning it to have it on the south side of the  
4 building.

5 MS. McCRACKEN: And just to answer the  
6 landscaping question, we have an obligation to  
7 provide that landscaping plan. And actually, if  
8 you look at Google Earth, you'll see there is  
9 actually a surprising amount of green space in  
10 that corner. So it does provide some good  
11 opportunities for landscaping.

12 MEMBER VARGULICH: I'd like to ask that in  
13 any redesign if you're going to kind of relook at  
14 how you're circulating and addressing stacking and  
15 creating additional buffer to the stacking through  
16 the drive-thru that all the pavement on the corner  
17 side of the building, so kind of like the northeast  
18 side of the building, et cetera, be removed and to  
19 not circulate vehicularly around the building on  
20 the northeast side so that all the traffic kind of  
21 stays to the west and south, as well as the  
22 drive-thru is shaped around the south and west  
23 sides of the building. I mean, you'll still be  
24 able to connect to Prairie and to 14th Street.

1 MR. PATEL: Kate, did you understand that?  
2 I kind of got a little lost.

3 MS. McCRACKEN: Yeah, that was tough for  
4 me to understand. I'm just trying to look at it  
5 within the context of staff's comments regarding  
6 moving the drive-thru window to the southeast side  
7 of the building shifting the spaces around the  
8 building, so I'm trying to now shift that a little  
9 bit to understand what you're saying.

10 MEMBER VARGULICH: Well, I think the  
11 circulation can all work on the west and south  
12 sides of the property so that you don't need to  
13 circulate from a vehicular standpoint on the north  
14 and east sides. So that would open up that whole  
15 corner to be lawn and plantings which I think  
16 would give a better presentation to the community  
17 without hindering your drive-thru or your ability  
18 to park since you won't really need 11 spaces and  
19 still get your refuse storage.

20 MS. McCRACKEN: Certainly, I'm willing to  
21 sit down within Andy and staff and our architect  
22 to see if that works for everybody. That's a  
23 suggestion we'll take to heart.

24 MEMBER VARGULICH: Well, currently you're

1 not in compliance with any of the landscaping  
2 setbacks because of the existing location of the  
3 pavement on 14th and Prairie. So by removing that  
4 pavement you now take a couple of issues off the  
5 table.

6 MS. McCracken: That's a good point.

7 MEMBER VARGULICH: Thank you.

8 VICE CHAIRMAN KESSLER: I have a question.

9 So you move the -- you move the -- to the south  
10 side of the building. Where is the entrance?  
11 Where are you entering the property?

12 MR. PATEL: The entrance of the store?

13 VICE CHAIRMAN KESSLER: If you were to  
14 move the drive-thru.

15 MR. PATEL: The entrance is actually on  
16 the north side right now facing Prairie. Yeah, so  
17 the entrance is on the north side, so that south  
18 side entrance which hasn't been used for I don't  
19 think years and we have no intentions of using,  
20 that south-side entrance would not be there.  
21 We've got an entrance and exit on the north side  
22 of the building.

23 VICE CHAIRMAN KESSLER: Okay. So if you  
24 move it, you would enter from 14th Street and

1 continue out onto Prairie; is that correct?

2 MR. PATEL: Well, if we -- if we do the  
3 drive-thru on the south side, that entrance on the  
4 south side would obviously have to be totally  
5 abolished, and there's no way we can use it. Does  
6 that make sense?

7 VICE CHAIRMAN KESSLER: No.

8 MR. PATEL: So right here -- up here,  
9 right here is currently the entrance and the exit  
10 right here; there's two doors. There's an  
11 entrance and exit on this side that has not been  
12 used. We don't intend to use it. And that  
13 actually works because if we move this drive-thru  
14 on this side, this entrance which we're not using  
15 anyway would totally need to be abolished.

16 VICE CHAIRMAN KESSLER: Okay. I guess my  
17 question is, if you move the drive-thru to the  
18 south side that you're pointing to right now,  
19 where will the traffic exit? Where will the  
20 drive-thru exit?

21 MR. PATEL: So at the -- and I haven't  
22 done the -- I haven't done the drawings or looked  
23 at them with the architects specifically. I would  
24 think -- Kate, are you --

1 MS. McCRACKEN: I'm following.

2 MR. PATEL: I think the drive-thru would  
3 have to be here so we can still exit here. If  
4 not, we would have to keep this side open to keep  
5 the flow going.

6 VICE CHAIRMAN KESSLER: That's what I'm  
7 wondering.

8 MR. PATEL: I mean, the idea I think is  
9 great for landscaping purposes to remove this, but  
10 I think we would have to keep -- we'd have to  
11 redesign a little bit, but just for the flow I  
12 think we would have to keep this pavement.

13 VICE CHAIRMAN KESSLER: Because you  
14 wouldn't be able to make a U-turn and go out on  
15 14th Street.

16 MR. PATEL: No, it wouldn't be ideal. So  
17 I think the flow right now is correct. Right now  
18 it would flow as is if we move it on the south  
19 side.

20 VICE CHAIRMAN KESSLER: And it would go  
21 around the north side of the building and exit on  
22 Prairie.

23 MS. McCRACKEN: Again, our -- one of the  
24 biggest objectives tonight is to get everyone's

1 feedback on the general concept of the drive-thru.

2 VICE CHAIRMAN KESSLER: Okay. Understood.

3 MS. McCRACKEN: So we can get input about  
4 yes, we don't have any significant objections to a  
5 drive-thru if it can be appropriately planned.  
6 That's really kind of what we're looking for.

7 VICE CHAIRMAN KESSLER: Okay. Understood.

8 Are there any other questions from the  
9 Plan Commission because I think we're probably  
10 prepared to make our comments.

11 MEMBER MACKLIN-PURDY: I do have a question.  
12 Is this going to be 100 percent liquor store? Are  
13 there going to be any other items sold in there,  
14 snacks?

15 MR. PATEL: There will be the basic chips  
16 and snacks, but it will not be a convenience store  
17 with liquor. It's going to be a full liquor store.

18 MEMBER MACKLIN-PURDY: Okay.

19 VICE CHAIRMAN KESSLER: Jeff, do you want  
20 to start?

21 MEMBER HOLDERFIELD: I can go.

22 VICE CHAIRMAN KESSLER: Go ahead, Jim.

23 MEMBER HOLDERFIELD: I thought about this  
24 quite a bit, and maybe your attorney has already

1 addressed this, but I still want to talk about it.  
2 My concern is the proposal is noncompliant in a  
3 couple areas, and it's not located on an arterial  
4 street as of now, which is necessary for the  
5 business district to sell alcohol and tobacco, and  
6 it is located in a neighborhood. We've been down  
7 this before, this pathway some time ago. In 2016  
8 the ordinance was passed by the City Council to  
9 prevent this from happening in the future. So  
10 those things are bothering me. I'm not saying I'm  
11 against it, but I think there's issues that have  
12 to be looked at.

13 Perhaps if we had a better, clearer vision  
14 of what you intend to do. Right now it seems very  
15 much in kind of an unstable -- like we found out  
16 tonight you're changing the location to the south  
17 side. But those things weigh on me.

18 VICE CHAIRMAN KESSLER: Jeff.

19 MEMBER FUNKE: Comments I had before  
20 obviously, but then I would suggest, you know, on  
21 the residential side, on the south side creating a  
22 solid fence over that whole property so the lights  
23 from the cars aren't going into the windows of  
24 those residents. And then provide some landscaping

1 in that area, too, so it goes above the height of  
2 the fence.

3 Sight lighting I see right now that you  
4 only have one, I think light on the northwest side  
5 for the site. I just think this should be  
6 properly lit, especially in the drive-thru area.  
7 And then just landscaping, too, I think is the key.

8 MEMBER MACKLIN-PURDY: I don't have a  
9 problem with the drive-thru, and personally, if  
10 you clean up this building, I mean, it can really  
11 go nowhere but up. I mean, obviously, it's a  
12 little bit of an eyesore right now. At night the  
13 windows and the doors are all chained up, and it  
14 just doesn't look nice. So any kind of  
15 improvement that you can do I'm sure that it will  
16 improve the neighborhood in general.

17 And the landscaping is a big deal.  
18 There's a lot of concrete; there's a lot of chain  
19 link and it just isn't pretty. So if you can  
20 improve it, I think it's great. And I don't have  
21 a problem with the drive-thru at all, but I do agree  
22 with Jeff in terms of putting some kind of barrier  
23 between the neighborhood and the parking lot.

24 MEMBER MELTON: I also don't have a problem

1 with the drive-thru concept at all, and I'll echo  
2 my fellow commissioners on the landscape. And it  
3 will be better and easier for us to kind of look  
4 at when we have an updated plan that shows that  
5 it's taking all these comments into consideration.

6 And then, you know, to Laura's comments on  
7 the neighborhood, I think this lot can only go up,  
8 so I look forward to seeing what you do.

9 MEMBER VARGULICH: Is it your intention to  
10 update the sign?

11 MR. PATEL: The sign? I don't know if  
12 you've seen it within the last 14 days. The sign  
13 has been updated. We have not thought of --  
14 you're talking about removing it? We have not  
15 thought about that yet. We did clean it up,  
16 obviously. I don't know if you've seen it in the  
17 last few days. The whole thing has been cleaned  
18 up tremendously; it's been repaved already; the  
19 lighting is new already. We've spent a lot of  
20 time and money in the last 14 days on this thing  
21 already, but we have not looked at a potential  
22 monument sign, I guess is what you're saying.

23 MEMBER VARGULICH: Yeah, just if you're  
24 kind of updating the whole look of the facility --

1           MR. PATEL: We can take that into  
2 consideration.

3           MEMBER VARGULICH: -- it might be  
4 worthwhile to consider a different sign. There's  
5 all the ordinance requirements as far as square  
6 footage and all that which I'm sure staff can help  
7 you with or any good sign company can help with,  
8 but it might be worthwhile to consider updating  
9 the sign to something that's not from three or  
10 four decades ago as long as you're in the process.  
11 And maybe it's not the kind of thing -- I'm not  
12 trying to spend your money, but if it is the kind  
13 of thing that you could do, and if it's a later  
14 phase, that can be worthwhile just to kind of  
15 complete the whole overhaul of the property.

16           But to directly answer the question of the  
17 drive-thru, I'm okay with a drive-thru as long as  
18 we can accomplish some of the other things that  
19 we've all talked about. I feel strongly that the  
20 circulation really could be accomplished along the  
21 west and the south with, you know, screening to  
22 the adjacent apartment building to the south so  
23 that the whole front of the building can have a  
24 much nicer presentation. To not have it paved all

1 the way up to the public way, I think that would  
2 be great.

3 So I look forward to seeing what you can  
4 work through with staff and your architect to come  
5 back, but as a basic approach I'm not against that.

6 VICE CHAIRMAN KESSLER: I do have an email  
7 from Commission Pretz who wasn't able to attend  
8 tonight, and I'll just read it into the record,  
9 sent on Friday, October 30th.

10 "Chairman Wallace, due to the conflict of  
11 commission meetings taking place on Wednesday,  
12 November 4th, I am not in attendance here at the  
13 Plan Commission meeting. I do have some feedback  
14 to the applicant based on the written submission  
15 provided for this agenda item.

16 "I find nothing compelling for me to  
17 support the request at this time. That does not  
18 mean at a future meeting and a form application  
19 something compelling could change my position. To  
20 help me I would ask that the applicant supply (but  
21 not required) statistical support by way of  
22 studies which would show when adding a drive-up  
23 window for retail alcohol the result is increased  
24 sales revenue, increased customer transactions,

1 expanded client base, or any other important fact.  
2 I do not expect the client to spend money on  
3 studies but do some research to support the  
4 request.

5 "As of now, based on the written  
6 information, I am not in support of this concept  
7 plan.

8 "Commissioner Thomas Pretz."

9 And then finally, I'll add my comments. I  
10 am not -- I'm not keen on the drive-thru at this  
11 location. I think the hoops you have to go  
12 through to make this happen, first of all, to  
13 amend the ordinance through a general amendment to  
14 add Prairie Street to the list of streets along  
15 which alcohol or tobacco sales establishments are  
16 permitted in the BL District is not a good idea.  
17 It is generally a residential street. I know that  
18 there is some retail at the west end, but  
19 generally speaking, that's into the neighborhood.

20 Secondly, it is a legal nonconforming use  
21 at this time, and I think that the traffic  
22 patterns on 14th Street and Prairie Street don't  
23 lend themselves to this kind of use. I know that  
24 that building has been serving alcohol for

1       literally decades, over half a century, actually,  
2       but to make that kind of a change in the middle of  
3       a neighborhood for this particular use I am not in  
4       favor of.

5               So those are the comments from us based on  
6       this. You have the opportunity to come back with  
7       changes or information that you may want to present  
8       or additionally an application, we'd be happy to  
9       consider it.

10              MR. PATEL: Sounds good.

11              Kate, any questions, concerns?

12              MS. McCRACKEN: No, I think we've got the  
13       information that we need, and I believe our next  
14       step is planning and development.

15              VICE CHAIRMAN KESSLER: Very good.

16              MR. PATEL: Thank you.

17              MS. McCRACKEN: Thank you.

18              VICE CHAIRMAN KESSLER: Thank you very  
19       much, Ms. McCracken.

20              MS. McCRACKEN: You're welcome.

21              VICE CHAIRMAN KESSLER: Thank you,  
22       Mr. Patel.

23              That concludes Item 5 on our agenda.  
24       Item 6, additional business from Plan Commission

1 members, anything? Anything, staff?

2 (No response.)

3 VICE CHAIRMAN KESSLER: Everyone is saying  
4 no. Okay.

5 Weekly development report. Still want to  
6 say I really like those. It's a nice piece of  
7 information; you can see what's happening.

8 So meeting announcements, Plan Commission  
9 meetings Tuesday November 17th, do we have agenda  
10 items?

11 We will? Okay. We will have a meeting.  
12 Back to our regular schedule, Tuesday, December 8th,  
13 December 22nd. Do you anticipate December 22nd --  
14 that's getting close -- well, we're all going to  
15 be at home anyway, so what difference does it  
16 make. Does it look like we'll have -- don't know  
17 at this time?

18 MS. JOHNSON: Don't know yet.

19 VICE CHAIRMAN KESSLER: Planning and  
20 development on November 9th next Monday and  
21 December 14th.

22 Public comment. Public, any comment?

23 MR. PATEL: No. Thank you for your time.

24 VICE CHAIRMAN KESSLER: Very good. So

1 Item No. 10 is adjournment. Is there a motion?

2 MEMBER MACKLIN-PURDY: So moved.

3 MEMBER VARGULICH: Second.

4 VICE CHAIRMAN KESSLER: All in favor.

5 (Ayes heard.)

6 VICE CHAIRMAN KESSLER: This meeting of  
7 the St. Charles Plan Commission is adjourned at  
8 7:34 p.m.

9 (Off the record at 7:34 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 9th day of November, 2020.

My commission expires: October 16, 2021



\_\_\_\_\_  
Notary Public in and for the  
State of Illinois