

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, NOVEMBER 7, 2017**

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Members Present: Vice Chair Tim Kessler  
Jeff Funke  
James Holderfield  
Tom Pretz  
Peter Vargulich  
Laura Macklin-Purdy  
Tom Schuetz

Members Absent: Pietryla, Wallace

Also Present: Russell Colby, Planning Division Manager  
Chris Bong, Development Engineering Division Manager  
Matthew O'Rourke-Economic Development Division Manager  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

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

**3. Presentation of minutes of the October 17, 2017 meeting of the Plan Commission.**

**Motion was made by Mr. Schutz, seconded by Ms. Purdy, and unanimously passed by voice vote to approve the minutes of the October 17, 2017 Plan Commission meeting.**

**4. Smith Road Estates, 4.4 acres north side of Smith Rd. (V&M Investment and Remodeling Group, LLC)**

Application for Concept Plan

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

**\*Mr. Funke recused himself from the next 2 items on the Agenda.**

**PUBLIC HEARING**

**5. Crystal Loft Townhomes, 214 S. 13<sup>th</sup> Ave. (Jeffrey Funke)**

Application for Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

**Minutes – St. Charles Plan Commission**  
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**Page 2**

Application for Final Plat of Subdivision

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

**Motion was made by Mr. Schuetz and seconded by Mr. Pretz to close the public hearing.**

**Roll Call Vote:**

**Ayes: Kessler, Holderfield, Pretz, Purdy, Vargulich, Schuetz**

**Nays: None**

**Absent: Wallace, Pietryla**

**Recused: Funke**

**Motion carried: 6-0**

**MEETING**

**6. Crystal Loft Townhomes, 214 S. 13<sup>th</sup> Ave. (Jeffrey Funke)**

Application for Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

Application for Final Plat of Subdivision

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

**Motion was made by Mr. Schuetz and seconded by Mr. Pretz to approve applications for Map Amendment, Special Use for PUD, PUD Preliminary Plan and Final plat of subdivision for Crystal Loft Townhomes; subject to resolution of all open staff comments.**

**Roll Call Vote:**

**Ayes: Kessler, Funke, Holderfield, Pretz, Purdy, Vargulich, Schuetz**

**Nays: None**

**Absent: Wallace, Pietryla**

**Recused: Funke**

**Motion carried: 6-0**

**7. Additional Business from Plan Commission Members or Staff**

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

**Minutes – St. Charles Plan Commission**

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Tuesday, November 21, 2017 at 7:00pm Council Chambers

Tuesday, December 5, 2017 at 7:00pm Council Chambers

Tuesday, December 19, 2017 at 7:00pm Council Chambers

b. **Planning & Development Committee**

Monday, November 13, 2017 at 7:00pm Council Chambers

Monday, December 11, 2017 at 7:00pm Council Chambers

**10. Public Comment**

**11. Adjournment at 9:16pm**

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BEFORE THE CITY OF ST. CHARLES  
PLAN COMMISSION

-----X  
In Re the Matter of: :  
Smith Road Estates, 4.4 acres north :  
side of Smith Road (V&M Investment :  
and Remodeling Group, LLC) :  
Application for Concept Plan :  
-----X

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Tuesday, November 7, 2017  
7:00 p.m.

Job No. 161860  
Pages: 1 - 57  
Reported by: Jean S. Busse, CSR, RPR  
Notary Public, DuPage County, Illinois

1 Report of proceedings held at the location  
2 of:

3  
4 City of St. Charles  
5 2 East Main Street  
6 St. Charles, Illinois 60174  
7 (630) 377-4400  
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11 Before Jean S. Busse, a Certified  
12 Shorthand Reporter, Registered Professional  
13 Reporter, and a Notary Public in and for the State  
14 of Illinois.  
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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JAMES HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 TOM PRETZ, Member

8 TOM SCHUETZ, Member

9 PETER VARGULICH, Member

10 ALSO PRESENT:

11 RUSSELL COLBY, Planning Division Manager

12 CHRIS BONG, Development Engineering

13 Division Manager

14 MATTHEW O'ROURKE, Economic Division

15 Manager

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P R O C E E D I N G S

CHAIRMAN WALLACE: This is the meeting of the St. Charles Plan Commission coming to order at 7:00 p.m.

No. 2 on our agenda is the roll call.  
Tom?

MEMBER PRETZ: Member Holderfield.

MEMBER HOLDERFIELD: Here.

MEMBER PRETZ: Schuetz.

MEMBER SCHUETZ: Here.

MEMBER PRETZ: Funke.

MEMBER FUNKE: Here.

MEMBER PRETZ: Vargulich.

MEMBER VARGULICH: Here.

MEMBER PRETZ: Pietryla. Purdy.

MEMBER MACKLIN-PURDY: Here.

MEMBER PRETZ: Pretz, here. And Kessler.

VICE CHAIRMAN KESSLER: Here.

CHAIRMAN WALLACE: No. 3 on our agenda is presentation of minutes of the October 17, 2017, meeting of the Plan Commission.

Is there a motion to approve?

MEMBER SCHUETZ: Motion to approve the minutes as written.

1 MEMBER VARGULICH: Second.

2 CHAIRMAN WALLACE: It's been moved and  
3 seconded.

4 Item No. 4 on our agenda is Smith Rose  
5 Estates, 4.4 acres north side of Smith Road, V & M  
6 Investment and Remodeling Group, LLC, an application  
7 for concept plan.

8 The applicant comes before us to present  
9 their idea of the development for this property, and  
10 they will do their presentation. We'll poll the  
11 Plan Commission with questions, we'll ask the public  
12 for questions, and then finally the Plan Commission  
13 will give their impressions and ideas on the concept  
14 plan.

15 At this point that's all that will occur.  
16 If the applicant decides that they want to file a  
17 formal application, they come back before us. At  
18 that point we would take action on it.

19 So is the applicant ready? It looks like  
20 they are.

21 So we have a court reporter here today for  
22 a later item, but she's going to record the entire  
23 meeting. So I would ask if you would introduce  
24 yourself, give your name. Spell your last name and



1 your address for the record.

2 MR. ANTONOPOULOS: My name is John  
3 Antonopoulos, A-n-t-o-n-o-p-o-u-l-o-s. I'm an  
4 attorney licensed to practice law in the state of  
5 Illinois. My office is in Lemont, Illinois, 15419  
6 127th Street.

7 I am here on behalf of the applicant, who  
8 is here this evening. He's the principal, and the  
9 sole member of the LLC is Vito Miulli, who has  
10 experience in development.

11 I, likewise, have experience in  
12 development. I was the Village attorney for 35  
13 years. So I'm familiar with the zoning process.  
14 I'm here to help him and assist him in this  
15 development.

16 We also have with us tonight the  
17 engineer -- or the architect -- the land planner who  
18 laid out the subdivision.

19 It's kind of a unique piece of property.  
20 It's an odd-shaped triangular piece. It's been  
21 undeveloped for a number of years. It's been  
22 sitting there. Mr. Miulli bought the parcel. He  
23 could build three separate houses if he wanted to  
24 because there are three individual lots. He could

1 build them in the county.

2 He has elected to proceed with a concept  
3 plan. He has met with the Planning Department and  
4 has presented a plan, which all of you have in front  
5 of you. It's 16 different lots.

6 These are designed for empty nesters.  
7 These are not designed for big mansions. The  
8 Intergovernmental Agreement that you have with West  
9 Chicago allows double or triple what we've designed  
10 for this subdivision. They're smaller lots and  
11 smaller houses.

12 We're not going have playgrounds in the  
13 backgrounds, no swimming pools. This is designed  
14 for people who don't want a lot of landscaping,  
15 who don't want a lot of amenities to take care  
16 of.

17 We have also taken into consideration the  
18 Intergovernmental Agreement with respect to the  
19 buffer. What we plan on doing is allowing that  
20 buffer to remain exactly the way it is.

21 We've removed a lot of the underbrush,  
22 a lot of the dead trees, a lot of the obnoxious  
23 trees that are on the site. We now are of the  
24 opinion to allow those trees to remain. Most of the

1 trees will stay. We are proposing that would be the  
2 landscape buffer that's referenced in the  
3 Intergovernmental Agreement.

4 What I'd like to do is I'd like to have  
5 our land planner make a short presentation, kind of  
6 walk you through the development and his meetings  
7 with the Planning Department. If anybody has any  
8 questions of me, I'm here also to answer those  
9 questions.

10 MR. HELFRICH: Thanks, John.

11 He has given me credentials that I don't  
12 have. I'm not a professional land planner.

13 THE COURT REPORTER: Can I have your name,  
14 please?

15 MR. HELFRICH: I'm sorry. I am Cole  
16 Helfrich, H-e-l-f-r-i-c-h. I'm with Knoche,  
17 K-n-o-c-h-e, & Associates in Geneva.

18 Our firm should probably be familiar to  
19 the City of St. Charles. We've developed numerous  
20 sites here. We did the East Gate Commons. We did  
21 the Super Target store. So we're not unfamiliar  
22 with St. Charles. We're not unfamiliar with land  
23 development. I'm by profession a land surveyor, but  
24 I've been a development consultant for 40 years.

1           So as John points out and as you can see,  
2           this is an usually shaped piece. John said that it  
3           hasn't been developed in a long time. It's never  
4           been developed, to my knowledge. This is just a  
5           fallow piece of land that has been there for a long  
6           time.

7           Vito had the vision to do what we'd like  
8           to consider a boutique subdivision. As John pointed  
9           out, the intent is for smaller homes on smaller lots  
10          for empty nesters. It's a style of development that  
11          we've seen throughout the western suburbs. I've  
12          done a few of them for Airhart, for example, where  
13          the idea is to put a nice, small, comfortable home  
14          on a nice, small, low-maintenance lot and everybody  
15          is happy.

16          No, we're not going to have too many Big  
17          Wheels parked on the sidewalk. It's going to be  
18          kind of a low-key and quiet place, which is why it  
19          was designed as a simple, short cul-de-sac.

20          So we had the pre-meeting under the  
21          auspices of the Planning Department, and we met with  
22          the Fire Department and the Public Works and, most  
23          importantly, with the Engineering Department and the  
24          Planning Department.

1           We probably spent -- I don't know -- an  
2 hour and a half with all these people going over all  
3 this stuff and received complete positive feedback.  
4 Everybody seemed to be quite happy with the idea of  
5 what we were doing.

6           I think, again, with this -- I'm supposed  
7 to push a button here so everybody else can see.  
8 It worked. I get one gold star for that.

9           Okay. So everybody can see this now;  
10 right?

11           MR. MIULLI: I think it's beautiful.

12           MR. HELFRICH: Vito thinks it's beautiful.  
13 We think it's beautiful.

14           As you can see, it is perhaps more dense  
15 than the subdivision to the north, which is in  
16 West Chicago. For those who are not familiar with  
17 this, as Mr. Antonopoulos pointed out, we have to  
18 comply with the Intergovernmental Agreement with the  
19 City of West Chicago.

20           Those lots that you see along the north  
21 line -- north of our north line, that is in fact the  
22 City of West Chicago, and that is a much more  
23 conventional, old-school, larger-lot subdivision  
24 designed for young families basically.

1           The purpose of the Intergovernmental  
2 Agreement that was worked out between St. Charles  
3 and West Chicago was to perhaps ameliorate any  
4 transitional issues between developments in  
5 St. Charles and the existing development, and the  
6 biggest things that we could do is to put in that  
7 30-foot landscape buffer along the north side.

8           Now, when I first set foot on this land,  
9 it was completely fallow, untended, full of scrub  
10 trees, a lot of Hawthorn, buckthorn, box elders,  
11 miscellaneous useless weed trees; but as we go to  
12 the north side of the property, there are more  
13 substantial trees. In fact, there was no visibility  
14 at all between the two sides of the land.

15           Since then we have grubbed out the entire  
16 site, and we laid out the line, and we painted a  
17 red line on the ground at the 30-foot line, and we  
18 stopped there.

19           Now, subsequent thereto we've been back in  
20 there, and we've cleaned out a lot of the  
21 underbrush, a lot of the junk weed trees with the  
22 eye towards having that existing treescape there be  
23 able to flourish a little bit. Trees can't grow if  
24 they can't breathe. So we've cleaned that up, and

1 we anticipate that it's going to be a substantial  
2 green space for the duration.

3 Now, as you can see, we have a couple  
4 or three different types of house footprints that  
5 we've proposed here. These are, let's just say,  
6 cul-de-sacs. We don't know for certain which house  
7 is going to go on which lot.

8 The designs are customizable, but the  
9 intent is for a given buyer to come in and say,  
10 "Well, we have a design for a house" or "We want a  
11 design for a house," the idea being that we'll  
12 maintain some sort of design integrity throughout  
13 the division but maintain, also, a flexibility to  
14 give the individual purchaser some leeway as to what  
15 they want, but we will obviously maintain control  
16 over that.

17 As John points out, there are not going to  
18 be any McMansions back here. That's not the intent.  
19 There isn't room for them.

20 I don't really have that much more to say  
21 about this other than what I have already said, and  
22 I think it would probably be smart if I would  
23 entertain any questions that might have arisen so  
24 far.

1 Anybody got anything to ask?

2 CHAIRMAN WALLACE: All right. Well, I'll  
3 start with the Plan Commission questions on what's  
4 been presented so far.

5 Anybody have -- Tom?

6 MEMBER PRETZ: Yeah, I have a question.  
7 In reference to the buffer zone, is that  
8 going to be maintained by a homeowners association  
9 or by each individual home?

10 MR. HELFRICH: John, can you answer that  
11 question?

12 MR. ANTONOPOULOS: We want to leave it in  
13 its natural state. We don't plan on putting any  
14 additional plantings in there. We want to leave it  
15 as natural.

16 So I saw the comments by the Staff about  
17 possibly setting up an association. I mean, to set  
18 up an association for just that strip of land, I  
19 don't think it's cost effective. To set up an  
20 association would be so cumbersome. It's really not  
21 workable primarily because the standing trees are  
22 already there. We don't plan on doing anything  
23 else.

24 MEMBER PRETZ: Well, my concern would be



1 that each individual homeowner will have a different  
2 level of maintenance in how they perform  
3 maintenance, whether they go on out there and cut  
4 some of those down because they want a little larger  
5 yard --

6 MR. HELFRICH: That's not allowed.

7 MEMBER PRETZ: -- and who would maintain  
8 control of that. That's why I was asking concerning  
9 homeowners.

10 MR. ANTONOPOULOS: That's a good question.

11 We could actually impose a conservation  
12 easement there, which means that nobody can do  
13 anything there.

14 MR. HELFRICH: Which is the intent of the  
15 buffer in the first place. I think there would be,  
16 obviously, an easement or a covenant that --

17 MR. ANTONOPOULOS: There would be a  
18 restrictive covenant.

19 THE COURT REPORTER: One at a time,  
20 please.

21 MR. ANTONOPOULOS: I'm sorry.

22 There would be a restrictive covenant.  
23 There would be a recording of the conservation  
24 easement saying no swing sets, no destruction of any

1 trees, no interruption of any of the vegetation.  
2 We've done this in other communities, and it seems  
3 to work well.

4 If there's a violation, somebody does  
5 decide to cut a tree down, it would be not only  
6 a violation of the covenants set forth in here,  
7 but it would be a violation of the City ordinance,  
8 which they would be issued a ticket for doing that.

9 When we sell these houses, we would be  
10 unequivocally clear that "This is a conversation  
11 easement. Don't touch it."

12 I understand your question. Again, it's a  
13 small strip. It's not the whole area of these  
14 larger subdivisions where you have detention ponds  
15 and some of these other things.

16 CHAIRMAN WALLACE: Just to follow up on my  
17 own on that, what happens, if there's a conservation  
18 easement in place, to the lot line?

19 What if a homeowner wanted to build a  
20 deck? Does that reduce their backyard?

21 MR. Antonopoulos: Yes. They cannot do  
22 anything in the conservation easement. That's it.

23 CHAIRMAN WALLACE: That's what I mean.  
24 They have a backyard that is -- I can't see. They

1 have 20 feet.

2 MR. ANTONOPOULOS: It's for visual  
3 enjoyment only. It's not for any kind of activity.

4 MR. HELFRICH: This covenant would run  
5 with the land. When the person bought the house,  
6 when they took their deed to the house, they would  
7 take it subject to that. There's no way around it.  
8 It's there.

9 MEMBER SCHUETZ: If I can comment on the  
10 green space, we've lived in our home 21 years, and  
11 there's a same identical green space, if you will,  
12 that goes for miles behind our subdivision, and we  
13 are not allowed to cut anything down without City  
14 approval.

15 Now, do people do it? Yes. They haven't  
16 gotten caught, I guess. They're little trees like  
17 this, and I know because I think it looks great the  
18 way it is. But we don't maintain it. There is no  
19 homeowners association. It seems to work fine. It  
20 really does.

21 MR. HELFRICH: One thing that John pointed  
22 out earlier is that, again, our desired market for  
23 those homes is empty nesters. There will be a  
24 certain number of them.

1           Just looking at the plan, maybe half of  
2 the lots are going to have an abbreviated backyard,  
3 are going to have this landscape area, this  
4 covenant, this restriction. If it was me, I'd say,  
5 "Cool. That's 30 feet of grass I won't have to take  
6 care of."

7           I think that that's going to really be a  
8 selling point for us that it's there.

9           MR. ANTONOPOULOS: Some developers have --  
10 this is like a hybrid. It's a cross between a  
11 townhouse and single-family. It's a place where  
12 people don't want to have maintenance problems and  
13 take care of their lawns.

14           So it allows them to have their privacy,  
15 their setback requirements, and yet have the  
16 opportunity to enjoy it without having a maintenance  
17 issue. That was our concept of what we're doing.

18           MEMBER VARGULICH: I have a question  
19 relating to your ponds.

20           CHAIRMAN WALLACE: Go ahead.

21           MEMBER VARGULICH: Will those ponds be in  
22 outlots?

23           MR. HELFRICH: Yes.

24           MEMBER VARGULICH: And the pond in the

1 northwest corner, there's an existing wetland?

2 MR. HELFRICH: Yes, there is.

3 MEMBER VARGULICH: But you don't seem to  
4 be addressing that.

5 MR. HELFRICH: It's not the time or place  
6 to address that; but since you raised it, it's a  
7 good question.

8 Our intent is to mitigate that wetland.  
9 We have located it. It has been flagged. We have  
10 measured it. That line that you see on the drawing  
11 is the actual, as of today, limit of that wetland.  
12 It is an insubstantial wetland. It is not an Army  
13 Corps jurisdictional wetland at all. There's no  
14 navigable waterway there. It's just some soggy  
15 ground.

16 MEMBER VARGULICH: Will it be mitigated  
17 on-site?

18 MR. HELFRICH: I believe so.

19 Our engineer is not with us tonight. He  
20 will be able to speak in more detail on that matter,  
21 but that is something that we will -- if this goes  
22 forward, then we will begin engineering.

23 This is a concept based on topography.  
24 You can see that we have drawn a contour map of the

1 site. We have done nothing more than rough  
2 calculating and, frankly, eyeballing to determine  
3 the necessary volume for detention.

4 We have erred on the side of caution.  
5 We have shown more detention on this site plan  
6 than we will probably need, and the wetland  
7 mitigation will be no problem. It is not a concern  
8 of ours from an engineering design standpoint  
9 whatsoever.

10 But, again, that's a question that  
11 obviously will have to be dealt with and solved  
12 before we finish all this. So yes, actually, it is  
13 a good question to ask now, but the answers aren't  
14 ready yet.

15 MEMBER FUNKE: I've got a question  
16 regarding Faith Lane and how it intersects with  
17 Smith Road.

18 My concern would be early in that sharp  
19 turn if you're going south on Smith, you know, you  
20 typically have a longer perpendicular road than the  
21 road that you're entering on. Right now what you  
22 have is really soft on one side, but then you have  
23 this very tight turn going down on the south side of  
24 Smith.

1 Is there any way you can resolve that?

2 MR. HELFRICH: Not really, unless we were  
3 to bring it into that one proposed detention area  
4 and fix it.

5 Our take on this -- and that's another  
6 good question. Our take on this is that there are  
7 16 residences in here, and there will be no traffic.  
8 People are not going to necessarily be getting up  
9 and leaving for work at 7:15 every morning. There's  
10 not going to be five cars lined up to get out, one  
11 or two at the outside. We don't feel it to be a  
12 problem.

13 We found in our conversation -- that did  
14 come up at the pre-meeting at the Planning  
15 Department, and the answer was pretty much the same,  
16 that we're not anticipating any appreciable traffic  
17 on that street ever. That seemed to go over okay.  
18 We can discuss that, as I said.

19 The detention areas that are shown on this  
20 drawing are of a worst-case scenario, and we may be  
21 able to rearrange them some. Obviously, that one  
22 triangular area there could be used to soften that  
23 curb a little bit.

24 I see what you see, and it's a good

1 question. That would be the only answer, but  
2 frankly, we don't feel it to be much of an issue.

3 MEMBER PRETZ: Can I ask: As far as the  
4 access, you have your current access as shown, and  
5 you were talking about the wetlands and maybe being  
6 able to do something with them.

7 Is there some particular reason -- strong  
8 reason on why your entrance isn't the opposite side  
9 of -- is that Pheasant Run Trails? Bringing your  
10 access in straight across the street from that?  
11 Because we have the neighboring property that at  
12 some point will be developed.

13 MR. HELFRICH: That subject did come up.  
14 It was something that Al and I had talked about  
15 before we ever went to the pre-meeting.

16 The issue with that simply is twofold, and  
17 the simplest reason is that we don't own the land on  
18 the west side. We can't put a street there. That  
19 is -- you guys know the name. I understand Petkus,  
20 I believe, tried to come up with a plan to develop  
21 that, and that all blew up. That land is not  
22 presently available to us.

23 MEMBER PRETZ: You have spoken to him,  
24 though?



1 MR. HELFRICH: No. We talked to the City  
2 about it. We have not spoken to Petkus.

3 For that reason, which is the most simple,  
4 practical reason, we don't own the land. We can't  
5 put a street on it. We see that line does tend to  
6 line up with Pheasant Trail. It's not exact, but  
7 it's pretty close. I get that, but we can't do it.

8 The more selfish side of ours is if we  
9 were to put a street up there, that would wipe out  
10 one, two, three -- four lots, and that renders this  
11 site dead in the water. We can't do that either.

12 There are certain economic exigencies  
13 involved in this development that make this pretty  
14 much the economically viable design for this  
15 subdivision; and if we start talking about taking a  
16 lot out or two lots out, the ship sinks.

17 MR. ANTONOPOULOS: One other comment in  
18 that regard. We want this development to be kind of  
19 a unique -- call it boutique area, and we don't want  
20 it to be integrated with some high-density  
21 development next door.

22 Selfishly, we want it to be a separate --  
23 I don't want to say private, but we want it to be as  
24 quaint as possible. I saw the plan for -- is it

1 Petkus, the parcel next door? I know you turned it  
2 down or didn't give him a positive connotation.

3 We know it's going to be high-density.  
4 The cost of land, the cost of development in every  
5 community today is so expensive that you need the  
6 density. We're in a low-density because we could  
7 put it in.

8 MEMBER MACKLIN-PURDY: Can you finish your  
9 sentence when you said you want it to be a boutique  
10 and not open it up to --

11 MR. ANTONOPOULOS: We didn't want to be  
12 connected with high-density next door.

13 MR. HELFRICH: The word that has been in  
14 my head since I sat down to draw this up was  
15 "enclave."

16 Again, looking at our target audience,  
17 they're not going to want to be on a through street.  
18 They're going to want to be on a quiet backwater, an  
19 enclave.

20 MEMBER MACKLIN-PURDY: So by saying that  
21 you don't want to have swing sets, you're really  
22 marketing to a certain group?

23 MR. HELFRICH: That's the intent.

24 I mean, obviously, anybody can buy a lot

1 that wants to buy a lot, but that's going to be our  
2 marketing thrust, yes.

3 MR. ANTONOPOULOS: We don't think young  
4 couples are going to want to locate in an area here  
5 where they have a 10-foot backyard and you give them  
6 a swing set and a swimming pool. It's common sense  
7 that they're going to want something that's a larger  
8 home with a larger lot for play and so forth.

9 MR. HELFRICH: As I said earlier, I've  
10 done a couple of these in DuPage with Airhart Homes,  
11 as a matter of fact, where there is practically no  
12 lot around the house. The house takes up 75 -- the  
13 coverage is just absurd, but that's what the target  
14 market wants.

15 Trust me, they sell like crazy. They  
16 can't build enough of them, and we're aiming for  
17 that, admittedly, slightly lower price point than  
18 Airhart.

19 MR. ANTONOPOULOS: The impact on the  
20 schools, the parks is going to be so minimal  
21 compared to the amount of donations and land cash  
22 contributions. We're looking at over \$300,000 of  
23 land cash contributions, and the impact is going  
24 to be minimal, if any, with these types of houses.

1           MEMBER SCHUETZ: I have a question. It's  
2 pretty much a general question.

3           I noticed in the information we received  
4 in the packet, on the Staff comments there's quite a  
5 few comments. You had mentioned, of course, you met  
6 with them. I'm sure you did many times.

7           There's been recommendations in the Staff  
8 comments, you know, that the backyards, the  
9 setbacks, Faith Lane may not be wide enough, that it  
10 looks like it's 24 feet versus 26'.

11           My guess is you will address all these, I  
12 would assume?

13           MR. HELFRICH: Of course.

14           Speaking about the Faith Lane, that was  
15 one thing that we decided to do would be to propose  
16 it in this way and take it to the pre-meeting and  
17 throw it out on the table and see what anybody said.

18           The only entity that questioned that at  
19 all was the Fire Department. So we talked with the  
20 Fire Department. I forget the gentleman's name.

21           His basic question was not the 24  
22 back-to-back on the street itself. It was the  
23 cul-de-sac. So we enlarged the cul-de-sac to his  
24 specification.

1 MEMBER SCHUETZ: So they can turn around?

2 MR. HELFRICH: So they can turn around.

3 He said, "Okay. That's good. I'm happy  
4 with that." Again, that was the only objection,  
5 comment, raised eyebrow that we got on that was from  
6 Fire. I understand now the Fire Department is fine  
7 with this.

8 We will, obviously, work through all of  
9 this.

10 MEMBER SCHUETZ: I think you would. I  
11 just want to be sure.

12 MR. HELFRICH: Oh, yes.

13 VICE CHAIRMAN KESSLER: Any other  
14 questions?

15 MEMBER HOLDERFIELD: I'm just curious in  
16 regard to the setbacks, especially in the front yard  
17 where it's a minimum of 20 feet and you're sitting  
18 back 30 feet.

19 I'm just curious what motivation was there  
20 because if you were closer to the street, you would  
21 allow more green space behind the house.

22 MR. HELFRICH: Right.

23 Fundamentally aesthetics, that the 30-foot  
24 setback would present a much more pleasing aspect

1 upon turning from Smith Road onto Faith Lane. We  
2 still feel -- well, and parking in the driveways.  
3 Thank you.

4 At a 20-foot setback, the person is going  
5 to only be able to put as many cars as will fit  
6 inside their garage on their property, and that's an  
7 issue. Even an empty nester will have the kids over  
8 for Thanksgiving.

9 MEMBER HOLDERFIELD: Sometimes.

10 MR. HELFRICH: Sometimes, yes.

11 But that was the thrust. Fundamentally it  
12 was aesthetics, but there's a practical side to that  
13 as well.

14 I know that the City of West Chicago in  
15 their letter -- I assume you guys have seen that --  
16 they suggest the same thing. "Well, you know, you  
17 can have a bigger backyard if you put the houses  
18 closer to the street."

19 We would prefer not to do that. I suppose  
20 if it becomes a sticking point, maybe we could split  
21 the difference and make it 25' or something, but we  
22 would prefer --

23 MEMBER HOLDERFIELD: So there is some  
24 wiggle room there?

1 MR. HELFRICH: Yeah, maybe, maybe. We're  
2 not dictating. We're suggesting this. Considerable  
3 thought has gone into this and these questions, and  
4 that is the way we would like to see it. That's  
5 all.

6 MEMBER HOLDERFIELD: Okay.

7 MEMBER SCHUETZ: I have one last comment.

8 CHAIRMAN WALLACE: Yes.

9 MEMBER SCHUETZ: So looking at your  
10 elevations, they appear to be craftsman.

11 MR. HELFRICH: It's a theme, yes.

12 MEMBER SCHUETZ: New craftsman style,  
13 let's call it, which is great. I love it. You had  
14 mentioned several times that somebody could come to  
15 you and want to build something.

16 Will you be trying to get them to stay  
17 very similar, I would guess?

18 MR. HELFRICH: That is our goal, yes.  
19 Yes, we'd like to maintain -- I don't know that  
20 we're going to establish any covenants or anything,  
21 but that is our goal to maintain at least a modicum  
22 of continuity throughout the development to maintain  
23 the boutique atmosphere.

24 MEMBER SCHUETZ: Right. I would guess,

1 but I just --

2 MR. HELFRICH: If somebody comes in there  
3 and wants to build a 2025 box spaceship house, we'll  
4 probably say, "Maybe not so much."

5 No, we like the craftsman idea. That's  
6 kind of where we're going.

7 CHAIRMAN WALLACE: All right. Any other  
8 questions from Plan Commission?

9 We'll open it up to the public if there  
10 are none.

11 We have an opportunity now for members of  
12 the public to come up and ask questions regarding  
13 this plan. This gentleman back there raised his  
14 hand right away, so he's first and then you.

15 No. Sorry. Sir, this gentleman back here  
16 is first. Come on up. You have to come up to the  
17 podium. If you would please state your name and  
18 address because the court reporter is here. You  
19 have to speak into the mic here.

20 MR. HILL: Ron Hill, H-i-l-l, 2931 Andrus  
21 Drive in West Chicago.

22 My wife and I lived in a home in Carol  
23 Stream that had zero lot lines, and the developer  
24 took one side of every house and no windows on that



1 side because of the short distance in between. I  
2 would, you know, recommend looking into that.

3 I don't think people want to look right  
4 into the bathroom window right next door when  
5 there's, you know, a few feet in between.

6 CHAIRMAN WALLACE: Thank you, sir.

7 MR. HELFRICH: Sir, the side yard setbacks  
8 are 7 feet. So it's a total of 14 feet between  
9 houses. So it's a little more than you're used to.  
10 That's a good point.

11 MR. HILL: Okay.

12 MR. SCIACCOTTA: Tony Sciacotta. I'm at  
13 4083 Pheasant Court. The back of my house faces the  
14 new development.

15 I have, actually, two questions. What's  
16 the square footage of these houses you're building?

17 MS. SCIACCOTTA: 1600.

18 MR. SCIACCOTTA: No, no, I'm talking to  
19 him.

20 MR. HELFRICH: 1800 to 2400.

21 MR. SCIACCOTTA: 1800 2400?

22 MR. HELFRICH: 1800 to 2400. Some of them  
23 are single-levels, and some of them are bi-levels.

24 MR. SCIACCOTTA: Okay. And who is

1 responsible for lawn service and snow removal?

2 MR. HELFRICH: The homeowners.

3 CHAIRMAN WALLACE: Excuse me.

4 Mr. Helfrich, would you come up and answer the  
5 question?

6 MR. HELFRICH: I'm sorry.

7 MR. SCIACCOTTA: Is there an association?

8 CHAIRMAN WALLACE: It just makes it easier  
9 for the court reporter.

10 MR. HELFRICH: Well, we would prefer not  
11 to have an association, and our goal is in this case  
12 to be like most residential developments where each  
13 individual is going to be responsible for clearing  
14 their own driveways, their own sidewalks, and mowing  
15 their own lawns.

16 MR. SCIACCOTTA: But with an association  
17 you eliminate who doesn't want to do it, who doesn't  
18 keep up their property, like your next door  
19 neighbor.

20 MR. HELFRICH: That's true.

21 MR. SCIACCOTTA: That's a problem.

22 MR. HELFRICH: It can be, yes. We do not  
23 anticipate any more trouble in this subdivision and  
24 the people behind there or anyone else.

1 MR. SCIACCOTTA: And what is the average  
2 selling price of these homes?

3 MR. HELFRICH: What do you think, Vito?  
4 He asked what the potential selling price is.

5 MR. MIULLI: Anywhere from \$350,000 to  
6 \$425,000.

7 CHAIRMAN WALLACE: Excuse me. You have to  
8 identify yourself.

9 MR. MIULLI: I'm Vito Miulli, M-i-u-l-l-i.  
10 I live at 0 North 632 Gables Boulevard in Wheaton.

11 CHAIRMAN WALLACE: Thank you. Go ahead  
12 and answer his question.

13 MR. MIULLI: Most of these homes are going  
14 to be anywhere from \$350,000 to \$425,000, depending  
15 on the size of the lot, and bigger lots are going to  
16 be mostly over 2,000 square feet.

17 CHAIRMAN WALLACE: Excuse me. Vito,  
18 Vito --

19 MR. HELFRICH: Listen to the man.

20 CHAIRMAN WALLACE: Vito, here. Speak into  
21 the microphone, would you please? We can't hear  
22 you.

23 MR. MIULLI: I'm sorry. I'm having a hard  
24 time.

1 CHAIRMAN WALLACE: Use the mic. It will  
2 help.

3 MR. MIULLI: Okay. Most of these homes  
4 are going to be anywhere from \$350,000 to \$425,000,  
5 on 1800- to 2400-square-foot lots, the homes that  
6 are going to be on the bigger lots. The smaller  
7 lots, hopefully, most of them are going to be 1800  
8 square feet. The bigger lots that we have on the  
9 cul-de-sac, some of them are 10,000 square feet;  
10 some are 12,000 square feet. Those are going to be  
11 a little bit bigger.

12 MR. SCIACCOTTA: One more question.

13 MR. MIULLI: Sure.

14 MR. SCIACCOTTA: On the sides of the homes  
15 facing Smith --

16 MR. MIULLI: No, they're not going to be  
17 facing Smith.

18 MR. SCIACCOTTA: Well, the backs of them  
19 will be facing Smith.

20 Is there going to be any kind of a berm or  
21 landscaping to kind of stop the view of the rear of  
22 the homes?

23 MR. MIULLI: We're going to continue to  
24 buffer, just like on the -- what's the name of that

1 other subdivision that's on the side? Cornerstone?

2 MR. SCIACCOTTA: Cornerstone?

3 MR. MIULLI: Yeah. It's going to continue  
4 with that, and it's going to be all landscaped.

5 MR. SCIACCOTTA: Well, it will be  
6 landscaped, but will there be anything to hide the  
7 homes, shrubbery, tall trees, or anything like that?

8 MR. MIULLI: Well, we're thinking of  
9 putting in some pine trees. They're not going to be  
10 25, 30 feet tall. We're going to go normal size, 6,  
11 7 feet depending on the requirements.

12 MRS. SCIACCOTTA: We have to look at the  
13 back of the houses.

14 MR. SCIACCOTTA: Yes. My home, my house  
15 is facing the four homes that back up to Smith. I'm  
16 the third unit.

17 MR. MIULLI: He's talking about Lots 1, 2,  
18 and 3.

19 MR. SCIACCOTTA: I don't really want to  
20 look at swing sets, to be honest with you. You know  
21 what I'm talking about? That's why I was thinking  
22 if there was landscaping, that would kind of block  
23 the view.

24 MR. MIULLI: Well, it's not going to block

1 the whole view. There's going to be a buffer over  
2 there with landscaping in the front and the back.

3 MR. SCIACCOTTA: Okay. That's it. Thank  
4 you.

5 CHAIRMAN WALLACE: Thank you.

6 MR. HELFRICH: Thank you.

7 We may try to put a berm of some kind  
8 along there to improve it. They will be pretty  
9 houses. It will be okay.

10 MRS. SCIACCOTTA: I'm sure they will.  
11 Smith Road is a busy road.

12 CHAIRMAN WALLACE: Okay.

13 MR. SCIACCOTTA: We're concerned about the  
14 traffic flow, also.

15 CHAIRMAN WALLACE: Mr. Helfrich --

16 MR. HELFRICH: Yes?

17 CHAIRMAN WALLACE: -- I'll call them up  
18 here.

19 MR. HELFRICH: Sorry. I'll sit down and  
20 shut up.

21 CHAIRMAN WALLACE: Sir, come on up.

22 MR. LUBBEN: My name is Ron Lubben,  
23 L-u-b-b-e-n. I live at 4077 Pheasant Court.

24 I noticed that on the plans, none of these

1 homes have basements in them. Is that because  
2 they're being built on wetlands?

3 If so, are they going to have caissons to  
4 hold the buildings up or what's going to hold the  
5 buildings up?

6 MR. HELFRICH: I'll address that.

7 The homes will have basements. They will  
8 not be built in wetlands, and no caissons will be  
9 needed, we don't think.

10 Now, we have not done soil borings on this  
11 site. We will do soil borings. The only wetland  
12 is, as you can see, in the far northwest corner.  
13 This line right there, that is a wetland. The rest  
14 of the land is sound.

15 MR. LUBBEN: Okay. But your footprints  
16 don't show any basements, no stairs going down to  
17 the basements.

18 MR. HELFRICH: There will be basements.

19 MR. LUBBEN: There will be basements?

20 MR. HELFRICH: Yes.

21 MR. LUBBEN: Okay. Okay.

22 Secondly, it appears that there is going  
23 to be a major intersection between Smith Road,  
24 Cornerstone Lakes' entrance, Pheasant Run's

1 entrance, and now this fifth entrance right here.

2 That's going to be a, busy, busy intersection right  
3 there.

4 We already have all kinds of accidents  
5 happen at that intersection right now. I live along  
6 Smith Road. We lose two trees every year to drivers  
7 that drive off the property and then knock down the  
8 trees in the parkway.

9 We have near the same location huge trees  
10 that will take out any vehicle, but the small trees,  
11 they will not stop a vehicle. They knock them down  
12 twice a year. We lose two trees every year.

13 My concern is with the speed limit at 40  
14 miles an hour on Smith Road, everybody is traveling  
15 at 45 or 50 miles an hour, 50, 55 miles an hour. At  
16 night you can hear them winding up their cars, going  
17 from Cornerstone Lakes, Pheasant Trail, down Smith  
18 Road to the southwest. You can hear them winding up  
19 their cars and going like a bat out of whatever all  
20 the way down to the other entrance of Pheasant  
21 Trail, and they let off and they go.

22 I don't know what they're doing out there,  
23 but you can hear them out there every night, every  
24 night.



1           So my concern is the speed limit and the  
2 lights coming out of that new entrance going into  
3 the backs of our homes and lighting up the backs of  
4 our homes.

5           CHAIRMAN WALLACE: Okay. Thank you, sir.  
6 Thank you very much.

7           Anybody else in the audience that has  
8 questions or comments on the concept plan for Smith  
9 Road Estates?

10          Yes, ma'am. Come on up.  
11 Name and address, please?

12          MS. HILL: Yeah. Carol Hill, and I live  
13 with him over in Cornerstone Lakes. We also own a  
14 home in Pheasant Trail.

15          You're going to hear something entirely  
16 different from me. I am thrilled to see something  
17 going in in our part of that St. Charles area that's  
18 good and new and development. I think it's good for  
19 everybody that lives there, and, you know, I'm  
20 excited about it. I might buy one, actually, as an  
21 empty nester.

22          I think it improves the quality of that  
23 area, which has been a bit depressed with the mall  
24 the last, you know, many years. So I just thought

1 I'd say that.

2 I go in and out. I probably keep  
3 everybody working at Walmart because it's so close,  
4 and I don't see a big traffic issue at all. The  
5 only time might be in the morning when the kids are  
6 going to school from Cornerstone Lakes. I guess my  
7 take on it is a little different. I'm pretty  
8 excited about it.

9 CHAIRMAN WALLACE: Great. Thank you very  
10 much. Thank you.

11 MS. HILL: Okay.

12 MS. SCIACCOTTA: Can I just say something?

13 CHAIRMAN WALLACE: Sure. Come on up.  
14 Name and address, please?

15 MS. SCIACCOTTA: Mary Beth Sciacotta.  
16 That's my husband, Tony. That's  
17 S-c-i-a-c-c-o-t-t-a, 4083 Pheasant Court.

18 I wish they would have left it alone. I  
19 really do. Now that all the trees are down, the  
20 coyotes are looking for homes. I didn't think it  
21 looked that bad. Now I'm going to have to look at  
22 the back of people's homes, look out my kitchen  
23 window, watch traffic, watch dog walkers. Now  
24 there's going to be more dog walkers dirtying my

1 property that don't pick it up.

2           Where are they going to put Faith Lane,  
3 right in back of my house? I'm not happy about it  
4 at all, and we just moved there. So I'm really not  
5 happy.

6           I think what would make me happy is if  
7 there was a fence so I wouldn't have to look at  
8 their houses.

9           CHAIRMAN WALLACE: Thank you.

10           All right. I just want to remind  
11 everybody that this is an application for a concept  
12 plan, meaning there is no action that will be taken  
13 tonight, but we will poll the Plan Commission to  
14 make comments to the applicant on items that they  
15 believe the applicant should consider if they choose  
16 to move forward with the plan.

17           So I know, Peter, you expressed an  
18 interest in making some comments. So why don't you  
19 start?

20           MEMBER VARGULICH: Okay. I would suggest  
21 for this subdivision that since the ponds will be an  
22 outlot, that the landscape buffer along the north  
23 property line be an outlot, also, and connect the  
24 two ponds together so that it can go managed at one

1 element, not as individual lots managing certain  
2 parts of it.

3 I think it will eliminate -- independent  
4 of what my colleague down here to the left has  
5 experienced, I would say there will be more  
6 experiences to the opposite where people are going  
7 to do things they're not supposed to because it's  
8 technically part of their lot versus if it's in a  
9 separate outlot.

10 As far as the quality of the buffer along  
11 the north, whether you're keeping the existing trees  
12 or you're going to end up supplementing that, I  
13 think it needs to meet what our ordinances require  
14 and/or per the Intergovernmental Agreement with the  
15 City of West Chicago.

16 I would also like to say that I think that  
17 the right-of-way should be at least 60 feet wide so  
18 that the parkway areas have a more substantial area  
19 for the trees that are required to grow.

20 I also think that there should be a  
21 30-foot buffer along Smith Road for a landscape  
22 outlot that would run the entire length so that,  
23 again, a landscape buffer can be put in, managed by  
24 the association.

1           It would address noise and separate the  
2 development and create a better enclave that you're  
3 looking for from Smith Road since the traffic on  
4 Smith Road is only going to continue to probably  
5 increase as more and more projects come in.

6           It also would address some of the  
7 neighbors' in Pheasant Run Trails interest in having  
8 a buffer from your project independent of the  
9 density. I appreciate that you have a density  
10 that's less than what was approved, but I think that  
11 those are some things that you ought to consider for  
12 the project.

13           CHAIRMAN WALLACE: Macklin-Purdy?

14           MEMBER MACKLIN-PURDY: I am echoing some  
15 of the comments in terms of the buffer. I think  
16 that's really important. You should listen to some  
17 of the people that have already commented. Possibly  
18 pine trees would be enough of a buffer.

19           MR. ANTONOPOULOS: Excuse me. Which  
20 buffer are you referring to?

21           MEMBER MACKLIN-PURDY: Smith Road.

22           I do think you should reconsider a  
23 management association, especially if you're  
24 marketing this to an older clientele. That might

1 be something that you want to reconsider, having  
2 things taken care of and manicured and maintained  
3 the way that this clientele would want things  
4 maintained.

5 It looks like you have five different  
6 designs in homes. I think they are all very  
7 handsome, very good-looking. I don't know how  
8 you're going to go about picking and choosing who  
9 gets what, but I wouldn't want it to be all the same  
10 because that would look very cookie-cutter. I don't  
11 know how you're going to choose that, but that  
12 should be something you'd take into consideration so  
13 that you don't have three homes that are the same in  
14 a row.

15 But I'm glad someone is working on this  
16 property. I think it's taking some steps in the  
17 right direction, and that is about all I have to  
18 say.

19 CHAIRMAN WALLACE: Thank you.

20 Tom?

21 MEMBER PRETZ: I'd like to say thank you  
22 for bringing the project forward at the concept  
23 level here. I look forward to seeing what you  
24 continue to bring forward.

1           A couple of areas that just concerned me,  
2 and it would be ensuring that there are some types  
3 of covenants put in place for the buffer, and that  
4 would be for the buffered area to the West Chicago  
5 side as well as on the Smith Road side.

6           I think there were enough people, and they  
7 probably -- you know, even though it's just a  
8 couple, they're representing enough of the interests  
9 that those homes on the other side of Smith Road,  
10 they will be looking at the backs of each of your  
11 lots.

12           I think it's important that the buffer be  
13 thought of appropriately to ensure that they see a  
14 pleasant site, and that would be something that I'm  
15 concerned about.

16           The other thing, too, the last thing is  
17 that even though -- from my perspective, I'd still  
18 like to see the access across the street as it lines  
19 up to the Trails there. I understand there's  
20 rationale for not, but if there is some flexibility  
21 as you take a look at your plan to see if something  
22 like that could be incorporated.

23           I understand that you don't own the land  
24 on the other side of that line, but there may be

1 enough in there, based on maybe some re-alignment or  
2 something, that it could be incorporated at that  
3 point. That's what I would be interested in seeing  
4 as it goes forward.

5 CHAIRMAN WALLACE: Thanks.

6 Jeff?

7 MEMBER FUNKE: I just wanted to say thank  
8 you for bringing this plan to the Commission. I  
9 appreciate the density. You know, it's always nice  
10 to bring density in an area that otherwise, you  
11 know, has been vacant for a while.

12 My concern, like I talked about before,  
13 was Faith Lane. I mean, being perpendicular to  
14 Smith Road I think is important from a safety  
15 standpoint, especially if you're going south on  
16 Smith Road and if you're in the right lane on Faith  
17 Lane.

18 My next comment is from a design  
19 standpoint, my concern with the density is that you  
20 have these large garage doors and these large  
21 driveways. So when you pull into this community,  
22 you're going to see a lot of garage doors.

23 Is there a way to break that up? Is  
24 there a way to appreciate the ideas of the front



1 porches? A lot of the designs that you have  
2 incorporate that front porch, and the front porch is  
3 a really nice amenity to architecture and to speak  
4 to the community.

5           Landscaping I think is going to be  
6 important in the front yard to break up that -- you  
7 see a lot of driveways right now. So when you come  
8 back, you know, color plans would be nice to see,  
9 you know, more texture, more landscaping, things  
10 that break up the idea of all these garage doors  
11 that are right next to each other.

12           Overall, I think the designs are nice.  
13 The idea of kind of downplaying the garage is  
14 important and create more of that front porch. That  
15 feeling of community I think is a great idea.

16           Then I echo their comments regarding the  
17 buffer on Smith Road. I think it's important to,  
18 you know, create some verticality to the landscape  
19 so it does screen the backwards and the homes.

20           That is a busy road. So I'm sure from a  
21 resident standpoint, owning a home on that road, you  
22 want to have a buffer.

23           It's the idea of creating some  
24 architecture in the back. Some of the houses, they

1 seem pretty simple on the backside. Maybe you can  
2 add some more design elements to it, you know. To  
3 create some interest on the backside would be  
4 important.

5 Those are my comments.

6 CHAIRMAN WALLACE: Thank you.

7 MEMBER SCHUETZ: My comments are going to  
8 be a little different.

9 Now that the buffer zone has been  
10 discussed at length, something I wanted to throw  
11 out there is -- and I'm not sure if this is viable  
12 still -- when our community that I live in, which is  
13 right off of Route 31 over by Crane Road, was  
14 plotted or platted years ago, the buffer area on  
15 Route 31, which is probably -- I don't know. Let's  
16 call it a half a mile. It's taken care of by the  
17 City.

18 Our property taxes -- nobody in our  
19 neighborhood knows except a few of us because I take  
20 care of all the entrances myself, excluding the  
21 buffer. Part of our property taxes when it was  
22 platted -- and it's very, very low, but there is a  
23 maintenance that is done of all of our berms and all  
24 of our -- my understanding is it's called an SS,

1 something like SS.

2 MR. ANTONOPOULOS: Special Service, SSA.

3 MR. HELFRICH: SSA, Special Service Area.

4 MEMBER SCHUETZ: Yeah, that's what it is,  
5 SSA. That's right.

6 MR. ANTONOPOULOS: The legal mechanics of  
7 setting up a special service area are not real cost  
8 effective.

9 I mean, if the Board is so inclined for us  
10 to set up an association and if that's really a big  
11 issue, we'll strongly consider setting up a  
12 homeowners association, maintain the berms, maintain  
13 the --

14 MEMBER SCHUETZ: Oh, I thought this might  
15 be cheaper.

16 MR. ANTONOPOULOS: No.

17 MEMBER SCHUETZ: No?

18 MR. ANTONOPOULOS: Then again, if you have  
19 a Special Service Area, that goes on people's tax  
20 bill.

21 MEMBER SCHUETZ: Oh, I know. That's what  
22 I was just saying to him.

23 MR. ANTONOPOULOS: It's not a good selling  
24 point for us.

1 MEMBER SCHUETZ: No. Well, I didn't know  
2 about it 21 years ago.

3 MR. ANTONOPOULOS: The legal costs of  
4 setting it up are --

5 MEMBER SCHUETZ: Okay. That's fine.  
6 Thanks for bringing this to the St. Charles area as,  
7 hopefully, a catalyst for the area.

8 That's all I have to say.

9 CHAIRMAN WALLACE: Jim?

10 MEMBER HOLDERFIELD: The most positive  
11 thing I see here and I'm really pleased with is  
12 that -- I've been on this Plan Commission for a few  
13 years now. Every time we have something come forth  
14 in terms of housing, it's always apartment buildings  
15 or a line of townhouses.

16 To see single-family dwellings I think is  
17 a real plus. I think it's a beautiful concept. I  
18 like the lot sizes. You read more and more now that  
19 people are getting away from the longer yards to a  
20 smaller green space. I think that's a good point,  
21 too.

22 But single-family units are really the big  
23 plus here. I would agree with Tom Pretz here. I  
24 hope there would be some way, like a "what-for,"

1 that an area could be designated for future use to  
2 make access off of that road on the other side of  
3 the street.

4 I know it's tight. I would move that  
5 around. Maybe it's not even possible, but I think  
6 that would be a real plus.

7 I don't think you can rearrange the plan  
8 any better than you have by coming in with that one  
9 route and going down to the cul-de-sac; but if  
10 there's some way we can work out some easement area  
11 there so when that other development comes in, then  
12 those developers could work with you folks and have  
13 an entranceway there.

14 All in all, I think it's a great project.  
15 I think you're on target with it.

16 CHAIRMAN WALLACE: Thanks, Jim.

17 Well, I will I agree with the comments  
18 from my fellow Plan Commissioners and try not to  
19 repeat what they already said. The two items that  
20 are of greatest concern to me are the road alignment  
21 at Pheasant Run Trails and the setbacks.

22 I understand that there is a desire by the  
23 developer to create an enclave, to create a  
24 subdivision that is somewhat exclusive to the market

1 that you're attempting to attract, but I don't hear  
2 about any kind of control of the homeowners or  
3 restrictive easements because while that may be your  
4 desire and while you may market to them and while  
5 you may be able to sell to that group of people  
6 these 16 homes, that's right now.

7 There's nothing to prevent any of these  
8 issues that we've brought up from becoming a problem  
9 in the future, and I think that's the consideration  
10 we have to make at the Plan Commission. There are  
11 future problems sitting here in front of us that are  
12 not going to be mitigated by what you've described  
13 tonight.

14 I do think that you can make some changes  
15 to this plan, and, believe me, the financial  
16 exigencies are important to the developer. I'm a  
17 firm believer in doing what you can. You need to  
18 make money to be able to do something like this. I  
19 understand that.

20 But from that 50,000 feet of planning  
21 eyeball that I'm attempting to use here, I see  
22 this as a patchwork development in what is an  
23 otherwise and in the future could be a larger  
24 development.

1           I mean, there's the Petkus property, of  
2           course, to the south and west, but still, it's  
3           difficult to have these little enclaves, if you  
4           will, in a broader scheme. That's, I think, my  
5           objection.

6           I think you could make it somewhat  
7           exclusive by the entrance because it is a  
8           one-entrance-in and one-entrance-out. You don't  
9           have multiple paths here, and you wouldn't have to  
10          do that even if you realigned the roadway to  
11          Pheasant Run Trails.

12          I have no objection to the land use  
13          whatsoever. I'm not concerned about the density. I  
14          think that the comments that people have made about  
15          beautifying it is something that you want as much  
16          as anybody else. You need to make those  
17          considerations.

18          So I'm eager to see what you come back  
19          with when you decide to make an application. So  
20          thank you.

21          MR. ANTONOPOULOS: Can I just ask for some  
22          type of clarification?

23          CHAIRMAN WALLACE: You certainly can.

24          MR. ANTONOPOULOS: Going to the next step

1 is a very expensive proposition. We'd have to do  
2 location of utilities and a lot of extra work.

3 I just want to clarify. Are you talking  
4 about reconfiguring the last lot so that it aligns  
5 with that -- I'm sorry. I forget the name of the  
6 street to the south.

7 CHAIRMAN WALLACE: Tom, isn't that  
8 Pheasant Run Trails?

9 MR. ANTONOPOULOS: I mean, we sat before  
10 this and figured how could we possibly accommodate  
11 Pheasant Run, you know, so that you can go into the  
12 subdivision -- or so you can go into the next area  
13 that's going to be developed?

14 I don't know what we're going to do.  
15 We're scratching our heads to try to figure out a  
16 way to do that. I mean, if we could do it without  
17 losing three lots; but if we have to lose three  
18 lots, I'm telling you right now we can't do the  
19 project. I'm just being honest with you. The  
20 numbers aren't there.

21 CHAIRMAN WALLACE: I'm not saying no. I'm  
22 just saying that is a preference.

23 MR. ANTONOPOULOS: I understand. We will  
24 try and --



1                   CHAIRMAN WALLACE: I have a suggestion, if  
2 I might make it.

3                   MR. ANTONOPOULOS: I'm sorry?

4                   CHAIRMAN WALLACE: I have a suggestion,  
5 and perhaps you'll consider this or not. Maybe you  
6 don't want to.

7                   MR. ANTONOPOULOS: No, we do.

8                   CHAIRMAN WALLACE: The Petkus property to  
9 the south is not dead. I mean, it's not a dead  
10 issue. There's still going to be -- there will be  
11 development there eventually.

12                   I would suggest that you -- I don't  
13 know if you've spoken to them. Speak to them.  
14 Maybe there's something that, you know -- I don't  
15 know.

16                   MR. ANTONOPOULOS: One of the other  
17 considerations is if we put a street back there, now  
18 we have three lots that we have a street in front of  
19 and a street in back. That's going to really affect  
20 us as far as selling single-family homes. It's  
21 going to be a real problem.

22                   CHAIRMAN WALLACE: Again, I go back to  
23 what I originally said. These are single-family  
24 homes that you are attempting to market a certain

1 way. They're ultimately just single-family homes  
2 that anybody could move into and attempt to put in a  
3 swing set.

4 There's nothing to control any of those  
5 things that you desire not to have happen.

6 MR. ANTONOPOULOS: I can assure you that  
7 if it's a major concern, we will set up a homeowners  
8 association to address all those issues. It's a  
9 done deal.

10 It's not a big deal to set up a homeowners  
11 association. We can put all kinds of designer  
12 criteria and landscaping. I mean, we can do that.

13 CHAIRMAN WALLACE: Well, you know what?  
14 I'm eager to see what you come back with. Work with  
15 Staff.

16 MR. ANTONOPOULOS: Again, thank you very  
17 much. I know it's kind of a unique -- again,  
18 somebody putting in a single-family subdivision, as  
19 you pointed out, is kind of unusual.

20 CHAIRMAN WALLACE: Right.

21 MR. ANTONOPOULOS: But we're going to do  
22 our best. We want to be proud of the project, and  
23 we want you to be proud of the project, also. Thank  
24 you again for all your time.

1                   CHAIRMAN WALLACE: Thanks for coming. We  
2 appreciate it.

3                   PROCEEDINGS CONCLUDED AT 8:01 P.M.  
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1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, Jean S. Busse, the officer before whom  
3 the foregoing proceedings were taken, do hereby  
4 certify that the foregoing transcript is a true and  
5 correct record of the proceedings; that the  
6 proceedings were taken by me stenographically and  
7 thereafter reduced to typewriting; and that I am  
8 neither counsel for, related to, nor employed by any  
9 of the parties to this case and have no interest,  
10 financial or otherwise, in its outcome.

11 IN WITNESS WHEREOF, I have hereunto set my  
12 hand and affixed my notarial seal this 13th day of  
13 November, 2017.

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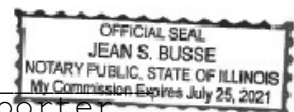
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*Jean S. Busse*  
Certified Shorthand Reporter



My Commission Expires July 25, 2021.

1 THE CITY OF ST. CHARLES

2 PLAN COMMISSION

3 -----X

4 In Re the Matter of: :

5 Crystal Loft Townhomes, 214 South :

6 13th Avenue (Jeffrey Funke) :

7 -----X

8 REPORT OF PROCEEDINGS

9 St. Charles, Illinois

10 Tuesday, November 7, 2017

11 8:00 p.m.

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21 Job No. 161860

22 Pages: 1 - 64

23 Reported by: Jean S. Busse, CSR, RPR

24 Notary Public, DuPage County, Illinois

1 Report of proceedings held at the location  
2 of:

3  
4 City of St. Charles  
5 2 East Main Street  
6 St. Charles, Illinois 60174  
7 (630) 377-4400

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9  
10  
11 Before Jean S. Busse, a Certified  
12 Shorthand Reporter, Registered Professional  
13 Reporter, and a Notary Public in and for the State  
14 of Illinois.

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JAMES HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 TOM PRETZ, Member

8 TOM SCHUETZ, Member

9 PETER VARGULICH, Member

10 ALSO PRESENT:

11 RUSSELL COLBY, Planning Division Manager

12 CHRIS BONG, Development Engineering

13 Division Manager

14 MATTHEW O'ROURKE, Economic Division

15 Manager

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1 PROCEEDINGS

2 CHAIRMAN WALLACE: All right. So next on  
3 our agenda is the real public hearing, for which we  
4 have a court reporter who has been kind enough to  
5 record the entire meeting. Thank you for that.

6 So we're going to have a public hearing  
7 now regarding Crystal Loft Townhomes at 214 South  
8 13th Avenue. Before we begin, I'd like to review  
9 our procedure for public hearings.

10 First, the applicant will present their  
11 application, and the Plan Commission will ask  
12 questions. It will make comments to the applicant  
13 regarding the presentation. Next we'll invite the  
14 audience to ask questions and make comments, and  
15 then the applicant will have a chance to make a  
16 final statement if they so wish.

17 If the Plan Commission has determined it  
18 has enough evidence to make a recommendation to the  
19 City Council, we will close the public hearing.

20 So any questions about our procedure?

21 Hearing none, I would ask that anyone who  
22 wishes to offer any testimony, to ask questions or  
23 make comments, please raise your right hand to be  
24 sworn in. Anybody that plans to make any comment



1 tonight regarding this, raise your right hand to be  
2 sworn in. Okay?

3 (The witnesses were thereupon duly sworn.)

4 CHAIRMAN WALLACE: Okay. Thank you.

5 So before you speak, I would ask that you  
6 be recognized by name. The court reporter is here  
7 taking down a record. So only speak one at a time.  
8 When you do speak, I ask that you approach the  
9 lectern, state your name, spell your last name, and  
10 give your address for the record. All right?

11 Then let's begin With the applicant.

12 MR. HEYSE: My name is Mike Heyse,  
13 H-e-y-s-e, address 1847 West Berteau -- that's  
14 spelled B-e-r-t-e-a-u -- in Chicago. I am the CEO  
15 of Lift Capital. We are the developer of Crystal  
16 Loft Townhomes.

17 We're privileged to be back out here in  
18 St. Charles again. I'm with Bill Brooks and John  
19 Hague. John is going to talk about what we've been  
20 doing. We've taken the advice that we received at  
21 these meetings and put it into our plan because we  
22 wanted to share that with you.

23 So here's John Hague.

24 MR. HAGUE: John Hague, H-a-g-u-e, 160

1 East Grand in Chicago. Thanks for having us back  
2 here.

3 I'm just going to touch upon -- I don't  
4 know if you're familiar with the project. We've  
5 made a few changes to our project from our comments.  
6 I guess the biggest one probably was dealing with  
7 traffic.

8 What we decided to do is actually put a --  
9 we had enough room in the back to enable parking and  
10 parallel parking behind the garages to offset the  
11 additional potential Thanksgiving crowd or party  
12 crowd or in instances where the garage parking isn't  
13 sufficient.

14 The other comments we had related to  
15 design. We're going to try to incorporate the old  
16 brick structure into the new structure. As you can  
17 see, we've kind of gone a little bit -- we've taken  
18 our original design and kind of enhanced it to be a  
19 real separation between the two buildings.

20 We looked at a few options to bring in  
21 that old brick. What they ultimately do is detract  
22 from the original structure; and a lot of times with  
23 our design, you kind of depart from -- with  
24 additions to old buildings, especially with this age

1 building, we just really wanted to make a little bit  
2 more distinction between the old and the new.

3 Our floor heights don't line up in the  
4 five units, and so we really -- there's a material  
5 board in here as well, but we took some glazed  
6 brick, and we have Hardie cement siding. That's  
7 another -- that was another comment.

8 We've brought in our civil drawings. I  
9 know there's some comments with that; but overall, I  
10 think we're pretty much in line with getting this  
11 site to work from detention and water, you know,  
12 from the building. I think we're tying into our  
13 sewer out in the front and running it all in the  
14 back.

15 We've got areas of -- our back patios  
16 where we had hardscape involved, all those are going  
17 to be impervious to try to help our water.

18 I think that was about it on the comments  
19 that we had. I'll let Bill talk real quick about  
20 anything he's got with the future of the project.

21 MR. BROOKS: Bill Brooks, B-r-o-o-k-s.  
22 Our address is 401 Wing, W-i-n-g, Lane, St. Charles.

23 Ladies and Gentlemen, thank you. I think  
24 this is a great project. I know we've all poured

1 our hearts and souls into this. I was born and  
2 raised in St. Charles. This is a really great  
3 project. We're here to do whatever we can to make  
4 this happen.

5 It's a great project. It's vibrant. I  
6 think it's going to be something that sets  
7 St. Charles apart. This town has been around for a  
8 long time. Traditionally, things are built a  
9 certain way, and I think it's time that we kind of  
10 look and say, "Wow, this could really be a great  
11 feature to bring in new families, new people, and  
12 help with taxes, bring values up, home values."

13 I think this is a great asset because the  
14 alternative to that building in its current  
15 condition and its future condition will be nothing  
16 but problems and an eyesore.

17 I think people have to look at this  
18 project and look for all the good because if it is  
19 left in its disrepair, in the future it's going to  
20 be nothing but, "Oh, hey, that building on 13th,  
21 wow. Oh, you want to buy a house over there?"

22 I'm a realtor. I'm very sensitive to  
23 that; and if there is a building that is degraded, I  
24 know that the home values -- I know that my clients

1 are going to go, "No, let's look elsewhere."

2 I think this is really going to be a game  
3 changer. We appreciate you having us here tonight,  
4 and thank you.

5 MR. HAGUE: Thank you. If you have any  
6 questions --

7 CHAIRMAN WALLACE: I want to point out to  
8 the Plan Commission that we have actually four  
9 applications in front of us, and I just want to talk  
10 about the findings of fact for one minute before we  
11 start questioning the applicant.

12 We have an application for a map  
13 amendment; and with a map amendment, it requires a  
14 public hearing. There are then findings of fact  
15 that need to be answered by the applicant. Not all  
16 findings need to be in the affirmative to recommend  
17 approval, but recommendation is based upon  
18 preponderance.

19 We also have an application for a special  
20 use for planned unit development, and there are  
21 seven findings of fact that need to be addressed by  
22 the applicant. All findings must be in the  
23 affirmative to recommend approval.

24 We also have an application for a PUD

1 preliminary plan, and there are no findings of fact.  
2 The recommendation is based on compliance with  
3 previously or concurrently approved special use or  
4 PUD standards and other City code requirements.

5 We also, finally, have an application for  
6 a final plat of subdivision, which has no findings  
7 of fact that are answered by the applicant, but the  
8 recommendation is based on conformance with the  
9 approved preliminary plan or compliance with all  
10 requirements.

11 So I want to point that out to the Plan  
12 Commission as we consider this in the public hearing  
13 because if there are any objections, that they need  
14 to be found in a finding of fact for one of the  
15 applications.

16 So that being said, I'd like to just  
17 start. We started with Peter on the comments.  
18 We're going to start with Jim.

19 Do you have any questions of the applicant  
20 on this?

21 MEMBER HOLDERFIELD: I do have a question.

22 After visiting the site, one of the things  
23 I'm concerned about along Indiana Avenue over there  
24 is the electrical lines that run alongside that

1 building maybe 10 feet away from it. Well, I don't  
2 know. It's pretty close.

3 I don't know if there's a concern of the  
4 City about safety here. You are going to have that  
5 upper deck that's going to be open for people to be  
6 standing up there, and I see in the renderings that  
7 those poles are missing.

8 Are you going to take those down? What's  
9 the situation on that?

10 MR. HAGUE: It's very simple. Yes, we are  
11 taking them down. We're going underground. It's a  
12 pretty significant cost, but that's the plan, yeah,  
13 underground.

14 MEMBER HOLDERFIELD: I understand. It's  
15 amazing. I was worried about that.

16 Another question I had is that I really so  
17 wanted to see the new units on the east side to be  
18 more complementary to the architecture of the  
19 existing building because I think that's such a  
20 classic industrial-design revolution building. I  
21 like what you've done. I don't like the marriage of  
22 it.

23 So I was just wondering, is it a  
24 possibility to change the color of the existing

1 brick that comes into a color that's more  
2 contemporary to what you put on the east side?

3 As you look at the backside of the  
4 building, I think that's wonderful. Your carports  
5 and everything has a more contemporary look. It's  
6 just a suggestion. I don't know.

7 You've got a real dichotomy there. You've  
8 got this industrial building and then beautiful  
9 apartment buildings there that are more  
10 contemporary.

11 MR. HAGUE: We did think about that; and  
12 the closer we got with the brick, to kind of  
13 marrying the two, without being material because  
14 there is brick on brick, and that was --

15 MEMBER HOLDERFIELD: Yes.

16 MR. HAGUE: That's kind of how we looked  
17 at it.

18 You know, really the departure would be  
19 more glass, but that's not necessarily what we were  
20 trying to do. You can't have a -- we don't feel  
21 that a glass, you know, house here would be  
22 relative. Bill might have some issues with trying  
23 to sell those units, but we did look at it.

24 I think what we -- we kept going back to



1 it looks like we're trying to marry something, and  
2 it's just not marrying very well to that building.  
3 I mean, what we're doing with our canopies, our  
4 entrances, and the third floor really kind of  
5 enhances that whole building.

6 If you kind of strip away what's there --  
7 you know, you have an old factory. That's kind of  
8 what we want to leave is the purest of that  
9 building. While we tried to marry it, we kept going  
10 back to the point of let's depart from it. Glaze  
11 the brick, like paint it.

12 MEMBER HOLDERFIELD: Yeah, that's what I  
13 was thinking. Maybe that could be done.

14 MR. HAGUE: Yeah.

15 MEMBER HOLDERFIELD: The brick could be  
16 glazed to look like a color.

17 MR. HEYSE: I've done a project like this  
18 before, and one of the fears that I had is that when  
19 you do -- whatever you decide, people -- whatever  
20 you try to duplicate tends to be considered sort of  
21 second to the actual --

22 MEMBER HOLDERFIELD: It's difficult.

23 MR. HEYSE: Yes. So one of our thoughts  
24 on this was if we made it different enough that it's

1 distinctive, then no one is going to feel like they  
2 got, you know, the bad end of the deal.

3 MR. BROOKS: First, if I may -- I'm Bill  
4 Brooks.

5 First when I looked at this I thought,  
6 "Oh, it's different." So I agree, but look  
7 at -- this is going to sound dumb, but here it goes.

8 When I was growing up, it was blue suit  
9 with black shoes, you know. Now it's a suit with  
10 brown shoes. So things change. Things are  
11 different. I look at that and think, "Well, that  
12 kind of pops."

13 The brick is great, but I think that new  
14 part, it's just very contemporary. It took a while  
15 to grow on me, but I think it's a great selling  
16 point. It's just different times, you know. I  
17 think it will move.

18 MR. HEYSE: One other thing I think that I  
19 should say, at this point it's most likely that from  
20 a financing standpoint, we're probably going to end  
21 up doing this in two different phases, the main  
22 building first and then the new construction in the  
23 second. That's just, again, based on what we heard  
24 from the banks, investors.

1           So, you know, we started thinking about  
2 this in two phases. We've had a lot of interest in  
3 this already. I'm not concerned whether we sell or  
4 not; but again, my biggest fear is that someone  
5 feels they're getting second best, and that's not  
6 what we want.

7           So rather than try and recreate something  
8 that we're just never really going to be able to  
9 recreate, I think it's better to go a different  
10 direction.

11           MEMBER HOLDERFIELD: I'm glad you buried  
12 the electrical lines. That was really hurting the  
13 elevations. Thank you very much.

14           CHAIRMAN WALLACE: Thank you, Jim.  
15 Tom?

16           MEMBER SCHUETZ: I just a few quick  
17 comments.

18           I do drive by this existing building five  
19 times a week, the gym at the end of the street, and  
20 it looks like it's going to fall over. So I think  
21 it's phenomenal that you guys would be potentially  
22 doing this because I hadn't been over in that area.  
23 I've been in St. Charles 21 years but hadn't been in  
24 that area very much.

1           To me it seemed like a very quaint, sleepy  
2 area, which can be good. I also think that this  
3 could be a catalyst for that area as well as behind  
4 the businesses that sit on Route 64, Main Street.

5           To go with Jim's comment on the  
6 buildings, I totally accept what you're saying. You  
7 don't want to be living in the stepchild, you know.  
8 Whether it be the existing building or the new  
9 building, everyone interprets it differently.

10           What about that top part that's brown on  
11 the existing building? Is that the add-on? Is that  
12 the patio or something, I think, that you were  
13 mentioning?

14           MR. HAGUE: That's the third floor.

15           MEMBER SCHUETZ: Yeah.

16           The brown, what is that made of?

17           MR. HAGUE: That's a similar siding. It's  
18 the Hardie siding.

19           MEMBER SCHUETZ: Maybe this will be  
20 ticky-tacky. I don't know. Could that be white or  
21 the same color as the new building, and maybe that  
22 would tie them together? I don't know.

23           Is the new building Hardie siding?

24           MR. HAGUE: It is. Yeah, they're both the

1 same. It's the similar product that we're  
2 suggesting. In that case, if you go back, it's  
3 really the same. That's really kind of the tie-in  
4 back because it's on this portion. This is the same  
5 material. It's not white, but that's the brown.  
6 That's our tie-in to it.

7 MEMBER SCHUETZ: I'm struggling with if I  
8 were to live there -- of course, the inside of the  
9 unit is most important -- where would I rather live?  
10 I don't know.

11 Would I feel like a stepchild in the new  
12 part or the old part? Depending on if I'm an  
13 historian or not, I guess. I don't know. I just  
14 think it's some of the things you might want to  
15 think about. I'm sure you have.

16 How will people perceive that, I guess?  
17 Maybe they're named differently. I don't know.

18 MR. HEYSE: It's a possibility.

19 MEMBER SCHUETZ: That's my only comment  
20 right now.

21 CHAIRMAN WALLACE: Tom?

22 MEMBER PRETZ: I was going to say I don't  
23 have a problem with any of the distinction from old  
24 and new. I think the separation, whether it's

1 materials, colors, whatever, the obvious is it's an  
2 addition. It's okay as long as it doesn't interfere  
3 with the original.

4 I do have a question, because you  
5 mentioned Phase 1, Phase 2. When you're talking  
6 Phase 2, are you referring to Phase 2 would start,  
7 hypothetically, when the last unit in Phase 1 is  
8 sold or are you talking about doing Phase 2 once  
9 you're done with your reconstruction of Phase 1 and,  
10 obviously, those units are on the market then?

11 MR. HEYSE: Typically -- I don't have an  
12 ironclad answer for you, but typically this is what  
13 my thought process is right now: When we sell five  
14 presales, then we start the second phase.

15 MEMBER PRETZ: Okay. Got it. That's the  
16 only question I had.

17 CHAIRMAN WALLACE: Laura?

18 MEMBER MACKLIN-PURDY: I think I mentioned  
19 before I'm really happy to see something being done  
20 with this building. I've driven by this for 18  
21 years thinking somebody should do something with  
22 this building. So it's nice.

23 I do wish that you could incorporate some  
24 brick in the new part to kind of tie the two

1 together. I understand your reasoning. I just  
2 think aesthetically it might look a little bit more  
3 cohesive if you did work some brick into that new  
4 section.

5 I'm glad to see the 14 parking spaces, the  
6 parallel parking spaces in the back.

7 Also, can you explain a little bit about  
8 the drainage utilities that you just generically  
9 said will be improved? Because I know that part of  
10 this is on a flood zone. So can you --

11 MR. HAGUE: Right. It really is more for  
12 our civil engineer, who is not here tonight.

13 We've incorporated all of the requirements  
14 based on the floodplain, and holding the water is  
15 what I was trying to get at. It was just a review  
16 of as much impervious, existing or proposing, that's  
17 on-site, and then we have underground storage, too,  
18 to hold it and release it at a rate that, you know,  
19 complies with the MWRD.

20 Oh, and let me add we do have brick on the  
21 new. It's a glazed -- as you see, it's glazed  
22 brick.

23 MEMBER MACKLIN-PURDY: If I remember  
24 right, some of the garage spaces aren't underground;

1 right?

2 MR. HAGUE: Right. Part of that section  
3 is in the flood zone.

4 So what we have to do, basically the walls  
5 on either side of the garage are -- the foundations  
6 are held up, and the water, through a louvered  
7 garage door, will be able to flow in and flow out.  
8 That's part of the requirements because of the  
9 floodplain. That's the design that we've worked  
10 with.

11 MEMBER MACKLIN-PURDY: Russ, I know you've  
12 looked through these plans.

13 Do you think that what they are doing is  
14 accurate, too? Or Chris? Sorry. Sorry.

15 MR. BONG: Yes. There's a number of  
16 technical issues that they still have to work out.

17 The idea here is that they are providing  
18 compensatory storage for anything that they're  
19 filling within the floodplain. So anything that  
20 they happen to fill has to be compensated at one and  
21 a half times with a cut on the side.

22 So there's still some issues they have to  
23 work out with that, but it all seems like it's  
24 feasible at this point.



1                   MEMBER VARGULICH: Is the compensatory  
2 work right now presently being proposed in the pipes  
3 being done?

4                   MR. BONG: Some of it is. Some of it  
5 is -- the majority of it they're able to kind of  
6 carve out on the existing site.

7                   For the difference that's remaining,  
8 they're going to oversize with the storm sewers and  
9 kind of make up for that.

10                  MEMBER MACKLIN-PURDY: Thank you.

11                  The other thing that I might recommend --  
12 and I know you're looking for a map amendment, but  
13 behind that lot line the fence where the parking and  
14 parallel parking is going to be, the people who are  
15 up on the roof are going to look over to the very  
16 industrial garages.

17                  There might be something in terms of  
18 planting -- I don't know if it's possible, but  
19 planting some kind of additional trees, pine trees,  
20 something to kind of create some kind of barrier.  
21 It's just a suggestion. It's not anything that --  
22 do you know what I mean?

23                  MR. HEYSE: Yes. I appreciate that.

24                  MR. HAGUE: I can't seem to get the --

1 MEMBER MACKLIN-PURDY: Yeah, right along  
2 there.

3 MR. HAGUE: Yeah, along there.

4 MEMBER MACKLIN-PURDY: That would just be  
5 a suggestion.

6 MR. HAGUE: Okay.

7 MEMBER MACKLIN-PURDY: Other than that, I  
8 love the project.

9 MR. HEYSE: Thank you.

10 CHAIRMAN WALLACE: Peter?

11 MEMBER VARGULICH: There's the one refuse  
12 area at the far west end. So I'm assuming that you  
13 guys understand that somebody in Unit 15 has got a  
14 long way to walk.

15 Have you done this -- or Mike, have you  
16 done it? I realize the City is a different animal.  
17 So people do things that are okay, and, you know,  
18 they kind of adjust, at least in the City.

19 MR. HEYSE: That's one of the first things  
20 that people look for, honestly, in the City. "Where  
21 am I going to put my trash?"

22 MR. HAGUE: As part of burying the power  
23 lines, we had to allow, you know, space for a  
24 transformer and an electrical closet. That happens

1 on the other side. So we had kind of the two areas  
2 to deal with. One was for refuse, and one was for  
3 the electric.

4 We're trying to figure out the solution.

5 MR. HEYSE: We haven't come up with a  
6 final solution on that yet.

7 MR. HAGUE: But that's where we sit today  
8 with regard to those two areas.

9 MR. HEYSE: Right.

10 MEMBER VARGULICH: And it's just a  
11 challenge for people, especially since the driveway  
12 is a one-way out. If they're saying, "I'm not going  
13 to walk down. I'll throw it in the car and bring it  
14 down," then they have come all the way out and stop.

15 MR. HEYSE: I think the solution may  
16 involve a couple of parking spots so that we can get  
17 other areas for people to bring their trash.

18 Other than that, I mean, I'm not the  
19 architect. That's why we have him here. But having  
20 been involved in projects like this, that's  
21 typically what happens.

22 MEMBER VARGULICH: I have a question  
23 relating to the downspouts.

24 You have a number of downspouts on the

1 front facing Indiana. Are those going to be  
2 connected to a storm sewer? They don't seem to be  
3 shown that they're going to be connected to a storm  
4 sewer.

5 MR. HAGUE: I'm not 100 percent sure they  
6 are, but we'd look into tying that in.

7 MEMBER VARGULICH: I would just be  
8 concerned that you would end up with ice on the  
9 public walk. There's a storm sewer kind of towards  
10 the east end of the property. There might be a, you  
11 know, a manhole to connect to.

12 Then I think you're also running some pipe  
13 up the side of the building on that east or west  
14 side. So maybe that can be extended.

15 MR. HAGUE: We'll look at tying those in.  
16 That would be the norm for us rather than, yeah,  
17 potentially having safety concerns with the ice.

18 MEMBER VARGULICH: All Right. And then a  
19 few more comments and concerns related to --  
20 understanding this is a challenging site, I mean,  
21 overall, I'm excited. I like the building,  
22 honestly. I know Jim is a little shaky down there  
23 on the building, but I like the building.

24 MEMBER HOLDERFIELD: I've got another

1 comment about that.

2 MEMBER VARGULICH: I really like the  
3 building.

4 I think using the Hardie Board as one  
5 element that ties through all the structures,  
6 including the garages, is at least, you know, a  
7 material that pulls things together. There's no  
8 perfect solution to this, especially if you're  
9 keeping the building. Thank you.

10 But it really was related to, I guess, all  
11 the deviations related to landscaping that were in  
12 the Staff report, Item B. I mean, there's almost no  
13 planting. There's no street trees proposed.

14 Again, I understand you may have some  
15 issues related to the existing building and its  
16 location on the site and its proximity to the  
17 right-of-way, but I think that there's a lot of  
18 opportunities still that have been missed.

19 I would propose that at a minimum on 13th  
20 Street that the street trees that you're not  
21 indicating, that are required, can be planted in the  
22 sodded parkway.

23 MR. HAGUE: I would agree there's  
24 definitely possibilities for trees here on the

1 parkway. I'm having trouble getting the plan up  
2 here.

3 So in our landscape plan we could add  
4 parkway trees. Yeah, there's probably room for a  
5 few trees on the side here and in our planting beds.

6 I believe you were saying like increase  
7 the spacing of the plants?

8 MEMBER VARGULICH: Or decrease. Not  
9 increase, decrease, decrease the spacing.

10 MR. HAGUE: Decrease the plants.

11 MEMBER VARGULICH: I think you have a  
12 great looking building. Honestly, the landscape  
13 kind of is a little thin. It falls a little flat as  
14 far as presentation and street face and those kinds  
15 of things.

16 I think there are some opportunities,  
17 especially since the overhead lines are being buried  
18 now. I realize that wasn't your first choice, but  
19 life safety is an important thing, too. So I  
20 understand how that drives you to a certain  
21 decision, but I think that there's some  
22 opportunities for doing street trees along Indiana.

23 There are a couple of options, a couple  
24 different ways to do that. I can share those with

1 you without going into a lot of detail here --

2 MR. HEYSE: That would be great.

3 MEMBER VARGULICH: -- and bring that  
4 aspect into compliance. I think it will help the  
5 overall look of the project to have that. I think  
6 that would be great.

7 There's a little detail with the building  
8 on your second phase with the new addition. You  
9 have those elevated stairways that you step up to  
10 the building -- or to the entry levels.

11 MR. HAGUE: Yes.

12 MEMBER VARGULICH: I was just curious what  
13 your intent was to do underneath those stairwells,  
14 those stairways, because you're showing them kind  
15 of --

16 MR. HAGUE: Typically it would be like a  
17 river rock almost, like a whitening of the stones  
18 underneath. That's typically what we would put  
19 under there rather than walling it off. It's a  
20 tough space to grow anything, obviously, because  
21 it's under, but that's what we have done in the  
22 past.

23 MEMBER VARGULICH: Okay.

24 MR. HAGUE: It's not gravel. It's the

1 nicer stone.

2 MEMBER VARGULICH: Okay. All right. I  
3 would think that the beds would also be advantageous  
4 to have them irrigated. I'm assuming you're going  
5 to have some sort of association. I guess a couple  
6 things, I think that having them irrigated would  
7 help them be established and help that association  
8 with the long-term maintenance.

9 The last question I have is related to the  
10 turf areas. You have Lots 1 to 4, 1 to 5. You also  
11 have some turf areas that are very confined, kind of  
12 backyards with no access basically other than back  
13 through the garage.

14 Is that really kind of the better use of  
15 those areas from a backyard standpoint?

16 MR. HAGUE: Well, I guess we could look  
17 at -- as long as it's impervious. That's really the  
18 goal back there. I know what you're saying.

19 Is it practical to have those small areas  
20 potentially? You know, we certainly will look into  
21 some options, like I said, as long as it's  
22 impervious. I think that's really our goal.

23 That area as well as underneath those  
24 small patios that come out, it's all meant to drain



1 down in. So there might be a better option just  
2 from a maintenance standpoint, a homeowner  
3 standpoint, yeah.

4 MEMBER VARGULICH: I mean, I like the back  
5 of the units. It looks like an Antebellum type of  
6 component. You need that type of unit to fold  
7 things open and really kind of let the inside and  
8 the decks connect. That's a great feature, great  
9 feature.

10 MR. HAGUE: Thank you.

11 CHAIRMAN WALLACE: Laura?

12 MEMBER MACKLIN-PURDY: I have another  
13 question.

14 I'm just wondering. I'm looking at the  
15 original building. How much of that are you going  
16 to try and maintain and keep? I mean, this is a  
17 little rough, and your renderings look really new.

18 So how much of this -- I mean, I like  
19 this. I don't know if you can tuckpoint and keep  
20 it. What is your goal?

21 MR. HAGUE: That's really the goal.

22 The goal isn't to remove and replace.  
23 It's really to tuckpoint and shore that building up  
24 from the inside typically. We'll tuckpoint. We'll

1 replace if we have to. Our intention is all those  
2 openings are still the same location, right.

3 MEMBER MACKLIN-PURDY: And the same brick?

4 MR. HAGUE: Right.

5 MEMBER MACKLIN-PURDY: As much as you can.

6 MR. HAGUE: We actually plan on utilizing  
7 the old brick from the areas we're removing and  
8 bringing it into the interior of the units.

9 MEMBER MACKLIN-PURDY: There's that  
10 smokestack.

11 MR. HAGUE: Yeah. So we'll take all that  
12 brick down, clean it up, and use it in our walls in  
13 between the units and anywhere we need to tuckpoint  
14 or replace brick. That's the intent.

15 MEMBER MACKLIN-PURDY: Okay. That was my  
16 only question.

17 CHAIRMAN WALLACE: Jim, you had another  
18 comment.

19 MEMBER HOLDERFIELD: I do.

20 I know I'm on shaky ground. Regardless of  
21 that, the new additions on the east end, I had an  
22 "ah-hah" moment as I sat here. It's really not  
23 architecture that bothers me. I think that's great.

24 But maybe it's the color pallet that we've

1 got here. It's such a stark change in color. I  
2 still can't get over that big, quite nice beautiful  
3 building on the end of this older industrial  
4 complex. Maybe a consideration is some brown tones  
5 or complementary colors.

6 MR. HEYSE: Okay.

7 MEMBER HOLDERFIELD: Keep what you've got.  
8 That's great. It just came to me.

9 At first I wanted to change the color of  
10 the brick building. I like the architecture at the  
11 end; but if we can get some brown tones or rust  
12 color or something.

13 MR. HAGUE: Soften the contrast.

14 MEMBER HOLDERFIELD: Soften, not such a  
15 stark boom. I think that would be good.

16 MR. HAGUE: We could certainly look at  
17 that.

18 MEMBER HOLDERFIELD: The patios on the top  
19 floor in those brown tone colors up there, I just --

20 MR. HAGUE: Yeah. I think what you  
21 objected to is really the white glazed brick. It  
22 really is distinct. That was our intent, and not to  
23 say that we can't. There's quite a different --  
24 there's quite a variety of materials of brick out

1 there.

2 MEMBER HOLDERFIELD: The architecture has  
3 a very good look. I just want it a little softer.

4 CHAIRMAN WALLACE: Okay. Now, before we  
5 turn to the audience for comment, I want to  
6 acknowledge that Plan Commissioners, you'll see that  
7 we received a letter from a resident.

8 It's a statement objection from someone  
9 who is not present to undergo questioning and will  
10 carry no weight, as opposed to evidence openly  
11 presented and somebody could answer questions  
12 regarding it. So if we were a true statutory body,  
13 it wouldn't even be acceptable because it would be  
14 considered hearsay.

15 We're going to handle it just  
16 acknowledging that we received the letter.

17 Now I would like to ask if there are any  
18 comments from the public. I noticed there were two  
19 people that raised their hands to be sworn in. This  
20 gentleman here raised his hand first. So come on  
21 up. If you would please state your name and your  
22 address.

23 MR. ANDERSON: My home address or the  
24 address that --

1                   CHAIRMAN WALLACE: Your home address is  
2 fine.

3                   MR. ANDERSON: My name is Rich Anderson.  
4 My home address is 1704 Allen Lane, St. Charles.

5                   I don't know if the letter you're talking  
6 about was from my sister. She sent a letter to the  
7 Commission. I'm here as her representative of our  
8 family.

9                   CHAIRMAN WALLACE: Okay.

10                  MR. ANDERSON: We own the commercial  
11 buildings directly to the north of the proposed  
12 Crystal Loft Townhouses. First I'd like to say I  
13 think it's great that somebody is improving the  
14 neighborhood, and I especially like the ability to  
15 keep the historic nature of the Phase 1 building.

16                  My only concern is for 40 or 50 years we  
17 had six tenants in those buildings, and several of  
18 them received semi-truck deliveries. The current  
19 tenant -- or the current owner of the building has  
20 generously allowed us to exit our driveway via his  
21 gravel road onto Indiana Avenue.

22                  I would like to see if there's some way  
23 that we can maintain that relationship with the new  
24 owners.

1 CHAIRMAN WALLACE: Okay. I think that  
2 raises an issue here about this letter.

3 Are we speaking to this letter at this  
4 point?

5 MR. ANDERSON: I don't know if it's even  
6 the same letter.

7 CHAIRMAN WALLACE: Well, it is.

8 MR. COLBY: Yes. The Plan Commission  
9 could direct the applicant to provide a response if  
10 you would like.

11 CHAIRMAN WALLACE: Okay. Is it necessary  
12 for us to enter this letter now?

13 MR. COLBY: Oh, into the record of the  
14 hearing?

15 CHAIRMAN WALLACE: Yes.

16 MR. COLBY: Yes.

17 CHAIRMAN WALLACE: Yes, it is the letter  
18 we're referring to. We didn't speak to it because  
19 we didn't know there would be somebody here  
20 presenting.

21 So I guess this letter from Barbara  
22 Anderson Trust Properties dated November 3rd, 2017,  
23 and received in the Planning Division should be  
24 entered as Exhibit A for the record.

1 (Exhibit A entered and made a part of the  
2 record.)

3 CHAIRMAN WALLACE: I will ask, then, if  
4 the applicant chooses to make a response to this.  
5 Whoever, one of you.

6 MR. HAGUE: It's not my strong suit.

7 MR. GRIFFIN: My name is Pat Griffin,  
8 G-r-i-f-f-i-n. I'm counsel for the applicant. I'm  
9 With Griffin Williams in Geneva, Illinois, 21 North  
10 4th Street. I'm glad I'm not the architect because  
11 I know everybody has different preferences for what  
12 they'd like to see.

13 We did receive the letter yesterday. We  
14 appreciate having received it, and certainly we can  
15 understand the benefit that has been provided by  
16 allowing the neighbor to use a portion of that  
17 property for a period of time.

18 As to the issue of whether there's an  
19 existing easement of any kind, we have looked at  
20 that. There's certainly no easement by necessity.  
21 The neighboring property owners have a direct access  
22 to 13th Street to the west, a rather large access.

23 As to the issue of whether there's any  
24 kind of prescriptive easement -- some people call it

1 adverse possession -- based on the history that was  
2 provided to us by the current owner of the property,  
3 the subject of the application, the use has been on  
4 again, off again, intermittent, and the prescriptive  
5 easement requirements are that you have to have  
6 continuous, exclusive, uninterrupted use for a  
7 period of 20 years, all of those things concurrent.

8 So we don't believe there's an issue  
9 legally as to whether they are entitled to an  
10 easement on the one hand, although we certainly  
11 understand that there's been a benefit conferred  
12 upon them in the past.

13 So I'm happy to answer any questions on  
14 that issue.

15 CHAIRMAN WALLACE: I have a question.  
16 Have you spoken with the author of the  
17 letter or her family or the trust? Has there been  
18 any conference between you?

19 MR. GRIFFIN: We just received this letter  
20 yesterday -- or at least I just received it late  
21 yesterday. So my first conversation was with the  
22 current owner. He's here tonight so that I could  
23 understand the history.

24 Beyond that, there has been not been.



1           MR. HEYSE: There was one brief 30-second  
2 introduction that we had in the parking lot after  
3 the last meeting. It was an offhanded remark made  
4 and, you know, nothing -- it very friendly, and that  
5 was really the extent of it.

6           CHAIRMAN WALLACE: So I'm going to direct  
7 this to Staff while I make these comments. Correct  
8 me if I'm wrong.

9           I don't believe that the issue of whether  
10 or not there is a prescriptive easement or a first  
11 possession has bearing on the application that we're  
12 considering for that particular piece of property.

13          MR. COLBY: No, it does not. It's an  
14 easement right that if the right was raised, it's  
15 between two private property owners. The City is  
16 not a party to it.

17          Obviously, it could impact this site, but  
18 the evidence that has been presented is that there  
19 is no easement.

20          CHAIRMAN WALLACE: So saying that, I would  
21 encourage that the applicant and the adjacent  
22 property owner have some serious conversation about  
23 how they might mitigate this sort of thing because  
24 there's always a solution. There's property at the

1 east end. There's property behind the buildings  
2 that the trust owns. I think a conversation between  
3 you would be important.

4 MR. GRIFFIN: I appreciate that.

5 CHAIRMAN WALLACE: For the Plan  
6 Commission, it has no bearing on the four  
7 applications that are in front of us.

8 So at this point I would like to -- we've  
9 spoken with Mr. Anderson, who has presented. I  
10 believe there was another gentleman that raised his  
11 hand.

12 MR. DENNA: Larry Denna, D-e-n-n-a. I'm  
13 the present owner --

14 CHAIRMAN WALLACE: Address?

15 MR. DENNA: 391 South Hampton Drive,  
16 Geneva, Illinois.

17 CHAIRMAN WALLACE: Thank you.

18 MR. DENNA: Thank you for letting me be  
19 here.

20 I've owned the property for a little over  
21 30 years. I have tried to be a generous neighbor,  
22 and I've assisted at different times in allowing my  
23 neighbor to cross my property. Three of my children  
24 have worked for them over the years. His mother --

1 or maybe his wife's mother attended my son's  
2 wedding. Also, my son helps them take the boats out  
3 in the spring and put them away in the fall.

4 So we've always had a close relationship,  
5 but over the years I've always tried to maintain the  
6 fact that I've controlled the property. I have put  
7 up telephone poles at different times to close it  
8 off. I have put timber across it so that it has  
9 always been a situation where I've controlled the  
10 area of the property, the parking lot.

11 I parked my vehicles back there. At one  
12 time I worked with the St. Charles High School. I  
13 had eleven students, and I had to have a place for  
14 them to park. So I closed off the back of the  
15 parking lot because the City would not allow me to  
16 let them park on the street or right next to the  
17 building.

18 In 2008 I had vehicles parked in the back,  
19 three, which closed off the parking lot, also, and I  
20 was cited by the City because I had the vehicles  
21 back there and did not have licenses on two of them.  
22 So I had to come and get one of my licenses on there  
23 and take care of that.

24 In 2011 I had to do the same thing. I had

1 some other vehicles that were parked back there and  
2 closed it off.

3 I've run a manufacturing company and have  
4 parked trailers back there, and it has been closed  
5 off. In 2012 they had a tenant who ran a granite  
6 company that made the countertops. He asked me if  
7 he could use my parking lot, which he paid for, and  
8 we closed it off completely for three months. The  
9 City fined me \$100 a day because I didn't have a  
10 fenced-in area.

11 So on 9/20/12 I had to appear before -- I  
12 think I've got his name here. I was fined, and I  
13 had to come up with a plan to build a fence.

14 CHAIRMAN WALLACE: That's fine. We don't  
15 really need to know who it was.

16 MR. DENNA: Okay. So over the last 30  
17 years, I have always made it my effort to control  
18 the parking lot and to utilize it to my best  
19 advantage.

20 At times when either my son or sons or  
21 when they've needed to be able to utilize it, I've  
22 shared. I had the telephone poles across there.  
23 One of his renters, they had aircraft seats. He  
24 asked me if he could back the truck up to the

1 telephone poles and could load his seats in, which,  
2 of course I, was very happy to do.

3 I also had one of his previous renters to  
4 that, and he would wheel over and stack up on my  
5 back dock on a skid, and he would ship out items.  
6 That's been the situation that I've done over the  
7 years.

8 CHAIRMAN WALLACE: Great. Thank you very  
9 much.

10 MR. DENNA: Thank you.

11 CHAIRMAN WALLACE: Plan Commissioners,  
12 remember that -- excuse me one second -- that the  
13 issue of the easement or the property between the  
14 two property owners has no bearing on the  
15 applications that are in front of us. There may be  
16 a time when we'll have to repeat that, but that's  
17 not here.

18 Thank you.

19 Were you sworn in?

20 MS. DUEWEL: Excuse me?

21 CHAIRMAN WALLACE: Were you sworn in?

22 MS. DUEWEL: No, I was not sworn in. I  
23 didn't realize he was speaking about that.

24 CHAIRMAN WALLACE: Okay. Well, if you

1 don't mind, would you each raise -- if you want to  
2 speak --

3 MS. DUEWEL: I want to say my piece.

4 CHAIRMAN WALLACE: I know, but you need to  
5 be sworn in because it's a public hearing.

6 Would you like to speak as well? Raise  
7 your right hand.

8 (The witnesses were thereupon duly sworn.)

9 CHAIRMAN WALLACE: Thank you.

10 MS. DUEWEL: Shall I take my turn?

11 CHAIRMAN WALLACE: Go ahead. Yes.

12 MS. DUEWEL: I'm Sue Duewel, D-u-e-w-e-l,  
13 1118 Indiana Avenue. So four houses down on the  
14 same side as the building. Okay?

15 I'm very vocal. I call the City all the  
16 time.

17 CHAIRMAN WALLACE: Good to know.

18 MS. DUEWEL: I'm thrilled, thrilled,  
19 thrilled because I think that building should have  
20 been demolished 20 years ago. Okay? It's an  
21 eyesore, rats, feral cats, everything you can think  
22 of. I'd be thrilled.

23 I don't understand what the attraction  
24 was, why somebody would want to even come in that

1 area, frankly. It floods. It's a big flood area  
2 there. I mean, the houses on Illinois there all the  
3 way to the rafters, I mean, it floods. I call you  
4 guys all the time because the storm sewers aren't  
5 doing the job. Okay?

6 So my concern is -- I'm thrilled,  
7 thrilled, thrilled something nice is going to come  
8 in there, okay, but the creek is right there. You  
9 know, everything that's done worsens that area for  
10 flooding. Okay?

11 Also, traffic, traffic. I'm very  
12 concerned about the traffic because you go over that  
13 hump where the old railroad tracks used to be.  
14 Everybody flies over that because we're the cut-over  
15 off of North Avenue, either Indiana or Illinois, and  
16 the traffic is terrible there. So people just fly  
17 over that. That's right where they are going to be  
18 doing this.

19 So I'm just concerned about the additional  
20 traffic, the flooding situation, absolutely. I'm  
21 hoping that the City would take some control of that  
22 in regards to perhaps putting in some more storm  
23 sewers, which you did at my house, okay, a few years  
24 ago.

1           I mean, I'm happy about it. I am. I  
2 wouldn't want it not to happen because that building  
3 right now is horrific, broken-out windows. It's a  
4 distribution for the Food Bank or whatever it is,  
5 you know?

6           I don't understand the attraction. What  
7 are they going to look at? It's horrible around  
8 there. I mean, I live there. So what? Go ahead.  
9 Drive by my house. You'll know which house is mine,  
10 you know. So I am a good neighbor. I want a good  
11 neighbor.

12           I'd be thrilled, thrilled, thrilled, but  
13 I'm concerned about the traffic and the flooding  
14 because, I mean, you know, it's just bad now. I'm  
15 not a new neighbor. I've lived there quite some  
16 time with my husband. After being a victim of  
17 eminent domain, we're in the house I am now. So  
18 that's what I wanted to say, but the flooding and  
19 the traffic.

20           CHAIRMAN WALLACE: Okay. Not necessary,  
21 but does the applicant want to respond? It's not  
22 necessary, but if you do --

23           MR. HAGUE: John Hague, H-a-g-u-e. I'll  
24 just make a quick comment.



1           On the flooding, the site is designed to  
2           the standards today that are -- they take into  
3           account the floods and they pick up water. The way  
4           that it's designed today, it's going to take all  
5           the -- we're not displacing any water. We're taking  
6           care of more water than there would be today in  
7           there. That's how the code is written. That's how  
8           the site is designed.

9           As far as traffic goes, you know, we  
10          anticipate everybody goes in our back drive. It's a  
11          private drive. It doesn't increase the traffic on  
12          the outside. There's some truck traffic, I believe,  
13          that goes, and I don't know how fast those trucks  
14          go.

15          We're not looking at increasing traffic.  
16          It will all go back in the private drive and all  
17          those garages in the back.

18          MS. DUEWEL: I would imagine you already  
19          know that Indiana is a country street.

20          MR. HAGUE: That was my response.

21          CHAIRMAN WALLACE: Thank you. Thank you  
22          very much.

23          Okay. State your name and address,  
24          please.

1 MS. MACHEK: My name is Dawn Machek,  
2 M-a-c-h-e-k. I live at 1220 Indiana Avenue. I live  
3 directly west of the proposed building.

4 I don't know if we can pop up the  
5 building, point it out so you know what I'm talking  
6 about.

7 MR. HAGUE: The rendering?

8 MS. MACHEK: The actual land factory. It  
9 doesn't matter which one, along Indiana and 13th.  
10 I'll try and make it short. Yeah, that one right  
11 here on the left. It's right here. This is what I  
12 want to point out to you.

13 This would be the southwest corner right  
14 here. I want to point out to you that it looked  
15 like you're adding quite a few parking spaces and  
16 you're going to be adding quite a few residents  
17 here, obviously.

18 CHAIRMAN WALLACE: Yes.

19 MS. MACHEK: Right now on the corner of  
20 13th and Indiana we do have quite a traffic problem,  
21 not because of the cut-through, because of what  
22 you're talking about. You use the easement on the  
23 back. You come through and around.

24 The problem we have is that we have a stop

1 sign on my corner, which is the southwest side, and  
2 the stop sign there. However, there's no traffic  
3 control device where you are building.

4 Your building provides a blind corner for  
5 the semis that are coming around. In the back where  
6 the old Smurfit building used to be, I think there's  
7 a body shop, and the City has some trucks they store  
8 back there, and there's some landscaping trucks that  
9 come out.

10 They come out fairly quickly in the  
11 morning at 7:00 o'clock, and then they return at  
12 3:00 o'clock. Because there's no traffic device  
13 there -- and correct me if I'm wrong. It's about  
14 three blocks before there's another traffic device.  
15 Everywhere else in the neighborhood it's every other  
16 block.

17 I know people are excited to leave at that  
18 time of day. I think it's 25 miles an hour. I  
19 don't know, but they're going at least 35, 40 miles  
20 there. Now we're going to be adding 14 townhomes  
21 and residential, and I think they're coming out on  
22 Indiana going west; correct? So now we have a blind  
23 spot.

24 When the semis come around the easement,

1 they can't make it around there and stop at my  
2 corner. So they have two choices. They don't stop,  
3 and then there's a blind corner, and those people  
4 aren't stopping. There's been at least two  
5 accidents. I've lived there for 20 years.

6 Or they stop, and then they have to back  
7 up, and they drive through my yard. Or they will  
8 hit your property. I think they've seen -- you've  
9 seen your property driven through, too, from the  
10 semis. I don't know if that bothers you or not.  
11 Anyway, my husband is a little crazy about this.

12 So my point is when you build there, for  
13 your residents I would suggest you do a traffic  
14 study or putting some type of traffic device there  
15 because we have like an odd shape where the  
16 intersection is there.

17 I mean, I'm telling you this, and my  
18 husband tells me that no one is going to listen to  
19 me; but the residents who move in and spend enough  
20 money on your property, they are going to eventually  
21 raise this. Somebody is going to listen to them  
22 because my house isn't worth anything, but your  
23 properties are. Maybe my house will be.

24 I work at home. I've lived at the

1 property for 20 years. I know to everybody else  
2 it's an eyesore, but I appreciate the historical  
3 value of it and I don't mind, you know? I like that  
4 there's nobody living there.

5 Okay. I'm done. Thank you.

6 CHAIRMAN WALLACE: Thank you very much.

7 I have a question for Staff. Russ, I'm  
8 asking you -- or Matt, whoever chooses to answer:  
9 In this application there is, I believe, no  
10 requirement for a traffic study; correct?

11 MR. COLBY: The City has the ability to  
12 request a traffic study for this type of  
13 application; but given the size of the development,  
14 in terms of the number of units and the fact there  
15 were not significant traffic issues raised from the  
16 concept plan review, one was not required of the  
17 applicant.

18 CHAIRMAN WALLACE: Further, what would  
19 cause traffic-mitigating measures to be taken  
20 regarding some of the issues that were brought up?

21 MR. COLBY: Typically when there is a  
22 complaint of the nature of the one that was raised  
23 by the resident, the Police Department will do a  
24 study of the traffic in the area and make

1 recommendations based on what they observe, if there  
2 could be changes to traffic control.

3 Obviously, the streets as they exist  
4 today, there's not a lot of ability to improve the  
5 access to those properties. So to some extent they  
6 are the way they are. But there's the ability to  
7 control traffic perhaps in a different manner that  
8 could address that issue.

9 CHAIRMAN WALLACE: It's likely that that  
10 would occur after the development was in place so  
11 that they could observe the existing traffic  
12 pattern?

13 MR. COLBY: Correct.

14 CHAIRMAN WALLACE: What would trigger the  
15 Police Department to do that sort of a study?

16 MR. COLBY: Typically they would receive a  
17 request from a resident, make a determination if it  
18 warranted further investigation.

19 CHAIRMAN WALLACE: Okay. All right.  
20 Would you care to respond? It's not necessary,  
21 again.

22 MR. HAGUE: I'd just make a clarification.

23 I think the last -- the topic was this  
24 corner. I really believe you're referring to this

1 corner. We only have a one-way. We have a one-way  
2 with a gate there. I don't know how -- you know,  
3 it's not everybody is flying out on Indiana. You  
4 can only come out on Indiana when you're able to get  
5 onto Indiana.

6 VICE CHAIRMAN KESSLER: I'd like some  
7 clarification.

8 Ma'am, is that the corner you're referring  
9 to?

10 MS. MACHEK: No. This is the problem.  
11 There's a stop sign here. That's where I live.  
12 Right here you have a road.

13 CHAIRMAN WALLACE: We can't see.

14 MEMBER MACKLIN-PURDY: If you go to  
15 Page 51, it's a much better map.

16 CHAIRMAN WALLACE: Down one more.

17 MS. MACHEK: So I live in this house right  
18 here. We have a stop sign on this corner. Okay.  
19 Stop sign on this corner.

20 CHAIRMAN WALLACE: Heading north.

21 MS. MACHEK: Heading this way, south.

22 Okay. So there is a stop sign on this  
23 corner, and you're down here. Now, the problem  
24 you're going to have is in here there's an

1 industrial area. In the morning I watch my son  
2 leave for school at 7:30, and he had a bus stop up  
3 here. So he would be crossing this street here and  
4 then over here.

5 Coming here we have the employees that  
6 work at the body shop here, and then I think we have  
7 Skyline Tree Service, we have another landscaping  
8 company, and we have -- the City has vehicles that  
9 they store here, and they all come out here.

10 Your people are going to be going in.

11 MR. HAGUE: No. That's what I'm saying.  
12 That's an out-only. This is the only way to get in.  
13 It's a one-way.

14 MS. MACHEK: I thought that was an out.

15 MR. HAGUE: It's a one-way. No. This is  
16 only in. This is in.

17 MS. MACHEK: Okay. So you're going to be  
18 coming out this way.

19 MR. HAGUE: Right.

20 MS. MACHEK: But then you're going to have  
21 semis coming this way --

22 MR. HAGUE: Right.

23 MS. MACHEK: -- and you're going to have  
24 trucks coming --



1                   CHAIRMAN WALLACE: Excuse me. Only one  
2 person talking at a time.

3                   MS. MACHEK: So you said you're going to  
4 be coming in here?

5                   MR. HAGUE: Right.

6                   MS. MACHEK: So they're going to be coming  
7 out. Your folks are going to be coming out here,  
8 and this is a blind corner. So you're going to  
9 have the semis coming this way, and then you're  
10 going to have people coming back -- either way,  
11 they're going to be coming this way out of work and  
12 this way in work.

13                   Then you have people coming down here.  
14 There's a stop sign here, but you have no traffic  
15 device on this corner at all. So people coming from  
16 this way and your people are going to -- at some  
17 point you're going to have a problem.

18                   MR. HAGUE: I don't know where everybody  
19 is going during the day; but if it's a right turn,  
20 it's a right turn. Those are potentially easier  
21 turns than what you're suggesting.

22                   MS. MACHEK: Okay. Your people are going  
23 to come this way; and if they're going this way,  
24 your people will end up being part of my problem

1 with these folks here because there's a three-,  
2 four-block outer stop sign, and they're not going to  
3 be going 20 miles an hour. They're going to be  
4 going down our street without hitting something  
5 here.

6 I want a stop sign here.

7 CHAIRMAN WALLACE: I understand. I have  
8 to point something out. I understand what you're  
9 saying. They are not capable of putting a stop sign  
10 there, but there is something interesting that Staff  
11 brought up. I think you should seriously consider  
12 this.

13 You can make a request to the Police  
14 Department to look at the traffic and explain  
15 exactly what you just explained here, and they'll  
16 study it. They will decide if it needs to be studied  
17 because the developer isn't the one.

18 I understand that it's important for  
19 traffic mitigation and that's your concern and that  
20 this development may even change some of the traffic  
21 patterns, but the reality is that you have the power  
22 right now to do something about what's going on. I  
23 would urge you to do that because it sounds to me  
24 like it's important.

1           I see that corner on the southwest corner  
2 of that building. And do you know what it reminds  
3 me of? It reminds me of the corner of 31 and Main  
4 Street where semis make that turn, and it's a wide  
5 turn. They're not wide enough.

6           So there is an issue that you do raise  
7 that I think you can address through some channels  
8 right now. Even before this is built, I would urge  
9 you to do that, especially if you have kids there.  
10 You don't need to wait for this to get built to do  
11 something about that.

12           MS. MACHEK: Thank you. I appreciate  
13 that. Sorry. I thought this was going to be quick.

14           CHAIRMAN WALLACE: No, no. Thank you very  
15 much.

16           SECURITY GUARD: Are you ready to wrap  
17 this up? I've got instructions from my boss that  
18 meetings end at 9:00.

19           CHAIRMAN WALLACE: Okay. Thank you. I  
20 appreciate it.

21           Thank you for those comments.

22           So are there any other comments from the  
23 audience? Yes, ma'am?

24           MS. SCOTT: I didn't get sworn in. You

1 have to swear me in.

2 (Witness duly sworn.)

3 CHAIRMAN WALLACE: Come on up. Name and  
4 address, please?

5 MS. SCOTT: My name is Deborah Scott,  
6 D-e-b-o-r-a-h, Scott, S-c-o-t-t. I live at 310  
7 South 13th Avenue.

8 So respectfully to what my neighbor has  
9 just been talking about, you were talking about  
10 coming around this corner and residents coming out  
11 of here. Where I live is three houses up, 13th  
12 Avenue, right here in this area.

13 I access my garage from 14th Avenue. So I  
14 go down all the way past this building every single  
15 day, come around the corner, and I go into my  
16 garage. I'm the last garage that faces 14th Avenue.  
17 Everybody else up the street faces 13th.

18 I've lived at this location for 21 years.  
19 I've lived there when Smurfit Stone was still  
20 functioning; and if you want to talk about traffic,  
21 the parking lot was packed, and they worked all  
22 three shifts every single day. We had semis coming  
23 up and down the street all the time.

24 The City has a garage up the street, and,

1 yes, they do go up there every single day and come  
2 out. It's at very specific times. That traffic is  
3 not an issue. I also have children. So I've had a  
4 child on that street walking to school, and I  
5 understand her concerns. This is a bad corner where  
6 it's very tight.

7 The biggest concern is the people coming  
8 out of the factory area back here, which has now  
9 been redeveloped into lighter industrial. The auto  
10 body shop is no longer there, thankfully. That was  
11 an eyesore, but now there's a gym back there. So  
12 the traffic is very different. There is a  
13 landscaping company back there. I think there's a  
14 cabinet maker as well.

15 So the amount of actual industrial traffic  
16 coming out of there is substantially reduced from  
17 what it used to be. It may become a problem coming  
18 out of here. I think your biggest problem is the  
19 people in the factory.

20 So if you were to have a traffic study  
21 done, that would be what would need to be addressed  
22 back here. That's a big issue. I think that's more  
23 of an issue than the turn over here because those  
24 people do come roaring out of there at times, but

1 it's not a steady kind of traffic. It's usually at  
2 very specific times of the day and it's done.

3 I'm not here trying to cause controversy  
4 of any kind. I just to make you aware of what the  
5 traffic situation really is back there because we're  
6 there all the time.

7 From our perspective, it really hasn't  
8 been too much of an issue. It's been just the  
9 people from the factory back there and the way they  
10 drive out of there. They will drive out of there  
11 too fast and not follow restrictions. So that might  
12 be an issue.

13 CHAIRMAN WALLACE: Thanks very much.

14 Again, just know that there are avenues to  
15 investigate it even now without this development.

16 Okay. Anything else from the audience?

17 Anything else from the Plan Commission?

18 Then I would entertain a motion, if the  
19 Plan Commission doesn't believe we need any more  
20 information from the applicant, to close the public  
21 hearing. I would entertain a motion to close the  
22 public hearing.

23 MEMBER SCHUETZ: I'll make the motion to  
24 close the public hearing.

1 MEMBER PRETZ: Second.

2 CHAIRMAN WALLACE: It's been moved and  
3 seconded.

4 Tom, will you take the roll?

5 MEMBER PRETZ: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 MEMBER PRETZ: Schuetz.

8 MEMBER SCHUETZ: Yes.

9 MEMBER PRETZ: Vargulich.

10 MEMBER VARGULICH: Yes.

11 MEMBER PRETZ: Purdy.

12 MEMBER MACKLIN-PURDY: Yes.

13 MEMBER PRETZ: Kessler.

14 VICE CHAIRMAN KESSLER: Yes.

15 MEMBER PRETZ: Pretz, yes.

16 CHAIRMAN WALLACE: All right. So that  
17 closes the public hearing.

18 We'll move on to the meeting portion of  
19 the agenda. Oh, my, it's Crystal Loft Townhomes  
20 time, 214 South 13th Avenue, Jeffrey Funke,  
21 Application for Map Amendment, Application for  
22 Special Use for Planned Unit Development,  
23 Application for PUD Preliminary Plan, Application  
24 for Final Plat of Subdivision.

1 At this time is there any discussion?

2 Or I would entertain a motion from the  
3 Plan Commission, Laura. I would entertain any sort  
4 of motion you'd make.

5 MEMBER MACKLIN-PURDY: I recommend  
6 approval for Crystal Loft Townhomes, 214 South 13th  
7 Avenue, Application for Map Amendment, Application  
8 for Special Use for Planned Unit Development,  
9 Application for PUD Preliminary Plan, and  
10 Application for Final Plat of Subdivision.

11 MEMBER PRETZ: I'll second.

12 CHAIRMAN WALLACE: We have a motion that  
13 has been seconded. I would like to just make sure  
14 we make one small amendment to that and ask Laura if  
15 it's acceptable if you add that.

16 MEMBER MACKLIN-PURDY: Subject to  
17 resolution of all open Staff comments.

18 CHAIRMAN WALLACE: Okay.

19 MEMBER PRETZ: I still second that.

20 CHAIRMAN WALLACE: Thank you.

21 Is there any discussion on the motion?

22 All right. Seeing none, Tom?

23 MEMBER PRETZ: I know my role.

24 Holderfield.



1 MEMBER HOLDERFIELD: Yes.

2 MEMBER PRETZ: Schuetz.

3 MEMBER SCHUETZ: Yes.

4 MEMBER PRETZ: Vargulich.

5 MEMBER VARGULICH: Yes.

6 MEMBER PRETZ: Purdy.

7 MEMBER MACKLIN-PURDY: Yes.

8 MEMBER PRETZ: Kessler.

9 VICE-CHAIRMAN KESSLER: Yes.

10 MEMBER PRETZ: Pretz, yes.

11 CHAIRMAN WALLACE: All right. That

12 concludes Item No. 6. Thank you, Gentlemen.

13 Moving on to the Planning and Development  
14 Committee, when will that be on the agenda?

15 MR. COLBY: It will be on the agenda on  
16 Monday, November 13th.

17 CHAIRMAN WALLACE: November 13th. So  
18 that's actually next week.

19 MR. COLBY: Yes.

20 CHAIRMAN WALLACE: Any other discussion  
21 about that will come then. All right.

22 We still have a meeting going on here.  
23 Bill, we still have a meeting going on.

24 MR. BROOKS: I apologize.

1 CHAIRMAN WALLACE: Go out with her. Talk  
2 with her out there.

3 Any additional business from the Plan  
4 Commission members?

5 MEMBER MACKLIN-PURDY: No.

6 CHAIRMAN WALLACE: Staff? Audience?  
7 Anything additional from the audience? I'd say no.

8 Weekly Development Report. No questions  
9 about meeting announcements. Anybody know if any of  
10 these Plan Commission meetings, November 21st -- by  
11 the way, are we going to have that meeting?

12 MR. COLBY: No. We anticipate canceling  
13 that meeting.

14 CHAIRMAN WALLACE: Okay. That's the  
15 Monday before Thanksgiving.

16 MR. COLBY: Yes.

17 CHAIRMAN WALLACE: Okay. Cancel that.

18 Then December 5th or December 19th,  
19 anybody know at this time that they will not be able  
20 to attend? Okay. We do have a Planning and  
21 Development Committee meeting on Monday evening.  
22 I'd like to attend that because I want to see what  
23 happens with this.

24 MEMBER PRETZ: I'm going to be there.

1                   CHAIRMAN WALLACE: You will. Okay. I'm  
2 going to try. That's next Monday night.

3                   Any other public comment from the public  
4 out there? I'm guessing not. It doesn't sound like  
5 it.

6                   Motion to adjourn?

7                   MEMBER SCHUETZ: I most we adjourn this  
8 meeting.

9                   MEMBER PRETZ: Second.

10                  CHAIRMAN WALLACE: All right. All in  
11 favor?

12                  (The ayes were thereupon heard.)

13                  CHAIRMAN WALLACE: This meeting is ended  
14 at 9:16 p.m.

15                  PROCEEDINGS CONCLUDED AT 9:16 P.M.

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1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, Jean S. Busse, the officer before whom  
3 the foregoing deposition was taken, do hereby  
4 certify that the foregoing transcript is a true and  
5 correct record of the testimony given; that the  
6 testimony was taken by me stenographically and  
7 thereafter reduced to typewriting; and that I am  
8 neither counsel for, related to, nor employed by any  
9 of the parties to this case and have no interest,  
10 financial or otherwise, in its outcome.

11 IN WITNESS WHEREOF, I have hereunto set my  
12 hand and affixed my notarial seal this 14th day of  
13 November 2017.

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*Jean S. Busse*  
Certified Shorthand Reporter



My Commission Expires July 25, 2021.



1 Report of proceedings held at the location  
2 of:

3  
4 City of St. Charles  
5 2 East Main Street  
6 St. Charles, Illinois 60174  
7 (630) 377-4400  
8  
9

10  
11 Before Jean S. Busse, a Certified  
12 Shorthand Reporter, Registered Professional  
13 Reporter, and a Notary Public in and for the State  
14 of Illinois.  
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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JAMES HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 TOM PRETZ, Member

8 TOM SCHUETZ, Member

9 PETER VARGULICH, Member

10 ALSO PRESENT:

11 RUSSELL COLBY, Planning Division Manager

12 CHRIS BONG, Development Engineering

13 Division Manager

14 MATTHEW O'ROURKE, Economic Division

15 Manager

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1 PROCEEDINGS

2 CHAIRMAN WALLACE: All right. So next on  
3 our agenda is the real public hearing, for which we  
4 have a court reporter who has been kind enough to  
5 record the entire meeting. Thank you for that.

6 So we're going to have a public hearing  
7 now regarding Crystal Loft Townhomes at 214 South  
8 13th Avenue. Before we begin, I'd like to review  
9 our procedure for public hearings.

10 First, the applicant will present their  
11 application, and the Plan Commission will ask  
12 questions. It will make comments to the applicant  
13 regarding the presentation. Next we'll invite the  
14 audience to ask questions and make comments, and  
15 then the applicant will have a chance to make a  
16 final statement if they so wish.

17 If the Plan Commission has determined it  
18 has enough evidence to make a recommendation to the  
19 City Council, we will close the public hearing.

20 So any questions about our procedure?

21 Hearing none, I would ask that anyone who  
22 wishes to offer any testimony, to ask questions or  
23 make comments, please raise your right hand to be  
24 sworn in. Anybody that plans to make any comment



1 tonight regarding this, raise your right hand to be  
2 sworn in. Okay?

3 (The witnesses were thereupon duly sworn.)

4 CHAIRMAN WALLACE: Okay. Thank you.

5 So before you speak, I would ask that you  
6 be recognized by name. The court reporter is here  
7 taking down a record. So only speak one at a time.  
8 When you do speak, I ask that you approach the  
9 lectern, state your name, spell your last name, and  
10 give your address for the record. All right?

11 Then let's begin With the applicant.

12 MR. HEYSE: My name is Mike Heyse,  
13 H-e-y-s-e, address 1847 West Berteau -- that's  
14 spelled B-e-r-t-e-a-u -- in Chicago. I am the CEO  
15 of Lift Capital. We are the developer of Crystal  
16 Loft Townhomes.

17 We're privileged to be back out here in  
18 St. Charles again. I'm with Bill Brooks and John  
19 Hague. John is going to talk about what we've been  
20 doing. We've taken the advice that we received at  
21 these meetings and put it into our plan because we  
22 wanted to share that with you.

23 So here's John Hague.

24 MR. HAGUE: John Hague, H-a-g-u-e, 160

1 East Grand in Chicago. Thanks for having us back  
2 here.

3 I'm just going to touch upon -- I don't  
4 know if you're familiar with the project. We've  
5 made a few changes to our project from our comments.  
6 I guess the biggest one probably was dealing with  
7 traffic.

8 What we decided to do is actually put a --  
9 we had enough room in the back to enable parking and  
10 parallel parking behind the garages to offset the  
11 additional potential Thanksgiving crowd or party  
12 crowd or in instances where the garage parking isn't  
13 sufficient.

14 The other comments we had related to  
15 design. We're going to try to incorporate the old  
16 brick structure into the new structure. As you can  
17 see, we've kind of gone a little bit -- we've taken  
18 our original design and kind of enhanced it to be a  
19 real separation between the two buildings.

20 We looked at a few options to bring in  
21 that old brick. What they ultimately do is detract  
22 from the original structure; and a lot of times with  
23 our design, you kind of depart from -- with  
24 additions to old buildings, especially with this age

1 building, we just really wanted to make a little bit  
2 more distinction between the old and the new.

3 Our floor heights don't line up in the  
4 five units, and so we really -- there's a material  
5 board in here as well, but we took some glazed  
6 brick, and we have Hardie cement siding. That's  
7 another -- that was another comment.

8 We've brought in our civil drawings. I  
9 know there's some comments with that; but overall, I  
10 think we're pretty much in line with getting this  
11 site to work from detention and water, you know,  
12 from the building. I think we're tying into our  
13 sewer out in the front and running it all in the  
14 back.

15 We've got areas of -- our back patios  
16 where we had hardscape involved, all those are going  
17 to be impervious to try to help our water.

18 I think that was about it on the comments  
19 that we had. I'll let Bill talk real quick about  
20 anything he's got with the future of the project.

21 MR. BROOKS: Bill Brooks, B-r-o-o-k-s.  
22 Our address is 401 Wing, W-i-n-g, Lane, St. Charles.

23 Ladies and Gentlemen, thank you. I think  
24 this is a great project. I know we've all poured

1 our hearts and souls into this. I was born and  
2 raised in St. Charles. This is a really great  
3 project. We're here to do whatever we can to make  
4 this happen.

5 It's a great project. It's vibrant. I  
6 think it's going to be something that sets  
7 St. Charles apart. This town has been around for a  
8 long time. Traditionally, things are built a  
9 certain way, and I think it's time that we kind of  
10 look and say, "Wow, this could really be a great  
11 feature to bring in new families, new people, and  
12 help with taxes, bring values up, home values."

13 I think this is a great asset because the  
14 alternative to that building in its current  
15 condition and its future condition will be nothing  
16 but problems and an eyesore.

17 I think people have to look at this  
18 project and look for all the good because if it is  
19 left in its disrepair, in the future it's going to  
20 be nothing but, "Oh, hey, that building on 13th,  
21 wow. Oh, you want to buy a house over there?"

22 I'm a realtor. I'm very sensitive to  
23 that; and if there is a building that is degraded, I  
24 know that the home values -- I know that my clients

1 are going to go, "No, let's look elsewhere."

2 I think this is really going to be a game  
3 changer. We appreciate you having us here tonight,  
4 and thank you.

5 MR. HAGUE: Thank you. If you have any  
6 questions --

7 CHAIRMAN WALLACE: I want to point out to  
8 the Plan Commission that we have actually four  
9 applications in front of us, and I just want to talk  
10 about the findings of fact for one minute before we  
11 start questioning the applicant.

12 We have an application for a map  
13 amendment; and with a map amendment, it requires a  
14 public hearing. There are then findings of fact  
15 that need to be answered by the applicant. Not all  
16 findings need to be in the affirmative to recommend  
17 approval, but recommendation is based upon  
18 preponderance.

19 We also have an application for a special  
20 use for planned unit development, and there are  
21 seven findings of fact that need to be addressed by  
22 the applicant. All findings must be in the  
23 affirmative to recommend approval.

24 We also have an application for a PUD

1 preliminary plan, and there are no findings of fact.  
2 The recommendation is based on compliance with  
3 previously or concurrently approved special use or  
4 PUD standards and other City code requirements.

5 We also, finally, have an application for  
6 a final plat of subdivision, which has no findings  
7 of fact that are answered by the applicant, but the  
8 recommendation is based on conformance with the  
9 approved preliminary plan or compliance with all  
10 requirements.

11 So I want to point that out to the Plan  
12 Commission as we consider this in the public hearing  
13 because if there are any objections, that they need  
14 to be found in a finding of fact for one of the  
15 applications.

16 So that being said, I'd like to just  
17 start. We started with Peter on the comments.  
18 We're going to start with Jim.

19 Do you have any questions of the applicant  
20 on this?

21 MEMBER HOLDERFIELD: I do have a question.

22 After visiting the site, one of the things  
23 I'm concerned about along Indiana Avenue over there  
24 is the electrical lines that run alongside that

1 building maybe 10 feet away from it. Well, I don't  
2 know. It's pretty close.

3 I don't know if there's a concern of the  
4 City about safety here. You are going to have that  
5 upper deck that's going to be open for people to be  
6 standing up there, and I see in the renderings that  
7 those poles are missing.

8 Are you going to take those down? What's  
9 the situation on that?

10 MR. HAGUE: It's very simple. Yes, we are  
11 taking them down. We're going underground. It's a  
12 pretty significant cost, but that's the plan, yeah,  
13 underground.

14 MEMBER HOLDERFIELD: I understand. It's  
15 amazing. I was worried about that.

16 Another question I had is that I really so  
17 wanted to see the new units on the east side to be  
18 more complementary to the architecture of the  
19 existing building because I think that's such a  
20 classic industrial-design revolution building. I  
21 like what you've done. I don't like the marriage of  
22 it.

23 So I was just wondering, is it a  
24 possibility to change the color of the existing

1 brick that comes into a color that's more  
2 contemporary to what you put on the east side?

3 As you look at the backside of the  
4 building, I think that's wonderful. Your carports  
5 and everything has a more contemporary look. It's  
6 just a suggestion. I don't know.

7 You've got a real dichotomy there. You've  
8 got this industrial building and then beautiful  
9 apartment buildings there that are more  
10 contemporary.

11 MR. HAGUE: We did think about that; and  
12 the closer we got with the brick, to kind of  
13 marrying the two, without being material because  
14 there is brick on brick, and that was --

15 MEMBER HOLDERFIELD: Yes.

16 MR. HAGUE: That's kind of how we looked  
17 at it.

18 You know, really the departure would be  
19 more glass, but that's not necessarily what we were  
20 trying to do. You can't have a -- we don't feel  
21 that a glass, you know, house here would be  
22 relative. Bill might have some issues with trying  
23 to sell those units, but we did look at it.

24 I think what we -- we kept going back to



1 it looks like we're trying to marry something, and  
2 it's just not marrying very well to that building.  
3 I mean, what we're doing with our canopies, our  
4 entrances, and the third floor really kind of  
5 enhances that whole building.

6 If you kind of strip away what's there --  
7 you know, you have an old factory. That's kind of  
8 what we want to leave is the purest of that  
9 building. While we tried to marry it, we kept going  
10 back to the point of let's depart from it. Glaze  
11 the brick, like paint it.

12 MEMBER HOLDERFIELD: Yeah, that's what I  
13 was thinking. Maybe that could be done.

14 MR. HAGUE: Yeah.

15 MEMBER HOLDERFIELD: The brick could be  
16 glazed to look like a color.

17 MR. HEYSE: I've done a project like this  
18 before, and one of the fears that I had is that when  
19 you do -- whatever you decide, people -- whatever  
20 you try to duplicate tends to be considered sort of  
21 second to the actual --

22 MEMBER HOLDERFIELD: It's difficult.

23 MR. HEYSE: Yes. So one of our thoughts  
24 on this was if we made it different enough that it's

1 distinctive, then no one is going to feel like they  
2 got, you know, the bad end of the deal.

3 MR. BROOKS: First, if I may -- I'm Bill  
4 Brooks.

5 First when I looked at this I thought,  
6 "Oh, it's different." So I agree, but look  
7 at -- this is going to sound dumb, but here it goes.

8 When I was growing up, it was blue suit  
9 with black shoes, you know. Now it's a suit with  
10 brown shoes. So things change. Things are  
11 different. I look at that and think, "Well, that  
12 kind of pops."

13 The brick is great, but I think that new  
14 part, it's just very contemporary. It took a while  
15 to grow on me, but I think it's a great selling  
16 point. It's just different times, you know. I  
17 think it will move.

18 MR. HEYSE: One other thing I think that I  
19 should say, at this point it's most likely that from  
20 a financing standpoint, we're probably going to end  
21 up doing this in two different phases, the main  
22 building first and then the new construction in the  
23 second. That's just, again, based on what we heard  
24 from the banks, investors.

1           So, you know, we started thinking about  
2 this in two phases. We've had a lot of interest in  
3 this already. I'm not concerned whether we sell or  
4 not; but again, my biggest fear is that someone  
5 feels they're getting second best, and that's not  
6 what we want.

7           So rather than try and recreate something  
8 that we're just never really going to be able to  
9 recreate, I think it's better to go a different  
10 direction.

11           MEMBER HOLDERFIELD: I'm glad you buried  
12 the electrical lines. That was really hurting the  
13 elevations. Thank you very much.

14           CHAIRMAN WALLACE: Thank you, Jim.  
15 Tom?

16           MEMBER SCHUETZ: I just a few quick  
17 comments.

18           I do drive by this existing building five  
19 times a week, the gym at the end of the street, and  
20 it looks like it's going to fall over. So I think  
21 it's phenomenal that you guys would be potentially  
22 doing this because I hadn't been over in that area.  
23 I've been in St. Charles 21 years but hadn't been in  
24 that area very much.

1           To me it seemed like a very quaint, sleepy  
2 area, which can be good. I also think that this  
3 could be a catalyst for that area as well as behind  
4 the businesses that sit on Route 64, Main Street.

5           To go with Jim's comment on the  
6 buildings, I totally accept what you're saying. You  
7 don't want to be living in the stepchild, you know.  
8 Whether it be the existing building or the new  
9 building, everyone interprets it differently.

10           What about that top part that's brown on  
11 the existing building? Is that the add-on? Is that  
12 the patio or something, I think, that you were  
13 mentioning?

14           MR. HAGUE: That's the third floor.

15           MEMBER SCHUETZ: Yeah.

16           The brown, what is that made of?

17           MR. HAGUE: That's a similar siding. It's  
18 the Hardie siding.

19           MEMBER SCHUETZ: Maybe this will be  
20 ticky-tacky. I don't know. Could that be white or  
21 the same color as the new building, and maybe that  
22 would tie them together? I don't know.

23           Is the new building Hardie siding?

24           MR. HAGUE: It is. Yeah, they're both the

1 same. It's the similar product that we're  
2 suggesting. In that case, if you go back, it's  
3 really the same. That's really kind of the tie-in  
4 back because it's on this portion. This is the same  
5 material. It's not white, but that's the brown.  
6 That's our tie-in to it.

7 MEMBER SCHUETZ: I'm struggling with if I  
8 were to live there -- of course, the inside of the  
9 unit is most important -- where would I rather live?  
10 I don't know.

11 Would I feel like a stepchild in the new  
12 part or the old part? Depending on if I'm an  
13 historian or not, I guess. I don't know. I just  
14 think it's some of the things you might want to  
15 think about. I'm sure you have.

16 How will people perceive that, I guess?  
17 Maybe they're named differently. I don't know.

18 MR. HEYSE: It's a possibility.

19 MEMBER SCHUETZ: That's my only comment  
20 right now.

21 CHAIRMAN WALLACE: Tom?

22 MEMBER PRETZ: I was going to say I don't  
23 have a problem with any of the distinction from old  
24 and new. I think the separation, whether it's

1 materials, colors, whatever, the obvious is it's an  
2 addition. It's okay as long as it doesn't interfere  
3 with the original.

4 I do have a question, because you  
5 mentioned Phase 1, Phase 2. When you're talking  
6 Phase 2, are you referring to Phase 2 would start,  
7 hypothetically, when the last unit in Phase 1 is  
8 sold or are you talking about doing Phase 2 once  
9 you're done with your reconstruction of Phase 1 and,  
10 obviously, those units are on the market then?

11 MR. HEYSE: Typically -- I don't have an  
12 ironclad answer for you, but typically this is what  
13 my thought process is right now: When we sell five  
14 presales, then we start the second phase.

15 MEMBER PRETZ: Okay. Got it. That's the  
16 only question I had.

17 CHAIRMAN WALLACE: Laura?

18 MEMBER MACKLIN-PURDY: I think I mentioned  
19 before I'm really happy to see something being done  
20 with this building. I've driven by this for 18  
21 years thinking somebody should do something with  
22 this building. So it's nice.

23 I do wish that you could incorporate some  
24 brick in the new part to kind of tie the two

1 together. I understand your reasoning. I just  
2 think aesthetically it might look a little bit more  
3 cohesive if you did work some brick into that new  
4 section.

5 I'm glad to see the 14 parking spaces, the  
6 parallel parking spaces in the back.

7 Also, can you explain a little bit about  
8 the drainage utilities that you just generically  
9 said will be improved? Because I know that part of  
10 this is on a flood zone. So can you --

11 MR. HAGUE: Right. It really is more for  
12 our civil engineer, who is not here tonight.

13 We've incorporated all of the requirements  
14 based on the floodplain, and holding the water is  
15 what I was trying to get at. It was just a review  
16 of as much impervious, existing or proposing, that's  
17 on-site, and then we have underground storage, too,  
18 to hold it and release it at a rate that, you know,  
19 complies with the MWRD.

20 Oh, and let me add we do have brick on the  
21 new. It's a glazed -- as you see, it's glazed  
22 brick.

23 MEMBER MACKLIN-PURDY: If I remember  
24 right, some of the garage spaces aren't underground;

1 right?

2 MR. HAGUE: Right. Part of that section  
3 is in the flood zone.

4 So what we have to do, basically the walls  
5 on either side of the garage are -- the foundations  
6 are held up, and the water, through a louvered  
7 garage door, will be able to flow in and flow out.  
8 That's part of the requirements because of the  
9 floodplain. That's the design that we've worked  
10 with.

11 MEMBER MACKLIN-PURDY: Russ, I know you've  
12 looked through these plans.

13 Do you think that what they are doing is  
14 accurate, too? Or Chris? Sorry. Sorry.

15 MR. BONG: Yes. There's a number of  
16 technical issues that they still have to work out.

17 The idea here is that they are providing  
18 compensatory storage for anything that they're  
19 filling within the floodplain. So anything that  
20 they happen to fill has to be compensated at one and  
21 a half times with a cut on the side.

22 So there's still some issues they have to  
23 work out with that, but it all seems like it's  
24 feasible at this point.



1                   MEMBER VARGULICH: Is the compensatory  
2 work right now presently being proposed in the pipes  
3 being done?

4                   MR. BONG: Some of it is. Some of it  
5 is -- the majority of it they're able to kind of  
6 carve out on the existing site.

7                   For the difference that's remaining,  
8 they're going to oversize with the storm sewers and  
9 kind of make up for that.

10                  MEMBER MACKLIN-PURDY: Thank you.

11                  The other thing that I might recommend --  
12 and I know you're looking for a map amendment, but  
13 behind that lot line the fence where the parking and  
14 parallel parking is going to be, the people who are  
15 up on the roof are going to look over to the very  
16 industrial garages.

17                  There might be something in terms of  
18 planting -- I don't know if it's possible, but  
19 planting some kind of additional trees, pine trees,  
20 something to kind of create some kind of barrier.  
21 It's just a suggestion. It's not anything that --  
22 do you know what I mean?

23                  MR. HEYSE: Yes. I appreciate that.

24                  MR. HAGUE: I can't seem to get the --

1 MEMBER MACKLIN-PURDY: Yeah, right along  
2 there.

3 MR. HAGUE: Yeah, along there.

4 MEMBER MACKLIN-PURDY: That would just be  
5 a suggestion.

6 MR. HAGUE: Okay.

7 MEMBER MACKLIN-PURDY: Other than that, I  
8 love the project.

9 MR. HEYSE: Thank you.

10 CHAIRMAN WALLACE: Peter?

11 MEMBER VARGULICH: There's the one refuse  
12 area at the far west end. So I'm assuming that you  
13 guys understand that somebody in Unit 15 has got a  
14 long way to walk.

15 Have you done this -- or Mike, have you  
16 done it? I realize the City is a different animal.  
17 So people do things that are okay, and, you know,  
18 they kind of adjust, at least in the City.

19 MR. HEYSE: That's one of the first things  
20 that people look for, honestly, in the City. "Where  
21 am I going to put my trash?"

22 MR. HAGUE: As part of burying the power  
23 lines, we had to allow, you know, space for a  
24 transformer and an electrical closet. That happens

1 on the other side. So we had kind of the two areas  
2 to deal with. One was for refuse, and one was for  
3 the electric.

4 We're trying to figure out the solution.

5 MR. HEYSE: We haven't come up with a  
6 final solution on that yet.

7 MR. HAGUE: But that's where we sit today  
8 with regard to those two areas.

9 MR. HEYSE: Right.

10 MEMBER VARGULICH: And it's just a  
11 challenge for people, especially since the driveway  
12 is a one-way out. If they're saying, "I'm not going  
13 to walk down. I'll throw it in the car and bring it  
14 down," then they have come all the way out and stop.

15 MR. HEYSE: I think the solution may  
16 involve a couple of parking spots so that we can get  
17 other areas for people to bring their trash.

18 Other than that, I mean, I'm not the  
19 architect. That's why we have him here. But having  
20 been involved in projects like this, that's  
21 typically what happens.

22 MEMBER VARGULICH: I have a question  
23 relating to the downspouts.

24 You have a number of downspouts on the

1 front facing Indiana. Are those going to be  
2 connected to a storm sewer? They don't seem to be  
3 shown that they're going to be connected to a storm  
4 sewer.

5 MR. HAGUE: I'm not 100 percent sure they  
6 are, but we'd look into tying that in.

7 MEMBER VARGULICH: I would just be  
8 concerned that you would end up with ice on the  
9 public walk. There's a storm sewer kind of towards  
10 the east end of the property. There might be a, you  
11 know, a manhole to connect to.

12 Then I think you're also running some pipe  
13 up the side of the building on that east or west  
14 side. So maybe that can be extended.

15 MR. HAGUE: We'll look at tying those in.  
16 That would be the norm for us rather than, yeah,  
17 potentially having safety concerns with the ice.

18 MEMBER VARGULICH: All Right. And then a  
19 few more comments and concerns related to --  
20 understanding this is a challenging site, I mean,  
21 overall, I'm excited. I like the building,  
22 honestly. I know Jim is a little shaky down there  
23 on the building, but I like the building.

24 MEMBER HOLDERFIELD: I've got another

1 comment about that.

2 MEMBER VARGULICH: I really like the  
3 building.

4 I think using the Hardie Board as one  
5 element that ties through all the structures,  
6 including the garages, is at least, you know, a  
7 material that pulls things together. There's no  
8 perfect solution to this, especially if you're  
9 keeping the building. Thank you.

10 But it really was related to, I guess, all  
11 the deviations related to landscaping that were in  
12 the Staff report, Item B. I mean, there's almost no  
13 planting. There's no street trees proposed.

14 Again, I understand you may have some  
15 issues related to the existing building and its  
16 location on the site and its proximity to the  
17 right-of-way, but I think that there's a lot of  
18 opportunities still that have been missed.

19 I would propose that at a minimum on 13th  
20 Street that the street trees that you're not  
21 indicating, that are required, can be planted in the  
22 sodded parkway.

23 MR. HAGUE: I would agree there's  
24 definitely possibilities for trees here on the

1 parkway. I'm having trouble getting the plan up  
2 here.

3 So in our landscape plan we could add  
4 parkway trees. Yeah, there's probably room for a  
5 few trees on the side here and in our planting beds.

6 I believe you were saying like increase  
7 the spacing of the plants?

8 MEMBER VARGULICH: Or decrease. Not  
9 increase, decrease, decrease the spacing.

10 MR. HAGUE: Decrease the plants.

11 MEMBER VARGULICH: I think you have a  
12 great looking building. Honestly, the landscape  
13 kind of is a little thin. It falls a little flat as  
14 far as presentation and street face and those kinds  
15 of things.

16 I think there are some opportunities,  
17 especially since the overhead lines are being buried  
18 now. I realize that wasn't your first choice, but  
19 life safety is an important thing, too. So I  
20 understand how that drives you to a certain  
21 decision, but I think that there's some  
22 opportunities for doing street trees along Indiana.

23 There are a couple of options, a couple  
24 different ways to do that. I can share those with

1 you without going into a lot of detail here --

2 MR. HEYSE: That would be great.

3 MEMBER VARGULICH: -- and bring that  
4 aspect into compliance. I think it will help the  
5 overall look of the project to have that. I think  
6 that would be great.

7 There's a little detail with the building  
8 on your second phase with the new addition. You  
9 have those elevated stairways that you step up to  
10 the building -- or to the entry levels.

11 MR. HAGUE: Yes.

12 MEMBER VARGULICH: I was just curious what  
13 your intent was to do underneath those stairwells,  
14 those stairways, because you're showing them kind  
15 of --

16 MR. HAGUE: Typically it would be like a  
17 river rock almost, like a whitening of the stones  
18 underneath. That's typically what we would put  
19 under there rather than walling it off. It's a  
20 tough space to grow anything, obviously, because  
21 it's under, but that's what we have done in the  
22 past.

23 MEMBER VARGULICH: Okay.

24 MR. HAGUE: It's not gravel. It's the

1 nicer stone.

2 MEMBER VARGULICH: Okay. All right. I  
3 would think that the beds would also be advantageous  
4 to have them irrigated. I'm assuming you're going  
5 to have some sort of association. I guess a couple  
6 things, I think that having them irrigated would  
7 help them be established and help that association  
8 with the long-term maintenance.

9 The last question I have is related to the  
10 turf areas. You have Lots 1 to 4, 1 to 5. You also  
11 have some turf areas that are very confined, kind of  
12 backyards with no access basically other than back  
13 through the garage.

14 Is that really kind of the better use of  
15 those areas from a backyard standpoint?

16 MR. HAGUE: Well, I guess we could look  
17 at -- as long as it's impervious. That's really the  
18 goal back there. I know what you're saying.

19 Is it practical to have those small areas  
20 potentially? You know, we certainly will look into  
21 some options, like I said, as long as it's  
22 impervious. I think that's really our goal.

23 That area as well as underneath those  
24 small patios that come out, it's all meant to drain



1 down in. So there might be a better option just  
2 from a maintenance standpoint, a homeowner  
3 standpoint, yeah.

4 MEMBER VARGULICH: I mean, I like the back  
5 of the units. It looks like an Antebellum type of  
6 component. You need that type of unit to fold  
7 things open and really kind of let the inside and  
8 the decks connect. That's a great feature, great  
9 feature.

10 MR. HAGUE: Thank you.

11 CHAIRMAN WALLACE: Laura?

12 MEMBER MACKLIN-PURDY: I have another  
13 question.

14 I'm just wondering. I'm looking at the  
15 original building. How much of that are you going  
16 to try and maintain and keep? I mean, this is a  
17 little rough, and your renderings look really new.

18 So how much of this -- I mean, I like  
19 this. I don't know if you can tuckpoint and keep  
20 it. What is your goal?

21 MR. HAGUE: That's really the goal.

22 The goal isn't to remove and replace.  
23 It's really to tuckpoint and shore that building up  
24 from the inside typically. We'll tuckpoint. We'll

1 replace if we have to. Our intention is all those  
2 openings are still the same location, right.

3 MEMBER MACKLIN-PURDY: And the same brick?

4 MR. HAGUE: Right.

5 MEMBER MACKLIN-PURDY: As much as you can.

6 MR. HAGUE: We actually plan on utilizing  
7 the old brick from the areas we're removing and  
8 bringing it into the interior of the units.

9 MEMBER MACKLIN-PURDY: There's that  
10 smokestack.

11 MR. HAGUE: Yeah. So we'll take all that  
12 brick down, clean it up, and use it in our walls in  
13 between the units and anywhere we need to tuckpoint  
14 or replace brick. That's the intent.

15 MEMBER MACKLIN-PURDY: Okay. That was my  
16 only question.

17 CHAIRMAN WALLACE: Jim, you had another  
18 comment.

19 MEMBER HOLDERFIELD: I do.

20 I know I'm on shaky ground. Regardless of  
21 that, the new additions on the east end, I had an  
22 "ah-hah" moment as I sat here. It's really not  
23 architecture that bothers me. I think that's great.

24 But maybe it's the color pallet that we've

1 got here. It's such a stark change in color. I  
2 still can't get over that big, quite nice beautiful  
3 building on the end of this older industrial  
4 complex. Maybe a consideration is some brown tones  
5 or complementary colors.

6 MR. HEYSE: Okay.

7 MEMBER HOLDERFIELD: Keep what you've got.  
8 That's great. It just came to me.

9 At first I wanted to change the color of  
10 the brick building. I like the architecture at the  
11 end; but if we can get some brown tones or rust  
12 color or something.

13 MR. HAGUE: Soften the contrast.

14 MEMBER HOLDERFIELD: Soften, not such a  
15 stark boom. I think that would be good.

16 MR. HAGUE: We could certainly look at  
17 that.

18 MEMBER HOLDERFIELD: The patios on the top  
19 floor in those brown tone colors up there, I just --

20 MR. HAGUE: Yeah. I think what you  
21 objected to is really the white glazed brick. It  
22 really is distinct. That was our intent, and not to  
23 say that we can't. There's quite a different --  
24 there's quite a variety of materials of brick out

1 there.

2 MEMBER HOLDERFIELD: The architecture has  
3 a very good look. I just want it a little softer.

4 CHAIRMAN WALLACE: Okay. Now, before we  
5 turn to the audience for comment, I want to  
6 acknowledge that Plan Commissioners, you'll see that  
7 we received a letter from a resident.

8 It's a statement objection from someone  
9 who is not present to undergo questioning and will  
10 carry no weight, as opposed to evidence openly  
11 presented and somebody could answer questions  
12 regarding it. So if we were a true statutory body,  
13 it wouldn't even be acceptable because it would be  
14 considered hearsay.

15 We're going to handle it just  
16 acknowledging that we received the letter.

17 Now I would like to ask if there are any  
18 comments from the public. I noticed there were two  
19 people that raised their hands to be sworn in. This  
20 gentleman here raised his hand first. So come on  
21 up. If you would please state your name and your  
22 address.

23 MR. ANDERSON: My home address or the  
24 address that --

1                   CHAIRMAN WALLACE: Your home address is  
2 fine.

3                   MR. ANDERSON: My name is Rich Anderson.  
4 My home address is 1704 Allen Lane, St. Charles.

5                   I don't know if the letter you're talking  
6 about was from my sister. She sent a letter to the  
7 Commission. I'm here as her representative of our  
8 family.

9                   CHAIRMAN WALLACE: Okay.

10                  MR. ANDERSON: We own the commercial  
11 buildings directly to the north of the proposed  
12 Crystal Loft Townhouses. First I'd like to say I  
13 think it's great that somebody is improving the  
14 neighborhood, and I especially like the ability to  
15 keep the historic nature of the Phase 1 building.

16                  My only concern is for 40 or 50 years we  
17 had six tenants in those buildings, and several of  
18 them received semi-truck deliveries. The current  
19 tenant -- or the current owner of the building has  
20 generously allowed us to exit our driveway via his  
21 gravel road onto Indiana Avenue.

22                  I would like to see if there's some way  
23 that we can maintain that relationship with the new  
24 owners.

1 CHAIRMAN WALLACE: Okay. I think that  
2 raises an issue here about this letter.

3 Are we speaking to this letter at this  
4 point?

5 MR. ANDERSON: I don't know if it's even  
6 the same letter.

7 CHAIRMAN WALLACE: Well, it is.

8 MR. COLBY: Yes. The Plan Commission  
9 could direct the applicant to provide a response if  
10 you would like.

11 CHAIRMAN WALLACE: Okay. Is it necessary  
12 for us to enter this letter now?

13 MR. COLBY: Oh, into the record of the  
14 hearing?

15 CHAIRMAN WALLACE: Yes.

16 MR. COLBY: Yes.

17 CHAIRMAN WALLACE: Yes, it is the letter  
18 we're referring to. We didn't speak to it because  
19 we didn't know there would be somebody here  
20 presenting.

21 So I guess this letter from Barbara  
22 Anderson Trust Properties dated November 3rd, 2017,  
23 and received in the Planning Division should be  
24 entered as Exhibit A for the record.

1 (Exhibit A entered and made a part of the  
2 record.)

3 CHAIRMAN WALLACE: I will ask, then, if  
4 the applicant chooses to make a response to this.  
5 Whoever, one of you.

6 MR. HAGUE: It's not my strong suit.

7 MR. GRIFFIN: My name is Pat Griffin,  
8 G-r-i-f-f-i-n. I'm counsel for the applicant. I'm  
9 With Griffin Williams in Geneva, Illinois, 21 North  
10 4th Street. I'm glad I'm not the architect because  
11 I know everybody has different preferences for what  
12 they'd like to see.

13 We did receive the letter yesterday. We  
14 appreciate having received it, and certainly we can  
15 understand the benefit that has been provided by  
16 allowing the neighbor to use a portion of that  
17 property for a period of time.

18 As to the issue of whether there's an  
19 existing easement of any kind, we have looked at  
20 that. There's certainly no easement by necessity.  
21 The neighboring property owners have a direct access  
22 to 13th Street to the west, a rather large access.

23 As to the issue of whether there's any  
24 kind of prescriptive easement -- some people call it

1 adverse possession -- based on the history that was  
2 provided to us by the current owner of the property,  
3 the subject of the application, the use has been on  
4 again, off again, intermittent, and the prescriptive  
5 easement requirements are that you have to have  
6 continuous, exclusive, uninterrupted use for a  
7 period of 20 years, all of those things concurrent.

8 So we don't believe there's an issue  
9 legally as to whether they are entitled to an  
10 easement on the one hand, although we certainly  
11 understand that there's been a benefit conferred  
12 upon them in the past.

13 So I'm happy to answer any questions on  
14 that issue.

15 CHAIRMAN WALLACE: I have a question.  
16 Have you spoken with the author of the  
17 letter or her family or the trust? Has there been  
18 any conference between you?

19 MR. GRIFFIN: We just received this letter  
20 yesterday -- or at least I just received it late  
21 yesterday. So my first conversation was with the  
22 current owner. He's here tonight so that I could  
23 understand the history.

24 Beyond that, there has been not been.



1           MR. HEYSE: There was one brief 30-second  
2 introduction that we had in the parking lot after  
3 the last meeting. It was an offhanded remark made  
4 and, you know, nothing -- it very friendly, and that  
5 was really the extent of it.

6           CHAIRMAN WALLACE: So I'm going to direct  
7 this to Staff while I make these comments. Correct  
8 me if I'm wrong.

9           I don't believe that the issue of whether  
10 or not there is a prescriptive easement or a first  
11 possession has bearing on the application that we're  
12 considering for that particular piece of property.

13          MR. COLBY: No, it does not. It's an  
14 easement right that if the right was raised, it's  
15 between two private property owners. The City is  
16 not a party to it.

17          Obviously, it could impact this site, but  
18 the evidence that has been presented is that there  
19 is no easement.

20          CHAIRMAN WALLACE: So saying that, I would  
21 encourage that the applicant and the adjacent  
22 property owner have some serious conversation about  
23 how they might mitigate this sort of thing because  
24 there's always a solution. There's property at the

1 east end. There's property behind the buildings  
2 that the trust owns. I think a conversation between  
3 you would be important.

4 MR. GRIFFIN: I appreciate that.

5 CHAIRMAN WALLACE: For the Plan  
6 Commission, it has no bearing on the four  
7 applications that are in front of us.

8 So at this point I would like to -- we've  
9 spoken with Mr. Anderson, who has presented. I  
10 believe there was another gentleman that raised his  
11 hand.

12 MR. DENNA: Larry Denna, D-e-n-n-a. I'm  
13 the present owner --

14 CHAIRMAN WALLACE: Address?

15 MR. DENNA: 391 South Hampton Drive,  
16 Geneva, Illinois.

17 CHAIRMAN WALLACE: Thank you.

18 MR. DENNA: Thank you for letting me be  
19 here.

20 I've owned the property for a little over  
21 30 years. I have tried to be a generous neighbor,  
22 and I've assisted at different times in allowing my  
23 neighbor to cross my property. Three of my children  
24 have worked for them over the years. His mother --

1 or maybe his wife's mother attended my son's  
2 wedding. Also, my son helps them take the boats out  
3 in the spring and put them away in the fall.

4 So we've always had a close relationship,  
5 but over the years I've always tried to maintain the  
6 fact that I've controlled the property. I have put  
7 up telephone poles at different times to close it  
8 off. I have put timber across it so that it has  
9 always been a situation where I've controlled the  
10 area of the property, the parking lot.

11 I parked my vehicles back there. At one  
12 time I worked with the St. Charles High School. I  
13 had eleven students, and I had to have a place for  
14 them to park. So I closed off the back of the  
15 parking lot because the City would not allow me to  
16 let them park on the street or right next to the  
17 building.

18 In 2008 I had vehicles parked in the back,  
19 three, which closed off the parking lot, also, and I  
20 was cited by the City because I had the vehicles  
21 back there and did not have licenses on two of them.  
22 So I had to come and get one of my licenses on there  
23 and take care of that.

24 In 2011 I had to do the same thing. I had

1 some other vehicles that were parked back there and  
2 closed it off.

3 I've run a manufacturing company and have  
4 parked trailers back there, and it has been closed  
5 off. In 2012 they had a tenant who ran a granite  
6 company that made the countertops. He asked me if  
7 he could use my parking lot, which he paid for, and  
8 we closed it off completely for three months. The  
9 City fined me \$100 a day because I didn't have a  
10 fenced-in area.

11 So on 9/20/12 I had to appear before -- I  
12 think I've got his name here. I was fined, and I  
13 had to come up with a plan to build a fence.

14 CHAIRMAN WALLACE: That's fine. We don't  
15 really need to know who it was.

16 MR. DENNA: Okay. So over the last 30  
17 years, I have always made it my effort to control  
18 the parking lot and to utilize it to my best  
19 advantage.

20 At times when either my son or sons or  
21 when they've needed to be able to utilize it, I've  
22 shared. I had the telephone poles across there.  
23 One of his renters, they had aircraft seats. He  
24 asked me if he could back the truck up to the

1 telephone poles and could load his seats in, which,  
2 of course I, was very happy to do.

3 I also had one of his previous renters to  
4 that, and he would wheel over and stack up on my  
5 back dock on a skid, and he would ship out items.  
6 That's been the situation that I've done over the  
7 years.

8 CHAIRMAN WALLACE: Great. Thank you very  
9 much.

10 MR. DENNA: Thank you.

11 CHAIRMAN WALLACE: Plan Commissioners,  
12 remember that -- excuse me one second -- that the  
13 issue of the easement or the property between the  
14 two property owners has no bearing on the  
15 applications that are in front of us. There may be  
16 a time when we'll have to repeat that, but that's  
17 not here.

18 Thank you.

19 Were you sworn in?

20 MS. DUEWEL: Excuse me?

21 CHAIRMAN WALLACE: Were you sworn in?

22 MS. DUEWEL: No, I was not sworn in. I  
23 didn't realize he was speaking about that.

24 CHAIRMAN WALLACE: Okay. Well, if you

1 don't mind, would you each raise -- if you want to  
2 speak --

3 MS. DUEWEL: I want to say my piece.

4 CHAIRMAN WALLACE: I know, but you need to  
5 be sworn in because it's a public hearing.

6 Would you like to speak as well? Raise  
7 your right hand.

8 (The witnesses were thereupon duly sworn.)

9 CHAIRMAN WALLACE: Thank you.

10 MS. DUEWEL: Shall I take my turn?

11 CHAIRMAN WALLACE: Go ahead. Yes.

12 MS. DUEWEL: I'm Sue Duewel, D-u-e-w-e-l,  
13 1118 Indiana Avenue. So four houses down on the  
14 same side as the building. Okay?

15 I'm very vocal. I call the City all the  
16 time.

17 CHAIRMAN WALLACE: Good to know.

18 MS. DUEWEL: I'm thrilled, thrilled,  
19 thrilled because I think that building should have  
20 been demolished 20 years ago. Okay? It's an  
21 eyesore, rats, feral cats, everything you can think  
22 of. I'd be thrilled.

23 I don't understand what the attraction  
24 was, why somebody would want to even come in that

1 area, frankly. It floods. It's a big flood area  
2 there. I mean, the houses on Illinois there all the  
3 way to the rafters, I mean, it floods. I call you  
4 guys all the time because the storm sewers aren't  
5 doing the job. Okay?

6 So my concern is -- I'm thrilled,  
7 thrilled, thrilled something nice is going to come  
8 in there, okay, but the creek is right there. You  
9 know, everything that's done worsens that area for  
10 flooding. Okay?

11 Also, traffic, traffic. I'm very  
12 concerned about the traffic because you go over that  
13 hump where the old railroad tracks used to be.  
14 Everybody flies over that because we're the cut-over  
15 off of North Avenue, either Indiana or Illinois, and  
16 the traffic is terrible there. So people just fly  
17 over that. That's right where they are going to be  
18 doing this.

19 So I'm just concerned about the additional  
20 traffic, the flooding situation, absolutely. I'm  
21 hoping that the City would take some control of that  
22 in regards to perhaps putting in some more storm  
23 sewers, which you did at my house, okay, a few years  
24 ago.

1           I mean, I'm happy about it. I am. I  
2 wouldn't want it not to happen because that building  
3 right now is horrific, broken-out windows. It's a  
4 distribution for the Food Bank or whatever it is,  
5 you know?

6           I don't understand the attraction. What  
7 are they going to look at? It's horrible around  
8 there. I mean, I live there. So what? Go ahead.  
9 Drive by my house. You'll know which house is mine,  
10 you know. So I am a good neighbor. I want a good  
11 neighbor.

12           I'd be thrilled, thrilled, thrilled, but  
13 I'm concerned about the traffic and the flooding  
14 because, I mean, you know, it's just bad now. I'm  
15 not a new neighbor. I've lived there quite some  
16 time with my husband. After being a victim of  
17 eminent domain, we're in the house I am now. So  
18 that's what I wanted to say, but the flooding and  
19 the traffic.

20           CHAIRMAN WALLACE: Okay. Not necessary,  
21 but does the applicant want to respond? It's not  
22 necessary, but if you do --

23           MR. HAGUE: John Hague, H-a-g-u-e. I'll  
24 just make a quick comment.



1           On the flooding, the site is designed to  
2           the standards today that are -- they take into  
3           account the floods and they pick up water. The way  
4           that it's designed today, it's going to take all  
5           the -- we're not displacing any water. We're taking  
6           care of more water than there would be today in  
7           there. That's how the code is written. That's how  
8           the site is designed.

9           As far as traffic goes, you know, we  
10          anticipate everybody goes in our back drive. It's a  
11          private drive. It doesn't increase the traffic on  
12          the outside. There's some truck traffic, I believe,  
13          that goes, and I don't know how fast those trucks  
14          go.

15          We're not looking at increasing traffic.  
16          It will all go back in the private drive and all  
17          those garages in the back.

18          MS. DUEWEL: I would imagine you already  
19          know that Indiana is a country street.

20          MR. HAGUE: That was my response.

21          CHAIRMAN WALLACE: Thank you. Thank you  
22          very much.

23          Okay. State your name and address,  
24          please.

1 MS. MACHEK: My name is Dawn Machek,  
2 M-a-c-h-e-k. I live at 1220 Indiana Avenue. I live  
3 directly west of the proposed building.

4 I don't know if we can pop up the  
5 building, point it out so you know what I'm talking  
6 about.

7 MR. HAGUE: The rendering?

8 MS. MACHEK: The actual land factory. It  
9 doesn't matter which one, along Indiana and 13th.  
10 I'll try and make it short. Yeah, that one right  
11 here on the left. It's right here. This is what I  
12 want to point out to you.

13 This would be the southwest corner right  
14 here. I want to point out to you that it looked  
15 like you're adding quite a few parking spaces and  
16 you're going to be adding quite a few residents  
17 here, obviously.

18 CHAIRMAN WALLACE: Yes.

19 MS. MACHEK: Right now on the corner of  
20 13th and Indiana we do have quite a traffic problem,  
21 not because of the cut-through, because of what  
22 you're talking about. You use the easement on the  
23 back. You come through and around.

24 The problem we have is that we have a stop

1 sign on my corner, which is the southwest side, and  
2 the stop sign there. However, there's no traffic  
3 control device where you are building.

4 Your building provides a blind corner for  
5 the semis that are coming around. In the back where  
6 the old Smurfit building used to be, I think there's  
7 a body shop, and the City has some trucks they store  
8 back there, and there's some landscaping trucks that  
9 come out.

10 They come out fairly quickly in the  
11 morning at 7:00 o'clock, and then they return at  
12 3:00 o'clock. Because there's no traffic device  
13 there -- and correct me if I'm wrong. It's about  
14 three blocks before there's another traffic device.  
15 Everywhere else in the neighborhood it's every other  
16 block.

17 I know people are excited to leave at that  
18 time of day. I think it's 25 miles an hour. I  
19 don't know, but they're going at least 35, 40 miles  
20 there. Now we're going to be adding 14 townhomes  
21 and residential, and I think they're coming out on  
22 Indiana going west; correct? So now we have a blind  
23 spot.

24 When the semis come around the easement,

1 they can't make it around there and stop at my  
2 corner. So they have two choices. They don't stop,  
3 and then there's a blind corner, and those people  
4 aren't stopping. There's been at least two  
5 accidents. I've lived there for 20 years.

6 Or they stop, and then they have to back  
7 up, and they drive through my yard. Or they will  
8 hit your property. I think they've seen -- you've  
9 seen your property driven through, too, from the  
10 semis. I don't know if that bothers you or not.  
11 Anyway, my husband is a little crazy about this.

12 So my point is when you build there, for  
13 your residents I would suggest you do a traffic  
14 study or putting some type of traffic device there  
15 because we have like an odd shape where the  
16 intersection is there.

17 I mean, I'm telling you this, and my  
18 husband tells me that no one is going to listen to  
19 me; but the residents who move in and spend enough  
20 money on your property, they are going to eventually  
21 raise this. Somebody is going to listen to them  
22 because my house isn't worth anything, but your  
23 properties are. Maybe my house will be.

24 I work at home. I've lived at the

1 property for 20 years. I know to everybody else  
2 it's an eyesore, but I appreciate the historical  
3 value of it and I don't mind, you know? I like that  
4 there's nobody living there.

5 Okay. I'm done. Thank you.

6 CHAIRMAN WALLACE: Thank you very much.

7 I have a question for Staff. Russ, I'm  
8 asking you -- or Matt, whoever chooses to answer:  
9 In this application there is, I believe, no  
10 requirement for a traffic study; correct?

11 MR. COLBY: The City has the ability to  
12 request a traffic study for this type of  
13 application; but given the size of the development,  
14 in terms of the number of units and the fact there  
15 were not significant traffic issues raised from the  
16 concept plan review, one was not required of the  
17 applicant.

18 CHAIRMAN WALLACE: Further, what would  
19 cause traffic-mitigating measures to be taken  
20 regarding some of the issues that were brought up?

21 MR. COLBY: Typically when there is a  
22 complaint of the nature of the one that was raised  
23 by the resident, the Police Department will do a  
24 study of the traffic in the area and make

1 recommendations based on what they observe, if there  
2 could be changes to traffic control.

3 Obviously, the streets as they exist  
4 today, there's not a lot of ability to improve the  
5 access to those properties. So to some extent they  
6 are the way they are. But there's the ability to  
7 control traffic perhaps in a different manner that  
8 could address that issue.

9 CHAIRMAN WALLACE: It's likely that that  
10 would occur after the development was in place so  
11 that they could observe the existing traffic  
12 pattern?

13 MR. COLBY: Correct.

14 CHAIRMAN WALLACE: What would trigger the  
15 Police Department to do that sort of a study?

16 MR. COLBY: Typically they would receive a  
17 request from a resident, make a determination if it  
18 warranted further investigation.

19 CHAIRMAN WALLACE: Okay. All right.  
20 Would you care to respond? It's not necessary,  
21 again.

22 MR. HAGUE: I'd just make a clarification.

23 I think the last -- the topic was this  
24 corner. I really believe you're referring to this

1 corner. We only have a one-way. We have a one-way  
2 with a gate there. I don't know how -- you know,  
3 it's not everybody is flying out on Indiana. You  
4 can only come out on Indiana when you're able to get  
5 onto Indiana.

6 VICE CHAIRMAN KESSLER: I'd like some  
7 clarification.

8 Ma'am, is that the corner you're referring  
9 to?

10 MS. MACHEK: No. This is the problem.  
11 There's a stop sign here. That's where I live.  
12 Right here you have a road.

13 CHAIRMAN WALLACE: We can't see.

14 MEMBER MACKLIN-PURDY: If you go to  
15 Page 51, it's a much better map.

16 CHAIRMAN WALLACE: Down one more.

17 MS. MACHEK: So I live in this house right  
18 here. We have a stop sign on this corner. Okay.  
19 Stop sign on this corner.

20 CHAIRMAN WALLACE: Heading north.

21 MS. MACHEK: Heading this way, south.

22 Okay. So there is a stop sign on this  
23 corner, and you're down here. Now, the problem  
24 you're going to have is in here there's an

1 industrial area. In the morning I watch my son  
2 leave for school at 7:30, and he had a bus stop up  
3 here. So he would be crossing this street here and  
4 then over here.

5 Coming here we have the employees that  
6 work at the body shop here, and then I think we have  
7 Skyline Tree Service, we have another landscaping  
8 company, and we have -- the City has vehicles that  
9 they store here, and they all come out here.

10 Your people are going to be going in.

11 MR. HAGUE: No. That's what I'm saying.  
12 That's an out-only. This is the only way to get in.  
13 It's a one-way.

14 MS. MACHEK: I thought that was an out.

15 MR. HAGUE: It's a one-way. No. This is  
16 only in. This is in.

17 MS. MACHEK: Okay. So you're going to be  
18 coming out this way.

19 MR. HAGUE: Right.

20 MS. MACHEK: But then you're going to have  
21 semis coming this way --

22 MR. HAGUE: Right.

23 MS. MACHEK: -- and you're going to have  
24 trucks coming --



1                   CHAIRMAN WALLACE: Excuse me. Only one  
2 person talking at a time.

3                   MS. MACHEK: So you said you're going to  
4 be coming in here?

5                   MR. HAGUE: Right.

6                   MS. MACHEK: So they're going to be coming  
7 out. Your folks are going to be coming out here,  
8 and this is a blind corner. So you're going to  
9 have the semis coming this way, and then you're  
10 going to have people coming back -- either way,  
11 they're going to be coming this way out of work and  
12 this way in work.

13                   Then you have people coming down here.  
14 There's a stop sign here, but you have no traffic  
15 device on this corner at all. So people coming from  
16 this way and your people are going to -- at some  
17 point you're going to have a problem.

18                   MR. HAGUE: I don't know where everybody  
19 is going during the day; but if it's a right turn,  
20 it's a right turn. Those are potentially easier  
21 turns than what you're suggesting.

22                   MS. MACHEK: Okay. Your people are going  
23 to come this way; and if they're going this way,  
24 your people will end up being part of my problem

1 with these folks here because there's a three-,  
2 four-block outer stop sign, and they're not going to  
3 be going 20 miles an hour. They're going to be  
4 going down our street without hitting something  
5 here.

6 I want a stop sign here.

7 CHAIRMAN WALLACE: I understand. I have  
8 to point something out. I understand what you're  
9 saying. They are not capable of putting a stop sign  
10 there, but there is something interesting that Staff  
11 brought up. I think you should seriously consider  
12 this.

13 You can make a request to the Police  
14 Department to look at the traffic and explain  
15 exactly what you just explained here, and they'll  
16 study it. They will decide if it needs to be studied  
17 because the developer isn't the one.

18 I understand that it's important for  
19 traffic mitigation and that's your concern and that  
20 this development may even change some of the traffic  
21 patterns, but the reality is that you have the power  
22 right now to do something about what's going on. I  
23 would urge you to do that because it sounds to me  
24 like it's important.

1           I see that corner on the southwest corner  
2 of that building. And do you know what it reminds  
3 me of? It reminds me of the corner of 31 and Main  
4 Street where semis make that turn, and it's a wide  
5 turn. They're not wide enough.

6           So there is an issue that you do raise  
7 that I think you can address through some channels  
8 right now. Even before this is built, I would urge  
9 you to do that, especially if you have kids there.  
10 You don't need to wait for this to get built to do  
11 something about that.

12           MS. MACHEK: Thank you. I appreciate  
13 that. Sorry. I thought this was going to be quick.

14           CHAIRMAN WALLACE: No, no. Thank you very  
15 much.

16           SECURITY GUARD: Are you ready to wrap  
17 this up? I've got instructions from my boss that  
18 meetings end at 9:00.

19           CHAIRMAN WALLACE: Okay. Thank you. I  
20 appreciate it.

21           Thank you for those comments.

22           So are there any other comments from the  
23 audience? Yes, ma'am?

24           MS. SCOTT: I didn't get sworn in. You

1 have to swear me in.

2 (Witness duly sworn.)

3 CHAIRMAN WALLACE: Come on up. Name and  
4 address, please?

5 MS. SCOTT: My name is Deborah Scott,  
6 D-e-b-o-r-a-h, Scott, S-c-o-t-t. I live at 310  
7 South 13th Avenue.

8 So respectfully to what my neighbor has  
9 just been talking about, you were talking about  
10 coming around this corner and residents coming out  
11 of here. Where I live is three houses up, 13th  
12 Avenue, right here in this area.

13 I access my garage from 14th Avenue. So I  
14 go down all the way past this building every single  
15 day, come around the corner, and I go into my  
16 garage. I'm the last garage that faces 14th Avenue.  
17 Everybody else up the street faces 13th.

18 I've lived at this location for 21 years.  
19 I've lived there when Smurfit Stone was still  
20 functioning; and if you want to talk about traffic,  
21 the parking lot was packed, and they worked all  
22 three shifts every single day. We had semis coming  
23 up and down the street all the time.

24 The City has a garage up the street, and,

1 yes, they do go up there every single day and come  
2 out. It's at very specific times. That traffic is  
3 not an issue. I also have children. So I've had a  
4 child on that street walking to school, and I  
5 understand her concerns. This is a bad corner where  
6 it's very tight.

7 The biggest concern is the people coming  
8 out of the factory area back here, which has now  
9 been redeveloped into lighter industrial. The auto  
10 body shop is no longer there, thankfully. That was  
11 an eyesore, but now there's a gym back there. So  
12 the traffic is very different. There is a  
13 landscaping company back there. I think there's a  
14 cabinet maker as well.

15 So the amount of actual industrial traffic  
16 coming out of there is substantially reduced from  
17 what it used to be. It may become a problem coming  
18 out of here. I think your biggest problem is the  
19 people in the factory.

20 So if you were to have a traffic study  
21 done, that would be what would need to be addressed  
22 back here. That's a big issue. I think that's more  
23 of an issue than the turn over here because those  
24 people do come roaring out of there at times, but

1 it's not a steady kind of traffic. It's usually at  
2 very specific times of the day and it's done.

3 I'm not here trying to cause controversy  
4 of any kind. I just to make you aware of what the  
5 traffic situation really is back there because we're  
6 there all the time.

7 From our perspective, it really hasn't  
8 been too much of an issue. It's been just the  
9 people from the factory back there and the way they  
10 drive out of there. They will drive out of there  
11 too fast and not follow restrictions. So that might  
12 be an issue.

13 CHAIRMAN WALLACE: Thanks very much.

14 Again, just know that there are avenues to  
15 investigate it even now without this development.

16 Okay. Anything else from the audience?

17 Anything else from the Plan Commission?

18 Then I would entertain a motion, if the  
19 Plan Commission doesn't believe we need any more  
20 information from the applicant, to close the public  
21 hearing. I would entertain a motion to close the  
22 public hearing.

23 MEMBER SCHUETZ: I'll make the motion to  
24 close the public hearing.

1 MEMBER PRETZ: Second.

2 CHAIRMAN WALLACE: It's been moved and  
3 seconded.

4 Tom, will you take the roll?

5 MEMBER PRETZ: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 MEMBER PRETZ: Schuetz.

8 MEMBER SCHUETZ: Yes.

9 MEMBER PRETZ: Vargulich.

10 MEMBER VARGULICH: Yes.

11 MEMBER PRETZ: Purdy.

12 MEMBER MACKLIN-PURDY: Yes.

13 MEMBER PRETZ: Kessler.

14 VICE CHAIRMAN KESSLER: Yes.

15 MEMBER PRETZ: Pretz, yes.

16 CHAIRMAN WALLACE: All right. So that  
17 closes the public hearing.

18 We'll move on to the meeting portion of  
19 the agenda. Oh, my, it's Crystal Loft Townhomes  
20 time, 214 South 13th Avenue, Jeffrey Funke,  
21 Application for Map Amendment, Application for  
22 Special Use for Planned Unit Development,  
23 Application for PUD Preliminary Plan, Application  
24 for Final Plat of Subdivision.

1 At this time is there any discussion?

2 Or I would entertain a motion from the  
3 Plan Commission, Laura. I would entertain any sort  
4 of motion you'd make.

5 MEMBER MACKLIN-PURDY: I recommend  
6 approval for Crystal Loft Townhomes, 214 South 13th  
7 Avenue, Application for Map Amendment, Application  
8 for Special Use for Planned Unit Development,  
9 Application for PUD Preliminary Plan, and  
10 Application for Final Plat of Subdivision.

11 MEMBER PRETZ: I'll second.

12 CHAIRMAN WALLACE: We have a motion that  
13 has been seconded. I would like to just make sure  
14 we make one small amendment to that and ask Laura if  
15 it's acceptable if you add that.

16 MEMBER MACKLIN-PURDY: Subject to  
17 resolution of all open Staff comments.

18 CHAIRMAN WALLACE: Okay.

19 MEMBER PRETZ: I still second that.

20 CHAIRMAN WALLACE: Thank you.

21 Is there any discussion on the motion?

22 All right. Seeing none, Tom?

23 MEMBER PRETZ: I know my role.

24 Holderfield.



1 MEMBER HOLDERFIELD: Yes.

2 MEMBER PRETZ: Schuetz.

3 MEMBER SCHUETZ: Yes.

4 MEMBER PRETZ: Vargulich.

5 MEMBER VARGULICH: Yes.

6 MEMBER PRETZ: Purdy.

7 MEMBER MACKLIN-PURDY: Yes.

8 MEMBER PRETZ: Kessler.

9 VICE-CHAIRMAN KESSLER: Yes.

10 MEMBER PRETZ: Pretz, yes.

11 CHAIRMAN WALLACE: All right. That

12 concludes Item No. 6. Thank you, Gentlemen.

13 Moving on to the Planning and Development  
14 Committee, when will that be on the agenda?

15 MR. COLBY: It will be on the agenda on  
16 Monday, November 13th.

17 CHAIRMAN WALLACE: November 13th. So  
18 that's actually next week.

19 MR. COLBY: Yes.

20 CHAIRMAN WALLACE: Any other discussion  
21 about that will come then. All right.

22 We still have a meeting going on here.  
23 Bill, we still have a meeting going on.

24 MR. BROOKS: I apologize.

1 CHAIRMAN WALLACE: Go out with her. Talk  
2 with her out there.

3 Any additional business from the Plan  
4 Commission members?

5 MEMBER MACKLIN-PURDY: No.

6 CHAIRMAN WALLACE: Staff? Audience?  
7 Anything additional from the audience? I'd say no.

8 Weekly Development Report. No questions  
9 about meeting announcements. Anybody know if any of  
10 these Plan Commission meetings, November 21st -- by  
11 the way, are we going to have that meeting?

12 MR. COLBY: No. We anticipate canceling  
13 that meeting.

14 CHAIRMAN WALLACE: Okay. That's the  
15 Monday before Thanksgiving.

16 MR. COLBY: Yes.

17 CHAIRMAN WALLACE: Okay. Cancel that.

18 Then December 5th or December 19th,  
19 anybody know at this time that they will not be able  
20 to attend? Okay. We do have a Planning and  
21 Development Committee meeting on Monday evening.  
22 I'd like to attend that because I want to see what  
23 happens with this.

24 MEMBER PRETZ: I'm going to be there.

1                   CHAIRMAN WALLACE: You will. Okay. I'm  
2 going to try. That's next Monday night.

3                   Any other public comment from the public  
4 out there? I'm guessing not. It doesn't sound like  
5 it.

6                   Motion to adjourn?

7                   MEMBER SCHUETZ: I most we adjourn this  
8 meeting.

9                   MEMBER PRETZ: Second.

10                  CHAIRMAN WALLACE: All right. All in  
11 favor?

12                  (The ayes were thereupon heard.)

13                  CHAIRMAN WALLACE: This meeting is ended  
14 at 9:16 p.m.

15                  PROCEEDINGS CONCLUDED AT 9:16 P.M.

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1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, Jean S. Busse, the officer before whom  
3 the foregoing deposition was taken, do hereby  
4 certify that the foregoing transcript is a true and  
5 correct record of the testimony given; that the  
6 testimony was taken by me stenographically and  
7 thereafter reduced to typewriting; and that I am  
8 neither counsel for, related to, nor employed by any  
9 of the parties to this case and have no interest,  
10 financial or otherwise, in its outcome.

11 IN WITNESS WHEREOF, I have hereunto set my  
12 hand and affixed my notarial seal this 14th day of  
13 November 2017.

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*Jean S. Busse*  
Certified Shorthand Reporter



My Commission Expires July 25, 2021.