

**MINUTES  
CITY OF ST. CHARLES  
PLAN COMMISSION  
TUESDAY, DECEMBER 6, 2022**

Members Present: Peter Vargulich  
Karen Hibel  
Jeffrey Funke  
Zachary Ewoldt  
Dave Rosenberg  
Gary Gruber  
Chris Studebaker

Members Absent: Laurel Moad  
Colleen Wiese

Also Present: Russell Colby, Director of Community Development  
Derek Conley, Director of Economic Development  
Ellen Johnson, Planner  
Rachel Hitzemann, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

Chairman Vargulich called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the October 18, 2022 meeting of the Plan Commission**

**Motion was made by Ms. Hibel, seconded by Mr. Funke and unanimously passed by voice vote to approve the minutes of the October 18, 2022 Plan Commission meeting.**

**5. Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp)**

- Application for Special Use (PUD Amendment)
- Application for Minor Subdivision – Final Plat
  - a. Public Hearing

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

**Motion was made by Ms. Hibel and seconded by Mr. Funke to close the public hearing.**

**Roll call vote:**

**Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich**

**Nays:**

**Absent: Moad, Wiese**

**Motion carried 7-0**

b. Discussion and Recommendation

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

**Motion was made by Ms. Hibel and seconded by Mr. Studebaker to recommend approval of an Application for Special Use (PUD Amendment) and an Application for Minor Subdivision-Final Plat for Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp) subject to resolution of all staff comments.**

**Roll call vote:**

**Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich**

**Nays:**

**Absent: Moad, Wiese**

**Motion carried: 7-0**

**6. Jet Brite Car Wash, 3795 E. Main St. (Eric Nuebling, WT Group)**

Application for Special Use

Application for Minor Subdivision – Final Plat

a. Public Hearing

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

**Motion was made by Chairman Vargulich to continue the public hearing to the January 18, 2023 meeting. Seconded by Mr. Studebaker.**

**Roll call vote:**

**Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich**

**Nays:**

**Absent: Moad, Wiese**

**Motion carried: 7-0**

**7. McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg, Apex Design Build)**

Application for PUD Preliminary Plan

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

**Motion was made by Mr. Studebaker and seconded by Ms. Hibel to recommend approval of an Application for PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg, Apex Design Build) PUD subject to resolution of all staff comments.**

**Roll call vote:**

**Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich**

**Nays:**

**Absent: Moad, Wiese**

**Motion carried: 7-0**

**8. Plan Commission Rules of Procedure Update**

Ms. Johnson said this item would be scheduled for the next meeting.

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

**10. Weekly Development Report**

**11. Meeting Announcements**

a. Plan Commission

Tuesday, December 20, 2022 at 7:00pm Council Chambers

Wednesday, January 4, 2023 at 7:00pm Council Chambers

Wednesday, January 18, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, December 12, 2022 at 7:00pm Council Chambers

Monday, January 9, 2023 at 7:00pm Council Chambers

**12. Public Comment - None**

**13. Adjournment at 9:08 p.m.**



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# Transcript of Hearing

**Date:** December 6, 2022

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
December 6, 2022  
6:59 p.m. CST

Job No.: 412190  
Pages 1 - 131  
Transcribed by: Jackie Scheer

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

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ST. CHARLES CITY HALL

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2 East Main Street

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St. Charles, Illinois 60174

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22 Pursuant to agreement, before Lawrence  
23 Wallace, Notary Public in and for the State of  
24 Illinois.

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A P P E A R A N C E S

PRESENT:

PETER VARGULICH, Chair

KAREN HIBEL, Commissioner

JEFFREY FUNKE, Commissioner

ZACHARY EWOLDT, Commissioner

DAVE ROSENBERG, Commissioner

GARY GRUBER, Commissioner

CHRIS STUDEBAKER, Commissioner

ELLEN Johnson, Planner

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C O N T E N T S

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

2 CHAIR VARGULICH: So -- so to call to  
3 order this meeting of the St. Charles Planning  
4 Commission. It's called to order at 7:00 p.m.

5 Role call. Jeff Funke.

6 COMMISSIONER FUNKE: Here.

7 CHAIR VARGULICH: Karen Hibel.

8 COMMISSIONER HIBEL: Here.

9 CHAIR VARGULICH: Zach Ewoldt.

10 COMMISSIONER EWOLDT: Here.

11 CHAIR VARGULICH: Dave Rosenberg.

12 COMMISSIONER ROSENBERG: Here.

13 CHAIR VARGULICH: Gary Gruber.

14 COMMISSIONER GRUBER: Here.

15 CHAIR VARGULICH: Chris Studebaker.

16 COMMISSIONER STUDEBAKER: Here.

17 CHAIR VARGULICH: And Laurel Moad and  
18 Colleen Wiese are not here today.

19 All right. Please rise and join me for  
20 the Pledge of Allegiance.

21 MULTIPLE VOICES: I pledge allegiance to  
22 the flag of the United States of America, and to the  
23 Republic for which it stands, one nation under God,  
24 indivisible, with liberty and justice for all.

1 CHAIR VARGULICH: All right. Item four  
2 is our presentation of meeting minutes from our  
3 October 18th meeting. Is there a motion to approve?

4 COMMISSIONER HIBEL: I'll motion to  
5 approve.

6 COMMISSIONER FUNKE: Second.

7 CHAIR VARGULICH: And second. All those  
8 in favor.

9 MULTIPLE VOICES: Aye.

10 CHAIR VARGULICH: Opposed?

11 It passes.

12 Item five. Munhall Glen, lots 44 and 45.  
13 This application is for a special use in questioning  
14 an amendment of the Munhall Glen PUD pertaining to  
15 lots 44 and 45. And the application is for a minor  
16 subdivision plat to be filed by Court Airhart and  
17 Airhart Construction Corporation.

18 All right. So item 5-A. This is a  
19 public hearing. The role of the Planning Commission  
20 is to conduct public hearings on zoning applications  
21 that are filed with the city. All testimony and  
22 evidence for both for and against this application  
23 shall be given under oath. Regarding the  
24 procedures, first the applicant will make the

1 presentation. Then we'll take questions from our  
2 commission, followed by questions from members of  
3 the public. After that, we will take comments from  
4 the public or anyone else wishing to give testimony.  
5 When the Planning Commission feels it has gathered  
6 enough evidence, we'll make a recommendation to the  
7 Planning and Development Committee. We will then  
8 close the public hearing. The Planning Commission  
9 will discuss our evidence gathered relative to the  
10 findings of fact and vote upon this recommendation.  
11 The applications will then go before the Planning  
12 and Development Committee of the City Council.

13 Before we begin, is there anyone wishing to give  
14 testimony, ask questions, or provide comments for  
15 and against this application, you will need to be  
16 sworn in. If you could please stand.

17 Here we go. Do you swear the testimony  
18 you provide tonight will be the truth? If so, say  
19 please say I do.

20 MR. AIRHART: I do.

21 CHAIR VARGULICH: Awesome. When you are  
22 speaking, please come up to the lecturn, state your  
23 name, spell your last name, and state your address  
24 for the record and the court reporter. I will note

1 that in the official meeting packet posted on the  
2 city's website, the public hearing record, and so  
3 we're going to enter any exhibits as such into the  
4 meeting packet (incomprehensible). So if you'd like  
5 to start.

6 MR. AIRHART: Can't get it to pop up, I'm  
7 sorry. I think it's all -- there we go. Thanks.  
8 Sorry. Sorry (incomprehensible).

9 (Laughter.)

10 MR. AIRHART: My name is Court Airhart.  
11 C-o-u-r-t A-i-r-h-a-r-t. 500 East Roosevelt Road,  
12 West Chicago, Illinois 60185. I'm here this evening  
13 to present our amendment request for lots 44 and 45  
14 for the Munhall Glen Planning Unit Development.  
15 Airhart Construction, we're in the local community.  
16 We've been meeting housing needs for almost 60 years  
17 throughout Kane and DuPage Counties. We're really  
18 pleased to be a part of the St. Charles community  
19 with our latest development, Munhall Glen. As an  
20 overview, I'll be talking a little bit about the  
21 zoning history, the neighborhood plan, our house  
22 designs, the existing recorded plat, and  
23 specifically our amendment request to lots 44 and 45  
24 at Munhall Glen.

1           The property, Munhall Glen is located at  
2 just east of downtown, east of the river, south of  
3 Main Street, access off of Tyler Drive at Munhall  
4 Avenue. The property was originally zoned M-2 and  
5 we downzoned the property to R-4 PUD. We thought it  
6 was an ideal property to build ranch homes and first  
7 floor master bedroom homes. It's part of St.  
8 Charles we saw it as a market need and we include  
9 landscape maintenance and snow removal as part of  
10 the homeowner's association there.

11           There are 50 lots as a part of Munhall  
12 Glen with two open spaces that now provide detention  
13 area -- detention for where none had been provided  
14 previously. The residents in Munhall Glen, due to  
15 the design of this -- the shape of the site, we have  
16 two different residences. Our premier homes are on  
17 fill lots. They're on the south end and they're  
18 primarily ranches and first floor master bedroom  
19 homes, although they do have some second -- two  
20 story homes. Our garden homes, which is where lots  
21 44 and 45 are, are a little wider homes. The lots  
22 are a little wider, a little shallower, and they are  
23 primarily ranches and first floor master bedroom  
24 homes. The setbacks are the same throughout the

1 neighborhood. Our setbacks are 14 feet for the  
2 porch in the front lot line, 20 feet for the house,  
3 which is the enclosed heated living space, and we  
4 actually did a self imposed a 25 foot setback for  
5 the garage face, which is actually greater than the  
6 R-4 requires because we like to set the garage face  
7 back. The interior side yard setback is 6 feet and  
8 the corner side yard is 15 feet, with the rear yard  
9 being 30 feet.

10 The two lots that are in question are  
11 actually completely internal to the neighborhood,  
12 lots 44 and 45, are garden home lots and they're  
13 actually surrounded by other garden home lots.  
14 Again, 44 and 45, are internal to the neighborhood.  
15 As a part of the recorded plot which was put our --  
16 our -- our lot setback lines on plat and the setback  
17 detail for our corner lots, which were 24, 25, 38,  
18 39, 44 and 45, and 50, meet at a right angle. So  
19 the corners -- the corner setback lines, 15 feet  
20 meets at a right angle with the front yard setback  
21 lines. On lots 44 and 45, this did not occur. And  
22 they were curved with the curve in the street  
23 instead of being run at a straight -- at a straight  
24 line, a right angle for each other. And so our

1 request is that we change the way that the existing  
2 setback lines are and run them at a right angle to  
3 each other so that we're able to build the houses  
4 that we designed for our garden home lots and were  
5 originally intended to be built on these lots. The  
6 curve and the setback line affects us from being  
7 able to do that, and so simply we're just trying to  
8 match the plat detail that's on the original  
9 recorded plat, and this is now the -- on the amended  
10 plat that we've turned in. And so this -- I -- I --  
11 that -- that curve in the road, we go below the 15  
12 foot corner setback, right, and we go slightly --  
13 and we go below some of the front yard setbacks, but  
14 it's -- in essence we're building the same house.  
15 It will not negatively impact any of the houses  
16 around them. We've turned in our findings of fact  
17 for that, which you have as part of the packet.

18 My request would be that you would find  
19 favorably and recommend that our amendment be  
20 approved so that we could build the homes on these  
21 two lots that are -- were originally planned for  
22 this. Yet I'd be happy to answer any questions that  
23 you might have regarding this. Thank you very much.

24 CHAIR VARGULICH: Thank you, Court.

1 Questions, Commissioners? Thoughts? Concerns,  
2 clarifications?

3 (Speaking out of hearing.)

4 CHAIR VARGULICH: Okay.

5 COMMISSIONER FUNKE: I've got just a  
6 couple questions. Did -- did you -- I know you --  
7 you had some -- this -- these are standard homes, so  
8 they're typical floor plans that you're using. Did  
9 you ever think about coming up with a design that  
10 addressed the corner?

11 MR. AIRHART: Well, what happens is we  
12 run it the way that the curve affects it. The  
13 existing -- it actually pushes the house further  
14 back in the yard and affects the backyard. So we  
15 run into the rear yard (incomprehensible) setback  
16 line, and so we really would like to continue  
17 matching with the existing house what we had -- we  
18 had (incomprehensible) with the PUD that was  
19 approved. And I -- I also have to say, this is a  
20 little bit of a scrivener's error, where it -- it  
21 should have been drawn straight and it was not.  
22 It's a mistake on our part and unfortunately I'm  
23 here in front of you, you all know that at this  
24 point.



1                   COMMISSIONER FUNKE: Yeah, but how could  
2 it be drawn straight if the street is curved?

3                   MR. AIRHART: It's -- they're corner  
4 lot -- the corner lots and it -- just like it is in  
5 this situation with our amendment request, it's --  
6 runs into the easement there and so it stops with  
7 the application because we gotta go further and, you  
8 know it works well in that situation.

9                   COMMISSIONER FUNKE: No, I -- I get it.  
10 I'm just, you know, you got -- I actually like the  
11 curve of the, you know, I like the -- the end of the  
12 street units.

13                  MR. AIRHART: Uh-huh.

14                  COMMISSIONER FUNKE: It's kind of a shame  
15 that you're, you know, and I -- and I understand  
16 what you're doing, you're taking typical --  
17 (incomprehensible) homes and you're, you know,  
18 you're fitting them on each -- each site. So you  
19 have a unique condition here which, you know,  
20 coming -- you know I'm an architect, so the idea  
21 that you're thinking that, you know, designed for  
22 that lot, which is typically what architects do, you  
23 know, why couldn't you do something creative on  
24 those corners. You know, to adhere with that --

1 that -- that curve. Right now you're just -- you're  
2 basically just placing the typical home on that  
3 corner and you're not really adhering to that. You  
4 know, it's a two sided lot, right. So you're  
5 getting two front facing elevations.

6 MR. AIRHART: Uh-huh.

7 COMMISSIONER FUNKE: So I guess right now  
8 from what -- what I'm seeing, I'm -- do you have a  
9 design for the home that you're planning on putting  
10 on those -- those lots that you could show us?

11 MR. AIRHART: Well, what happens is any  
12 of our garden homes then can fit on those lots, in  
13 which I will say I think the homes are quite  
14 attractive and I think they're (incomprehensible)  
15 homes. I understand what you're saying but the  
16 request is we think it fits well in the  
17 neighborhood, the houses around it would be the  
18 same. It won't be an outlier. I don't think it  
19 will negatively impact any of the houses in the  
20 area.

21 COMMISSIONER FUNKE: No, I -- I  
22 understand. I just -- I guess my -- and I'm -- I'm  
23 looking at opportunities, you -- you have a nice  
24 corner, two corner lots. So you're taking -- and

1 the houses are pretty, they're not just --  
2 they're -- you know, they're -- they're well  
3 designed. But there for, you know, it's a one sided  
4 house. You get a front facing house. They're, you  
5 know, they're -- they're not corner situations I  
6 guess, the ones that you're showing me. You may  
7 have a corner -- do you have corner designed homes?

8 MR. AIRHART: The home -- the homes that  
9 we have are -- could fit on any lot and so they put  
10 on a corner, I think our houses have nice four sided  
11 looks.

12 COMMISSIONER FUNKE: No, I -- I get it.  
13 I get it. I'm just saying that, you know, so  
14 from -- from these houses, you're going to see --  
15 you're -- you're going to have a side elevation --

16 MR. AIRHART: -- yeah --

17 COMMISSIONER FUNKE: -- that's --

18 MR. AIRHART: -- absolutely.

19 COMMISSIONER FUNKE: -- simplified. So  
20 in that sense, on this corner, these corner lots,  
21 which -- which side is going to be the simplified  
22 elevation?

23 MR. AIRHART: Well, we -- the garage --  
24 the garage, it --

1                   COMMISSIONER FUNKE: The garage side is  
2 the -- that's the front elevation.

3                   MR. AIRHART: The garage -- the garage  
4 side will be to the south of these lots. And so  
5 there will be a house on the north side. So  
6 basically the house side will be on the -- on the  
7 corner. So it will be windows on this side, we'll  
8 have landscaping --

9                   COMMISSIONER FUNKE: -- on the east and  
10 west, you're saying?

11                  MR. AIRHART: No, the -- the north side,  
12 the garage -- the garage is to the south.

13                  COMMISSIONER FUNKE: Oh, okay. Okay.

14                  MR. AIRHART: And so the living space  
15 would be on the north side, so which is --

16                  COMMISSIONER FUNKE: -- okay.

17                  MR. AIRHART: -- the north end and so  
18 we'll have windows and those type of things.

19                  COMMISSIONER FUNKE: Okay. All right.  
20 That -- that was my only comments. Thank you.

21                  MR. AIRHART: Thanks.

22                  CHAIR VARGULICH: Anyone else have  
23 additional questions?

24                  Okay. All right. Is there any of the

1 (incomprehensible) wishing to ask any questions? Is  
2 there anyone from the public who's here to provide  
3 testimony related to this project?

4 Okay. Not seeing any, that's fine. All  
5 right. All right. So I guess at this point is --  
6 does the commission feel like they have enough  
7 information that they would want to close the public  
8 hearing? If so, (incomprehensible) a motion.

9 COMMISSIONER HIBEL: A motion to close  
10 the public hearing.

11 COMMISSIONER FUNKE: Second.

12 CHAIR VARGULICH: Second.

13 Role call for that. Karen Hibel.

14 COMMISSIONER HIBEL: Yes.

15 CHAIR VARGULICH: Jeff Funke.

16 COMMISSIONER FUNKE: Yes.

17 CHAIR VARGULICH: Zach Ewoldt.

18 COMMISSIONER EWOLDT: Yes.

19 CHAIR VARGULICH: David Rosenberg.

20 COMMISSIONER ROSENBERG: Yes.

21 CHAIR VARGULICH: Gary Gruber.

22 COMMISSIONER GRUBER: Yes.

23 CHAIR VARGULICH: Chris Studebaker.

24 COMMISSIONER STUDEBAKER: Yes.

1 CHAIR VARGULICH: Me. Yes.

2 All right. So the public hearing is now  
3 closed. Now we'll move to our discussion,  
4 recommendation section of -- on our agenda, and so  
5 we will not be taking any public comment.  
6 Fortunately none is here today for this part.

7 So item 5-B. This is an opportunity for  
8 the Planning Commission to discuss this project any  
9 further relating to our findings of fact and any  
10 discussions that we've had so far and we would use  
11 that to make any recommendations. It is with  
12 respect to staff and the applicant at this point.  
13 So is there anything that we need to know from  
14 staff?

15 MALE VOICE: Related to this, other than  
16 what was in the report, no.

17 CHAIR VARGULICH: Okay. Excellent. So  
18 do we have a motion on this application?

19 COMMISSIONER HIBEL: I'll motion to  
20 approve the application for Munhall Glen lots 44 and  
21 45 and the Munhall Glen PUD.

22 CHAIR VARGULICH: Okay. Any discussions  
23 on our motion?

24 Is there a second?

1 MS. JOHNSON: I'll note that there's also  
2 a second application, the minor subdivision final  
3 plat, which is under the same (incomprehensible)  
4 under the same project. So if you could make the  
5 motion to include both applications.

6 COMMISSIONER HIBEL: And motion to  
7 include both applications.

8 CHAIR VARGULICH: All right. Do I have a  
9 second?

10 COMMISSIONER STUDEBAKER: Second.

11 CHAIR VARGULICH: Do we have a second?

12 COMMISSIONER STUDEBAKER: Sorry.

13 CHAIR VARGULICH: All right. That's  
14 fine. So any modifications before we have our vote?  
15 Any questions?

16 All right. So we have a motion and a  
17 second to approve the application for the special  
18 use request amending the Munhall -- Munhall Glen PUD  
19 pertaining to just lots 45 and the application for a  
20 minor subdivision for final plat filed by Court  
21 Airhart, Airhart Construction Corporation. And that  
22 the resolution of all staff comments related to any  
23 details (incomprehensible).

24 Okay. Role call. Karen Hibel?

1 COMMISSIONER HIBEL: Yes.

2 CHAIR VARGULICH: Jeff Funke?

3 COMMISSIONER FUNKE: Yes.

4 CHAIR VARGULICH: Zach Ewoldt?

5 COMMISSIONER EWOLDT: Yes.

6 CHAIR VARGULICH: Dave Rosenberg?

7 COMMISSIONER ROSENBERG: Yes.

8 CHAIR VARGULICH: Gary Gruber?

9 COMMISSIONER GRUBER: Yes.

10 CHAIR VARGULICH: Chris Studebaker?

11 COMMISSIONER STUDEBAKER: Yes.

12 CHAIR VARGULICH: Me, yes.

13 Thank you very much, Corey.

14 MR. AIRHART: Thank you all, very  
15 appreciate your time. Thanks.

16 CHAIR VARGULICH: All right. That  
17 concludes item five.

18 Item six. Jet Brite Car Wash. This is  
19 an application for special use for a car wash, minor  
20 subdivision, final plat for Jet Brite Car Wash.

21 3795 East Main Street filed by Eric Noobling  
22 (phonetic) of WT Group.

23 This is a public hearing item again, so  
24 the role of the Planning Commission is to conduct



1 the public hearing on the zoning applications that  
2 are filed with the city. All testimony and evidence  
3 both for and against this application shall be under  
4 oath. Our procedure is to first hear from the  
5 applicant and take his presentation, then take  
6 questions from our Planning Commission, followed by  
7 the questions from members of the public. And after  
8 that we will take comments from the public from  
9 anyone wishing to give present testimony. When the  
10 Planning Commission feels it has gathered enough  
11 evidence to make a recommendation to the Planning  
12 and Development Committee of the City Council, we  
13 will close the public hearing. The Planning  
14 Commission will then discuss the evidence gathered  
15 relative to the findings of fact and vote on this  
16 recommendation, and the application would then go  
17 forward to the Planning and Development Committee of  
18 the City Council. For -- and again -- again, anyone  
19 wishing to give testimony on this item will -- and  
20 including questions or comments both for and against  
21 should be sworn in. So if you're the applicant or  
22 anyone wishing to give testimony, please rise.

23 All right. Do you swear the testimony  
24 you provide tonight will be the truth? If so,

1 please say I do.

2 MULTIPLE VOICES: I do.

3 CHAIR VARGULICH: Thank you, gentlemen.

4 If you're speaking, again, please move on to the  
5 lecturn, state and spell your name, and provide your  
6 address for the record.

7 I have -- before we begin, in -- in the  
8 packet there were two letters, e-mails that were  
9 sent that were included in our packet that was  
10 published. Since that was published, we understand  
11 and we are in receipt up here of two additional  
12 e-mails related to this application. One from Marc  
13 Houser (phonetic) dated December 5th of this year,  
14 and this is someone who is opposed to the project.  
15 The second one was from -- boy, Manoy --

16 MALE VOICE: (Incomprehensible.)

17 CHAIR VARGULICH: Ma-da-bot-wa  
18 (phonetic).

19 MALE VOICE: Yes.

20 CHAIR VARGULICH: Sorry. My bad.

21 Related to this application and this also is against  
22 this project. We're not reading the actual e-mails  
23 into the record. Just understand that we have  
24 received these and they will be considered as part

1 of our due diligence tonight.

2 All right. If the applicant is ready.

3 MR. PACANOWSKI: We are.

4 CHAIR VARGULICH: Please come up.

5 MR. PACANOWSKI: Thank you. Hello, my  
6 name is Chris Pacanowski. I'm here on behalf of  
7 Eric Noobling from WT Group. Last name Pacanowski,  
8 P-a-c-a-n-o-w-s-k-i. Address is 2675 Pratum Avenue,  
9 Hoffman Estates, Illinois. So I'm here on behalf of  
10 Jet Brite and WT Group to speak upon the -- this car  
11 wash present proposal. I would like to start by the  
12 address is on the southwest corner of East Main  
13 Street and 38th Avenue, it's 3795 East Main Street.  
14 It is located at a currently closed restaurant,  
15 Chili's, and is in the zoning district, group zoning  
16 district. We need the special use.

17 I'd like to go over the findings of fact  
18 real quick. The service of public and convenience  
19 where it's currently a closed building. We're  
20 providing an affordable car wash and vacuum  
21 services. This will not interfere with traffic  
22 around East Main Street or 38th, as access to our  
23 site is through a public (incomprehensible) access  
24 point to the south of our site and you're not

1 connecting directly to Frontage Street to the north  
2 or to 38th Avenue.

3 Now to the sufficient infrastructure.  
4 All city requirements will be met and all utilities  
5 are currently present at the site, and any required  
6 detention will be occurring on site as per  
7 regulations.

8 Affect of the nearby properties. The car  
9 wash would not affect any nearby property owner in  
10 the vicinity. Any noise by the vacuums will be --  
11 will be caught inside of the car wash itself or the  
12 vacuum -- the vacuum enclosures themselves, the main  
13 noise apparatuses, and those are utilizing masonry  
14 construction and (incomprehensible) construction to  
15 encompass those -- those (incomprehensible)  
16 hearings. The -- the exit end of the wash also is  
17 equipped with a speed door, and that speed door will  
18 open and close based on each car going through the  
19 car wash so when a car wash is being dried that door  
20 is currently closed until they're dry and then they  
21 get out and exit the door. All buildings are also  
22 from the building itself or any of the buildings  
23 themselves is at least 200 feet away from other  
24 potential buildings for the sound. And then

1 distance would -- would -- would generate  
2 basically -- will be below the general street noise  
3 that's already present in the area.

4 Affects on the development and the  
5 surrounding properties. The car wash would not  
6 impede any normal or development in this area. It  
7 will establish -- it's already a well established  
8 commercial area. Jet Brite will also upgrade the  
9 area by replacing an existing building with a new  
10 pre-cast concrete structure with masonry  
11 embellishments to the structure as well.

12 Their effects on the general welfare.  
13 This will not affect any health and safety welfare.  
14 All patrons -- this is an express car wash, so all  
15 patrons will stay and remain in their car during the  
16 whole wash cycle, running through from the pay --  
17 pay points to and through the car wash, as well as  
18 when they want -- would go vacuum or the car --  
19 vacuum their cars. All those areas will be lit with  
20 high efficiency LED lights and will meet -- will be  
21 meeting the -- the photoelectrical requirements the  
22 city has established.

23 There are also -- will be two or three  
24 staff on site at all times. So any type of staffing

1 or any questions or anything like that, there will  
2 always be staff on site to handle traffic or  
3 anything like (incomprehensible) to that.

4 Conformance with the code. Jet Brite  
5 will also meet that and exceed all applicable codes  
6 for IDC or any state regulations as well as any  
7 amendments to the codes that are adopted in the  
8 ordinances by the (incomprehensible).

9 I'd like to say that Jet Brite has been a  
10 leader in Chicago car wash industry since 1984.  
11 It's pioneered the first express stop car wash,  
12 which is just one of those styles of car wash where  
13 you stay in your car and go through it the whole  
14 time. The facilities that the client has also taken  
15 time to, in consideration to the facilities,  
16 designed to be appealing to customers and the  
17 surrounding property, as well as technology and  
18 advancing all new technologies in the car wash  
19 industry.

20 Going through, we are doing a  
21 modification to our plat of subdivision which is  
22 just removing some minor easements that were not  
23 need -- or kind of irrelevant in this area.

24 This is the car wash design, the site

1 design. Some -- the one that we proposed, we  
2 received your guys' comments on Friday and we have  
3 already -- we have addressed the majority of these  
4 comments. So I'd like to kind of run through those  
5 comments. Previously, there was a setback on the --  
6 off of Frontage Street right off of this area right  
7 here that we were showing our -- our drive aisle  
8 going into. We have modified our drive aisle to  
9 alleviate any requirement for a variance for that  
10 area, so we do meet that 20 foot setback in that  
11 area now.

12 There was also requirements -- there was  
13 comments on the signage itself that we are proposing  
14 six signs and only three were allowed. We have  
15 modified and lowered the signage from six signs to  
16 three signs and I'll -- I'll show you that as well.

17 As far as the parking and stacking, there  
18 was no concerns over stacking. We do accommodate  
19 for a large amount of stacking for high -- high  
20 yield on the -- the high traffic days. So we do not  
21 foresee any traffic issues when it comes to that  
22 sort of stuff and flow. We like to provide a lot  
23 more than any kind of required stacking for this  
24 site.

1                   Parking stalls as well, there was a  
2                   comment on addressing two dedicated parking stalls  
3                   with no vacuums, one of which to be just a general  
4                   parking stall and the other one would be accessible  
5                   parking stall. We have provided that here. We  
6                   moved the vacuums out of one of the accessible  
7                   stalls and provided an additional parking stall. We  
8                   do like to give one -- that one ADA accessible stall  
9                   vacuums so that if there is anyone with ADA  
10                  accessibility needs they do have the ability to use  
11                  the vacuums at any time.

12                  We also have, in this presentation I'll  
13                  be going through, we also do have the elevations for  
14                  signage, elevations for the canopies, and elevations  
15                  for the trash enclosure. We utilize a trash  
16                  enclosure and a vacuum enclosure combination in this  
17                  location. For the one vacuum canopy on the west  
18                  side and on the east side, that vacuum equipment is  
19                  actually inside of the equipment room. Again,  
20                  inside of a pre-cast facility or a masonry build --  
21                  a masonry structure around it.

22                  Going on to the next slide. Landscape.  
23                  There were some landscape comments. We will be  
24                  addressing all landscape comments that were made.



1 Those were adding some additional landscaping to the  
2 east side, adding some -- some trees and -- and all  
3 that. We will be meeting those requirements per the  
4 comments previously submitted.

5 Signage. Again, this is where I was  
6 saying that we have reduced our signs from the six  
7 signage request originally to only three signage  
8 requests on the building, as well as one sign per  
9 canopy with which we have two frontage streets as  
10 well. There is one sign on the north facing side  
11 that we are requesting additional square footage,  
12 but it's allowed to have 61 square feet. They're  
13 requesting 80 square feet for that corner sign due  
14 to our -- the linear length of that facade is 1.5  
15 times the linear feet which ended up being 61 feet,  
16 the signage is 80 feet that we're proposing. That  
17 keeps us, if we total out all of our signages that  
18 are allowed, we're allowed to have 621 square feet  
19 of signage. We're only actually proposing -- under  
20 that, we're proposing 340 square feet of sign. That  
21 is approximately I think it was 281 square feet  
22 under what we could actually have on the sign, so I  
23 believe that with us proposing less signage that it  
24 will be -- it would be appropriate to allow us to

1 have that larger sign on the northern face, which  
2 does face that main street.

3 All other signs, the monument sign, it  
4 meets the square footage. It actually is under --  
5 proposing under the square footage of a hundred  
6 square feet for that sign. These are the signs.  
7 We're proposing 95 square feet for that monument  
8 sign, of which 60 square feet is the actual sign  
9 itself and then there's an electronic message center  
10 underneath which is meeting the signage code and  
11 ordinance and it's at below 50 percent of the  
12 signage. So with our 95 foot square -- square foot  
13 sign it would be allowing us 50 square feet, a  
14 little under 50 square feet. We are only proposing  
15 35 square feet for that. That Jet Brite sign right  
16 here is that northern sign right there. That is the  
17 one that's 80 square feet and which is over the 61  
18 square feet. We are providing one sign on either  
19 side of the building which I'll show you in a  
20 moment. That sign right -- is right here, which is  
21 about 130 square feet, which is also under the  
22 allotted square footage for those walls that they  
23 are currently on. And then the three vacuum signs,  
24 this is just a small vacuum -- small sign on the

1 canopy themselves which the canopy would allow for I  
2 believe it's 11 -- 11 square feet approximately of  
3 signage on that canopy and we're only proposing  
4 eight square feet on that sign (incomprehensible).

5 Moving on to the elevations. Again, this  
6 building is a masonry or is a pre-cast concrete  
7 building with masonry embellishments for the tower  
8 elements. Again, the -- the -- the bases, all that  
9 is masonry (incomprehensible). One thing I would  
10 like to add, the square footage of the building was  
11 (inaudible) marked. Before it was 630 square foot.  
12 We are actually proposing a 6,000 -- or 300 square  
13 foot, I'm sorry. We're proposing a 6,700 square  
14 foot building, and the reason for that is to abide  
15 by the city's regulations for the undulations in the  
16 building for the longer linear lengths. So we have  
17 added two additional undulations at each tower  
18 element, which -- which are building out on both  
19 sides by approximately (inaudible). Those added  
20 addition square footage (incomprehensible) were the  
21 deviations in the square footages. So, again, this  
22 is that northern elevation off of the East Main  
23 Street showing that signage, as well as the arch  
24 roof, which is a beauty feature that Jet Brite has

1 (incomprehensible).

2 We also previously had proposed signage  
3 in these areas. We are removing those signs in that  
4 area on the east and west side of the elevations.  
5 This is the west and south side of the elevation on  
6 Frontage Street, and this is an interior lot side.  
7 All glass is -- is actually visible glass, so you --  
8 you can see in, so on that -- on this side you will  
9 actually be able to see that if the car being  
10 cleaned on that side that is on that -- that 38th  
11 Street. However, (incomprehensible) so there will  
12 be a blockage of the view of it somewhat with the  
13 landscaping that's there.

14 Moving on from the buildings, this is the  
15 trash enclosure and vacuum enclosure. Again, this  
16 is -- it follows the same design as the -- as the  
17 car wash. It is a combination of the trash  
18 enclosure as well as the compressors for the -- the  
19 vacuums. In the plan, in the site plan we have this  
20 door to the north side facing the vacuums so that it  
21 does not -- so that the south side of this wall,  
22 which would be the closest to any of the property,  
23 is a full masonry wall, allowing to block all the  
24 sound, the majority of the sound from that

1 equipment. Moving on --

2 CHAIR VARGULICH: Just a --

3 MR. PACANOWSKI: -- yeah.

4 CHAIR VARGULICH: -- question on that  
5 while you're there. Is the -- the -- you're talking  
6 about the enclosure, so is it -- have a roof on it?

7 MR. PACANOWSKI: It does not have a roof.  
8 It is an open enclosure, so there is no roof on this  
9 one, no. The other vacuum equipment which is inside  
10 of the building, that is obviously enclosed on all  
11 sides. This enclosure will be open.

12 CHAIR VARGULICH: Is there a reason that  
13 it can't be if the one inside on the -- where the  
14 east side of the area where people vacuum -- yeah,  
15 the east side of that parking (incomprehensible) is  
16 inside, is there any reason?

17 MR. PACANOWSKI: Yeah, I -- I'm going to  
18 allow Dave, the owner, to kind of talk more on the  
19 details --

20 CHAIR VARGULICH: -- okay.

21 MR. PACANOWSKI: -- on the equipment  
22 themselves, so if you have any questions --

23 CHAIR VARGULICH: -- no problem.

24 MR. PACANOWSKI: -- I'll focus -- I'm

1 going to focus more on the building, the  
2 (incomprehensible) side of the building.

3 CHAIR VARGULICH: Okay.

4 MR. PACANOWSKI: And he's got way more  
5 experience with the equipment side of things being  
6 an operator.

7 CHAIR VARGULICH: Okay. No problem.

8 COMMISSIONER FUNKE: I've -- I've got  
9 some questions regarding the --

10 MR. PACANOWSKI: -- yeah.

11 COMMISSIONER FUNKE: -- the -- you said  
12 it was a masonry. Is it a masonry or a brick or is  
13 that --

14 MR. PACANOWSKI: -- so this --

15 COMMISSIONER FUNKE: -- this is a --

16 MR. PACANOWSKI: -- this -- this is a  
17 brick masonry on face, as well as the up at the  
18 tower elements here, these vertical elements. The  
19 rest of the building is a pre-cast structure, so it  
20 is all -- it's all pre-cast with the remnants being  
21 a --

22 MALE VOICE: -- the (incomprehensible).  
23 It's -- it's the pre-cast --

24 COMMISSIONER FUNKE: -- what's that? I'm

1       sorry.

2                       (Cross talk.)

3                       MR. PACANOWSKI: Pre-cast, yeah, yeah,  
4       sorry, sorry. It's a brick facade so it -- it's  
5       pre-cast but it's still a brick look.

6                       COMMISSIONER FUNKE: Right, because  
7       it's -- the -- the trash enclosure is called out as  
8       CMU, is blocked to match --

9                       MR. PACANOWSKI: -- it's -- it's -- it's  
10       a brick block to match the actual brick itself. So  
11       that would be, like, if they're usually half-high  
12       CMU blocks, which are called brick brick, and those  
13       are -- those are a little more elongated than a  
14       typical masonry, but they're at the height of a CMU.

15                      COMMISSIONER FUNKE: So -- so the trash  
16       enclosures are going to be a CMU block. Painted or?

17                      MR. PACANOWSKI: It'll be -- it'll be a  
18       normal color. So it's not -- it's not a CMU, per  
19       se, like the standard CMU that's the --

20                      COMMISSIONER FUNKE: -- no, I get it, but  
21       it's a CMU, right, so, I mean, it's half-height CMU?

22                      MR. PACANOWSKI: Yeah, with integrated  
23       coloring.

24                      COMMISSIONER FUNKE: Okay. And then the

1 main building is different, it's going to be --

2 MR. PACANOWSKI: -- they're all --  
3 they're all going to match. The colors will match,  
4 so --

5 COMMISSIONER FUNKE: -- no, no, I'm  
6 talking just materials. Is -- is the -- the main  
7 building going to be a brick?

8 MR. PACANOWSKI: It's --

9 COMMISSIONER FUNKE: -- like -- like, a  
10 brick being arrow attached to a -- a pre-cast --

11 MR. PACANOWSKI: Yeah. So in those -- in  
12 these elements right there is -- that is the case.  
13 In this area it'd be a stamp pre-cast to match the  
14 (incomprehensible).

15 COMMISSIONER FUNKE: Oh, so it's not  
16 going to be brick. It's just going to be stamped  
17 painted.

18 MR. PACANOWSKI: In this -- in these  
19 sections right here, but in the vertical sections  
20 for these, those are actual masonry added on to  
21 (incomprehensible).

22 COMMISSIONER FUNKE: On to the pre-casts,  
23 okay. So -- so the majority of the brick, majority  
24 of the building is just painted pre-cast.



1 MR. PACANOWSKI: Right. You -- do you  
2 want to talk more about that? I -- well, I can talk  
3 a little bit more about pre-cast itself. But it  
4 is -- it -- it does look like a brick. It's --

5 COMMISSIONER FUNKE: -- no, I -- I get  
6 it. I just, you know, it's an industrial building  
7 basically with a stamp, it's concrete panel stamped  
8 to look like a brick but it's painted, right. It's  
9 --

10 MR. PACANOWSKI: -- I -- I  
11 (incomprehensible) Dave's going to offer --

12 COMMISSIONER FUNKE: -- a couple more  
13 questions about the building.

14 MR. PACANOWSKI: Yeah.

15 COMMISSIONER FUNKE: So the middle  
16 portion, is that roof going to be on top of that or  
17 are those just really more of, like, a fake facade?

18 MR. PACANOWSKI: That's more of a -- that  
19 will have an opening on the top --

20 COMMISSIONER FUNKE: -- just an opening  
21 but not in --

22 MALE VOICE: -- no roof.

23 MR. PACANOWSKI: -- not -- not a whole --

24 COMMISSIONER FUNKE: -- so when you --

1 when you see it from the side, it's going to be this  
2 sort of tall wall that's -- so it's not going to  
3 have a roof similar to the front --

4 MR. PACANOWSKI: -- well, not as -- not  
5 as wide of a roof. It will be a little wider but it  
6 won't be -- definitely will not be as wide as -- as  
7 (incomprehensible).

8 COMMISSIONER FUNKE: Okay. So it --  
9 basically this vertical plain that's got a culping  
10 on top of it. Very tall.

11 MR. PACANOWSKI: Yes.

12 COMMISSIONER FUNKE: Okay. All right.  
13 That's what I had from this standpoint.

14 MR. PACANOWSKI: Okay.

15 COMMISSIONER FUNKE: The -- the -- the  
16 entrance is -- did you guys -- is there an easement  
17 agreement for that -- that -- the drive on the -- on  
18 the south end of the site?

19 MR. PACANOWSKI: The drive I think we  
20 have those (incomprehensible) two access points I  
21 believe on that top end. I'm not sure if it's in --  
22 written in the easement agreement or what but --

23 COMMISSIONER FUNKE: I see. Do -- do you  
24 have approval for that? There is an easement

1 agreement with the south property line?

2 MR. PACANOWSKI: That's with the --  
3 connect with that internal road.

4 COMMISSIONER FUNKE: Yep.

5 MR. PACANOWSKI: I believe there's some  
6 type of internal agreement with access agreement.

7 COMMISSIONER FUNKE: Okay. That's all I  
8 have for now.

9 MR. PACANOWSKI: Okay. Again, here are  
10 the (incomprehensible) back canopies. Also matching  
11 the aesthetic design of the building itself with the  
12 curved roof similarly to the -- the  
13 (incomprehensible). That is all.

14 CHAIR VARGULICH: Just a quick question  
15 about those canopies.

16 MR. PACANOWSKI: Yes.

17 CHAIR VARGULICH: For the vacuums and the  
18 pay to go in. Are those roof elements better?

19 MR. PACANOWSKI: Those are  
20 (incomprehensible) --

21 CHAIR VARGULICH: -- same  
22 (incomprehensible) I was just --

23 MR. PACANOWSKI: Yeah. And then those --  
24 those all have the -- the integration of the vacuums

1 built into the top of it so that the vacuums are all  
2 on -- on the top portion of the canopies so that  
3 they're -- they're (comprehensible) anyone was  
4 around. Again, those vacuums are on both sides  
5 of -- of the car, so for convenience sake, those --  
6 those are meant to be on both sides of the car so  
7 you can go in from one side, use the one back on the  
8 driver's side, and then use the other vacuum on the  
9 other side so that you don't have to be passenger  
10 without having to (incomprehensible) through the car  
11 (incomprehensible) on both sides.

12 CHAIR VARGULICH: A question regarding  
13 the site plan circulation.

14 MR. PACANOWSKI: Uh-huh.

15 CHAIR VARGULICH: If the -- in theory if  
16 people are directed to come in and go through the  
17 pay location to be able to access the car wash. I'm  
18 assuming there's some number or something that you  
19 get to be able to actually go over there.

20 MR. PACANOWSKI: Uh-huh.

21 CHAIR VARGULICH: Why is there -- why is  
22 there a connection between the vacuum area in that  
23 drive -- in -- in the area where we filter in and go  
24 into the actual building?

1                   MR. PACANOWSKI: So it's a -- it's kind  
2 of 50/50. We've taken notice on most people, but  
3 people -- some people like to vacuum their car  
4 before they wash their car and some people like to  
5 vacuum their car after. So in order to alleviate  
6 any type of traffic flow back coming back into  
7 the -- the site or on to the -- this road over here,  
8 we've kept it internally so that if they were to  
9 vacuum first, they will be allowed to go over to go  
10 get their car washed after. Or vice versa, if  
11 they're going here, they're just going to go right  
12 through the car wash, come into the vacuum and  
13 leave.

14                   CHAIR VARGULICH: But what -- what is the  
15 driveway connection at the north end of the site  
16 for?

17                   MR. PACANOWSKI: Oh, that north end is --  
18 is meant -- is meant for in case there is -- there  
19 is any kind of emergency for an escape lane, as well  
20 as that is a little bit oversized so that we can  
21 accommodate for a fire truck turn, doing a T-point  
22 fire truck turn.

23                   CHAIR VARGULICH: Understood.

24                   MR. PACANOWSKI: Uh-huh.

1 CHAIR VARGULICH: Understood. And -- and  
2 then last question is, it looks like you've  
3 addressed the comments related to staff on the  
4 parking, et cetera. But where do the employees  
5 park?

6 MR. PACANOWSKI: So the employees will  
7 still park at some of these vacuums. There will be  
8 at least one probably parking in these vacuum  
9 stalls. They're -- the -- the owner's okay with  
10 a -- a loss of potential parking in those vacuums.

11 CHAIR VARGULICH: Okay. All right. Just  
12 because you said that you were going to have two to  
13 three people there. Assuming everybody doesn't, you  
14 know, car share out here in the suburbs, pretty  
15 unlike. Possible. So I was just wondering how that  
16 was going to work since you had all these vacuum  
17 stalls. So you would just lose a couple of  
18 vacuum -- if you had three employees.

19 MR. PACANOWSKI: Yeah.

20 CHAIR VARGULICH: There at any one  
21 particular time.

22 MR. PACANOWSKI: Uh-huh.

23 CHAIR VARGULICH: Okay. All right.

24 MR. PACANOWSKI: Any other -- I'd like to

1 bring up Dave to answer any other questions that we  
2 have maybe operations wise or if there's additional  
3 questions on (incomprehensible).

4 MR. DALESANDRO: Thanks, Chris. Thank  
5 you for allowing me to be here tonight. I  
6 appreciate it. Also like to mention that my name is  
7 Dave Dalesandro, D-a-l-e-s-a-n-d-r-o. 590 Kilder  
8 Drive in Bolingbrook.

9 I want to mention that staff, that we  
10 work with a lot of staffs throughout the Chicago  
11 area as we build a lot of these car washes and the  
12 staff here is one of the most professional and  
13 competent that we've worked with yet and we  
14 appreciate that. You're tough and we've reached an  
15 agreement on a lot of things. I'm not saying  
16 (incomprehensible) extremely professional and  
17 extremely competent so thank you for that.

18 To address the -- we've been in the car  
19 wash business since 1984. We are hands down the  
20 leader in the car wash industry in the Chicago area,  
21 particularly the western suburbs where we're working  
22 hard to saturate (incomprehensible) we can. We  
23 helped pioneer what's now called the express car  
24 wash concept, which is basically just, you know, my

1 first car wash was a full service car wash  
2 (incomprehensible) and we've done that, too. This  
3 car wash got started in 2000 and is just a highly  
4 automated column, so less (incomprehensible). The  
5 equipment does most of the work, free vacuums, pay  
6 stations with less interaction for the customer.  
7 Easier. And what happened, not just here but  
8 throughout the country as this emerged in 2000, was  
9 the car wash industry exploded as a result of this  
10 express model. Instead of people coming to the car  
11 wash once or twice a year, which is what the  
12 International Car Wash Association surveys showed,  
13 people started visiting car wash to once a week or  
14 more. And the level of demand is a tenfold increase  
15 from what it was 15 years ago. And that's how the  
16 industry's changed and now the whole world's getting  
17 into the car wash business. (Incomprehensible) the  
18 whole world is (incomprehensible). They bought out  
19 any car wash business, you blow it up, and  
20 (incomprehensible) and you got development teams,  
21 you can see -- and we also want to  
22 (incomprehensible) that manufacturer's car wash  
23 equipment is going to allow most car washes built in  
24 the Chicago area. And I can tell you right now at



1 least a hundred car washes in plan in the Chicago  
2 area the next five years (incomprehensible). Their  
3 studies show that the market can easily double  
4 without getting close to saturation yet, and that's  
5 because of the increase in demand is this  
6 (incomprehensible). The monthly plans, the monthly  
7 subscription is also a (incomprehensible) and we  
8 made it so that when one car wash gets  
9 (incomprehensible) anymore, if you're  
10 (incomprehensible) like a gym membership, we got  
11 locations everywhere for (incomprehensible) people  
12 to use, you're now at a disadvantage from the  
13 membership standpoint, which is now 70 percent of  
14 business is a membership (incomprehensible).

15 So that's how our industry has changed  
16 quite a bit. And so we wanted to be in St. Charles,  
17 we wanted to be in some place that -- the type of  
18 business St. Charles can be proud, and if you would  
19 talk to any of the other cities that we operate in,  
20 we could tell you that we are hands down, our -- our  
21 businesses are maintained better than any other  
22 businesses in the (incomprehensible). We -- we  
23 updated -- our landscaping is impeccable, it stays  
24 impeccable ten years after a facility has been

1 operating. That's our claim to claim -- fame.  
2 That's -- that's how we (incomprehensible). So with  
3 that, I apologize for (incomprehensible). I'll  
4 answer any questions that you have.

5 COMMISSIONER STUDEBAKER: Dave, I just  
6 had one question.

7 MR. DALESANDRO: Yes.

8 COMMISSIONER STUDEBAKER: You're all  
9 over -- all over Chicago. Some of the -- the  
10 correspondence that's come through has been about  
11 noise.

12 MR. DALESANDRO: Yeah.

13 COMMISSIONER STUDEBAKER: The hotel  
14 that's right there. Do you have any other locations  
15 that are similarly located near a hotel?

16 MR. DALESANDRO: Not so much a hotel but  
17 residents. Most of our -- most of our properties  
18 have actual homes or apartment buildings right on  
19 their borders, unlike this site, which is completely  
20 surrounded by other businesses, which is kind of  
21 nice for a change to have that situation. Sound can  
22 be mitigated. You know, we can address those  
23 concerns, okay. But it's more -- first of all,  
24 technology is changing very rapidly and we're

1 getting quieter. So let's talk about the -- you --  
2 you mentioned the vacuum (incomprehensible) that  
3 don't have roofs on them. You don't need them. The  
4 vacuums that we now have are dead quiet. They could  
5 stand in this room right now, I wouldn't have to  
6 raise my voice to talk. That's not where the noise  
7 is coming from. Some of these older facilities, the  
8 older vacuums, yeah, they're very loud and they  
9 should be inside. If we need to put a roof on this  
10 thing, I'd do it in a heart beat with no resistance  
11 whatsoever. The city asks me to put a roof on this  
12 (incomprehensible), I'll put a roof on the  
13 (incomprehensible), no problem there. They are dead  
14 quiet and we guarantee that. No noise coming from  
15 those vacuums.

16 COMMISSIONER STUDEBAKER: What about --  
17 what about the blowers? I mean, the exit's on the  
18 south side, right?

19 MR. DALESANDRO: Yeah.

20 COMMISSIONER STUDEBAKER: When that  
21 door -- when that door opens, and I -- I have a hard  
22 time believing that it's going to stay closed  
23 (incomprehensible) --

24 MR. DALESANDRO: -- I -- I -- you're

1 exactly a hundred percent right. The only noise  
2 issue that could come from this facility would be  
3 from the blowers like that (incomprehensible). When  
4 the door opens, yeah, the blowers you would hear  
5 that now. There's several types of blowers from a  
6 technology standpoint. There are no mufflers put on  
7 blowers to keep them quieter. The -- that hotel is  
8 165 feet?

9 MALE VOICE: It's probably 90.

10 MR. DALESANDRO: Probably 90 feet away,  
11 so it's quite a distance. It's not like it's right  
12 on top. I mean, we have residents that are 50 feet  
13 away from the -- from these car washes. We can put  
14 up walls that can deflect the sound. We could put  
15 mufflers on the blower. We have some new blowers  
16 that are really dead quiet, they're just not quite  
17 as effective in drying (incomprehensible) unless  
18 it's a last resort. We don't feel that we're going  
19 to have a problem. Our hours are only until  
20 9:00 p.m. to close. There's no noise, no lighting  
21 after 9:00 p.m. So we don't see the hotel as being  
22 an issue, but if the hotel owners are concerned  
23 about this, we would absolutely address and mitigate  
24 the problems that they -- they see us having

1 everywhere. So --

2 COMMISSIONER STUDEBAKER: Thank you.

3 MR. DALESANDRO: The building -- the, you  
4 know, I keep hearing you ask about the building  
5 brick and, yeah, we went from the CMU on the whole  
6 building to pre-cast with brick stamping kind of  
7 like that, where it's painted to look and -- and --  
8 and appearance is just like (incomprehensible). I  
9 personally can't tell a difference. We like this a  
10 lot better, I think it looks a lot better than when  
11 we used to go to (incomprehensible) eliminate the  
12 (incomprehensible) on site, those (incomprehensible)  
13 machines, turn that thing off, and this building  
14 goes up in a couple of days now. And it looks  
15 fantastic and it's been holding up greatly. The  
16 last four or five buildings we've built have been  
17 the pre-cast, and I can't say -- it's more  
18 expensive, it's considerably more expensive, but I  
19 can't say (incomprehensible).

20 COMMISSIONER FUNKE: So it's a painted  
21 pre-cast, right?

22 MR. DALESANDRO: Yeah. What happens is  
23 after it goes up, and you still have the brick  
24 stamped in, then what they do is they spray it to

1 give the appearance of grout. And then  
2 (incomprehensible) brick and then you can't -- so  
3 you see actually the grout lines, you see the brick.  
4 So it gives that -- that appearance of an actual  
5 brick. And if you want to look at some of the other  
6 buildings, we got (incomprehensible) the garbage --  
7 the trash enclosures and the vacuum columns are all  
8 done to match with the (incomprehensible).

9 COMMISSIONER ROSENBERG: I have a  
10 question on the traffic flow. You understand  
11 pulling off of 38th Avenue, you were saying some  
12 people, excuse me, want to vacuum first, some want  
13 to vacuum afterwards. I just see this as they come  
14 out of the driveway waiting -- people are coming in  
15 or coming over. It -- people -- I can see them both  
16 backing out at the same time after they're done  
17 vacuuming. I just -- I don't -- help me understand  
18 the flow of -- of this.

19 MR. DALESANDRO: Okay. So the -- the --  
20 if they choose to vacuum first, which is the lesser  
21 of 50 percent of the people who do that, okay, but  
22 in this case because of the way it's designed, it  
23 actually makes it quite easy for them. So they'll  
24 pull in to the vacuum area here, they'll use one of

1 these vacuum stalls. They'll back out, you see that  
2 the -- the room here. Quite -- quite a big wide  
3 aisles here, so it makes it real easy for people,  
4 real safe for people to back up. So they'll come  
5 back out and they can come in here and get in line.  
6 This is one way coming across. So they can come in  
7 here and now get in the queue to wash their car,  
8 okay.

9 If they wash their car first, they go  
10 through the car wash tunnel, they come out into the  
11 vacuum area, and again to exit back out the same  
12 way. This is actually (incomprehensible) when we --  
13 when we were in to flow quite a bit nicer than most  
14 of our locations. We see a pretty good flow here,  
15 but if there's a concern --

16 COMMISSIONER ROSENBERG: I would just  
17 see, you know, the -- the access road off 38th  
18 there, you know, because there's many times on a  
19 nice day there's -- all the other car washes,  
20 there's a long line. So that could hit the access  
21 road and then, you know, people coming out of the  
22 driveway taking the turn and trying to get out, you  
23 know, if you have to take a left turn to get back  
24 to -- to 38th.

1 MR. DALESANDRO: Yeah. I'm just saying  
2 that if the line actually came around here.

3 COMMISSIONER ROSENBERG: If it backs up  
4 --

5 MR. DALESANDRO: -- it actually came out  
6 to the access road and wrapped all the way around in  
7 front of the exit of the car wash?

8 COMMISSIONER ROSENBERG: Uh-huh.

9 MR. DALESANDRO: Yeah --

10 COMMISSIONER ROSENBERG: -- just --

11 MR. DALESANDRO: -- that is a -- yeah, I  
12 can see where you see concern. Keep in mind, no  
13 other car wash has this length of queuing. No other  
14 car wash has four lanes across stacking. This is an  
15 enormous queue, okay. This is five times what some  
16 of the other car washes in town we have. And -- in  
17 terms of that. So it's an enormous queue to have to  
18 back up all the way over here. We would not allow  
19 that. We would not allow customers to wait in front  
20 of the exit like that, and if that ever would be the  
21 case, it becomes a management issue. We'll put up  
22 signs, you know, to close in -- close off lanes.  
23 We, you know, unfortunately some of our older sites  
24 that are close to a main road that don't have this



1 much stacking that have backed up, we don't allow --  
2 we don't allow people to wait (incomprehensible)  
3 access road. We warn anybody (incomprehensible),  
4 you know, the -- the neighboring businesses.

5 CHAIR VARGULICH: Can -- can you provide  
6 a update to the issue of the access drive off of  
7 38th and how that pertains to the easement rights  
8 and what agreements are (incomprehensible)? Comment  
9 in our staff report that the -- that staff has not  
10 seen a completed amended easement for that.

11 MR. DALESANDRO: For -- for -- yeah, the  
12 two openings?

13 CHAIR VARGULICH: Well, use change --  
14 (Cross talk.)

15 MR. DALESANDRO: -- in general?

16 CHAIR VARGULICH: Well, it's a use  
17 channel and so you have to -- because of that, I  
18 believe?

19 MS. JOHNSON: Yeah. The existing  
20 easement is -- there's an existing process, access  
21 easement to the south, and our question was that  
22 whether there's been approval of having an  
23 additional access drive. There's the existing  
24 driveway and now there will be two driveways, each

1 in a different location than the existing. So we  
2 just need verification that you have authorization  
3 and ability to construct that as proposed.

4 MR. DALESANDRO: We will provide that  
5 documentation for you. However, the way the access  
6 agreement reads, that these modifications were only  
7 restricted the first ten years after the building --  
8 after the agreement was done. After the ten years  
9 were up these kind of modifications are allowed in  
10 the agreement. And so we're past that ten years but  
11 the -- we -- we will provide that additional  
12 documentation for you. Yeah, I believe the only  
13 issue is that was when one -- you know, it's kind of  
14 we just wanted an entrance and exit instead of just  
15 one large -- you know, larger in and out here, we  
16 thought it was safer to do it this way.

17 CHAIR VARGULICH: It's -- it's not a  
18 disagreement about --

19 MR. DALESANDRO: -- yeah.

20 CHAIR VARGULICH: -- at least from I  
21 think from most people's -- and I don't even think  
22 it's a staff disagreement with the site design is  
23 not a good approach. It's the fact that there's a  
24 change from one access point to two, and is that

1 just covered underneath the easement agreement or  
2 what signatures do you need related to the other  
3 part of this that have the same access easement,  
4 right, which I assume is the hotel to the south.  
5 (Incomprehensible) or also probably Olive Garden.

6 MR. DALESANDRO: Yeah. It was a funny  
7 agreement. I'm not sure what it would -- but  
8 I'll -- we'll get you that documentation, so, and  
9 we'll make sure the (incomprehensible) --

10 CHAIR VARGULICH: -- there were a number  
11 of review comments related to the initial study that  
12 was done for traffic flow. And using  
13 (incomprehensible) A and our -- the city's traffic  
14 (incomprehensible), you know, (incomprehensible) has  
15 provided some technical comments and also requesting  
16 some different data that the study be done under  
17 if -- but I understand that that isn't available per  
18 your -- it's being worked on?

19 MR. DALESANDRO: Yeah. What happened  
20 was -- is that, you know, the -- I guess the one I  
21 proposed, the traffic site really wasn't acquired  
22 initially, and it was a request from the staff late  
23 in the game to provide that study. And we  
24 immediately moved on that, but this was just very

1 recent. And KLA, this time of year  
2 (incomprehensible), they said yeah, they'd get, you  
3 know, preliminary reporting to ya in time for this  
4 meeting, which they did. And they will address  
5 the -- the issues they had in the filing report  
6 which will come very shortly. And I don't think we  
7 already wrote at it. So KLA worked very quickly as  
8 fast as they could to -- to do what they did with  
9 speed, and, you know, we appreciate their efforts.  
10 But staff asked for it and we wanted to accommodate  
11 it and this is where we stand. The rest of your  
12 comments will be addressed. You know, we -- we're  
13 accessing that to (incomprehensible) so we -- we  
14 feel confident that this -- the traffic won't cause  
15 any harm to any of our neighbors. But you'll get  
16 the final report (incomprehensible).

17 CHAIR VARGULICH: All right. Any other  
18 additional comments?

19 COMMISSIONER EWOLDT: Yeah. I -- I have  
20 some comments and questions. The photo that's your  
21 plan, it showed some substantially high light, like,  
22 in the hundreds. I mean, what's the intention on  
23 that? You know, I think similar car washes here  
24 have kind of been substantially lower. Why -- why

1 so bright?

2 MR. DALESANDRO: Well, unlike other  
3 businesses where people park in a parking lot and  
4 are used to a dark parking lot and just minimum  
5 light while walking inside a retail store and the  
6 business is transacted, okay, a lot of the business  
7 at this site is transacted in the parking lot. And  
8 so when they're underneath those pay stations, we  
9 want it bright, okay. We don't want to exceed the,  
10 you know, the head glare that (incomprehensible). I  
11 mean, I believe that the -- the lighting plan showed  
12 (incomprehensible) to not glare off the property.  
13 But we do want -- we do have quite a bit of lighting  
14 on the property. And it's why -- so when they get  
15 to those pay stations when the customer's conducting  
16 their transaction, we want there to be a lot of  
17 light there. When the customers are vacuuming their  
18 car, we want them to have enough light to vacuum  
19 their car. Again, we don't want to harm the  
20 environmental and the neighbors or anybody else.  
21 The light is going to be contained, high power  
22 light. But I think the other car washes are -- they  
23 didn't spend money. I mean, this is good for  
24 business, they didn't spend money to do lighting.

1 Look how early it gets dark out, 4:30 it's dark.  
2 And you've -- we stay open till 9 o'clock and we  
3 continue to wash cars until at least after 8. And  
4 we don't want people washing cars in a dark parking  
5 lot.

6 COMMISSIONER EWOLDT: I mean, 60  
7 (incomprehensible) that's pretty bright, having 130  
8 is extremely bright. I mean, to me that's  
9 excessive. I mean, a plain (incomprehensible) to do  
10 (incomprehensible) your sight. Honestly, it's --  
11 it's a little bright and I get it, you want to see,  
12 but I don't think -- in my recollection, I don't  
13 think either a gas station (incomprehensible) we  
14 haven't seen that out on the gas station canopies,  
15 which, again, for safety and, you know, usage of  
16 that. You don't see that bright. I mean, I --  
17 issue with it being that bright is it's -- it's I  
18 think almost a distraction from a marketing scheme.

19 MR. DALESANDRO: Well, we could -- we  
20 could (incomprehensible) you -- I mean, if the city  
21 has its -- its own (incomprehensible) we would  
22 welcome it and we could also put adjustments on the  
23 light that are (incomprehensible), the lights that  
24 are actually (incomprehensible). You'll be

1 adjusting the fixture itself on the brightness to  
2 get it just right. But our concern is that, you  
3 know, we don't want to harm any neighbors in any  
4 way, we have too much light spilling out or any way  
5 that come something poorly perceived by the city.  
6 So what we -- (incomprehensible) we want as much  
7 light as we can up until that point.

8 COMMISSIONER EWOLDT: And I understand.  
9 I mean, I've used car washes in the community that,  
10 you know, it's nice to have light, you know, but,  
11 you know, like right now the city gets dark early.  
12 But for the majority of the year you're open till 9,  
13 it'll still be bright during the daytime. So, I  
14 mean.

15 MR. DALESANDRO: Yeah. But in the  
16 summertime you won't see the lights come on because,  
17 you know, it's -- it's light all the way up till  
18 9 o'clock so they're not coming on. This time of  
19 year you're going to see the lights from 4:30 till  
20 9 o'clock, at 9 o'clock they shut off and that's the  
21 end of it. We just keep whatever light is -- is on  
22 for security reasons, you know, beyond 9 p.m. So --  
23 so if, you know, if we had a 24 hour business like a  
24 gas station, we do -- we -- we do shut things down

1 at 9 p.m. But we will -- you know, we want you to  
2 be happy, we'll -- we'll dim that lighting and  
3 (incomprehensible).

4 COMMISSIONER FUNKE: What are the busiest  
5 times that you see and how many cars do you see at  
6 those times per hour?

7 MR. DALESANDRO: You know, unfortunately  
8 we don't know when the busiest times would be  
9 because it's due to weather so much, it's all  
10 weather dependent. Any time the salt trucks are  
11 roaming the city we're going to get  
12 (incomprehensible) --

13 COMMISSIONER FUNKE: -- on -- on a sunny  
14 day -- on a sunny day after -- after -- after a --  
15 (Cross talk.)

16 MR. DALESANDRO: -- yeah. Noon. Noon.  
17 Yeah, I mean, our -- our -- you can see the volume  
18 ramps up around 10 o'clock in the morning where we  
19 start to actually (incomprehensible). We're very  
20 slow from 7 a.m. till 10 and (incomprehensible), it  
21 peaks about 2, then it starts to wind back down. So  
22 it's the midday is when we do the bulk of our  
23 volume.

24 COMMISSIONER FUNKE: And how many cars?



1 MR. DALESANDRO: The car wash has a  
2 capacity of 120 cars an hour.

3 COMMISSIONER FUNKE: Okay. I just -- my  
4 concern is you got a -- you got a hotel right across  
5 the street.

6 MR. DALESANDRO: Yeah.

7 COMMISSIONER FUNKE: And then, you know,  
8 people are leaving from 9 to 12 checking out. So  
9 you're telling me that those are the busiest times  
10 and you're getting 120 cars an hour. I mean,  
11 that's -- that's a small road. I mean, what is it,  
12 24 feet wide, that road? I mean, it just -- it  
13 seems like you got a lot of congestion there.  
14 You've got three entrances, one for the hotel and  
15 then two for you, you know, and you're all accessing  
16 38th Avenue. So I -- I could see a huge, huge  
17 problem with traffic there especially in the  
18 mornings, you know, during, you know, when you  
19 have -- when you have both uses going.

20 MR. DALESANDRO: Yeah. I mean, we -- we  
21 don't want in any way to impede the -- the traffic  
22 of the hotel, but I gotta tell you that two cars a  
23 minute in line for the car wash, I can't see that.  
24 I can't see how that in any way, shape, or form can

1 cause any kind of traffic concern on that road.

2 (incomprehensible) in no way, shape, or form are we  
3 going to back up traffic. And two cars a minute --

4 COMMISSIONER FUNKE: -- did -- did -- did  
5 they come up with a preliminary study for today?

6 MR. PACANOWSKI: There -- there was a  
7 letter. There -- there was not a full study that  
8 was provided to you guys.

9 COMMISSIONER FUNKE: Who's going to do  
10 it? Who's going to (incomprehensible)?

11 CHAIR VARGULICH: And then there was a  
12 review (incomprehensible) in which they asked for  
13 some additional information and then they felt that  
14 some of the standards that we used needed to be  
15 adjusted, because they didn't feel they were  
16 reflective of car wash (incomprehensible) particular  
17 standards of the --

18 MR. PACANOWSKI: And they'll be updating  
19 those standards.

20 CHAIR VARGULICH: Technical, you know,  
21 transportation that's used, but they felt they  
22 should use different ones.

23 COMMISSIONER FUNKE: So the standards  
24 used today are -- weren't (incomprehensible) cars?

1 MR. DALESANDRO: Higher.

2 CHAIR VARGULICH: Well, you have a  
3 (incomprehensible).

4 (Cross talk and speaking out of hearing.)

5 CHAIR VARGULICH: I don't know. But they  
6 asked for data that would be more reflective of  
7 today, not studies from 20 years ago.

8 MR. DALESANDRO: Dunkin Donuts,  
9 Starbucks, (incomprehensible) all push out more cars  
10 than we do in an hour of business.

11 (Incomprehensible) it is a -- it is two cars a  
12 minute (incomprehensible) busiest times  
13 (incomprehensible). And we wouldn't -- we wouldn't  
14 want to harm any of our neighbors in that regard.  
15 So we take it very seriously. We'll -- please let  
16 me (incomprehensible) the same.

17 CHAIR VARGULICH: Anything else?

18 COMMISSIONER EWOLDT: Yeah, I -- what's  
19 the (incomprehensible), I mean, the general  
20 (incomprehensible) it's like a clean out when you're  
21 on entry. What -- what, like, what -- I mean, what  
22 goes on there? I've actually -- I don't know.

23 MR. DALESANDRO: It's mostly there for  
24 emergency purposes, snow storage, okay. But

1 emergency purposes we call it, you know, sometimes  
2 you get people pull in in pick-up trucks that have a  
3 long (incomprehensible) in the back of the truck or  
4 something and all of a sudden the wheel has  
5 (incomprehensible) in line for a car wash and they  
6 stop right in the middle of the lane, you know what  
7 I mean, they realize they gotta take something out  
8 of their car, you have a problem, and now you back  
9 up the whole line. It's not the biggest issue for  
10 us here because we got four lanes wide. Some of our  
11 other locations don't have that. So we have an  
12 emergency shoulder where they can pull out of the  
13 lane, out of the queue when they have to  
14 (incomprehensible) reasons, so.

15 COMMISSIONER EWOLDT: You mentioned snow,  
16 storage. I guess for the rest of the site, where  
17 for, like, the canopy (incomprehensible), where  
18 would you be putting snow for the rest of the site?  
19 Because I guess your path, it's not like a normal  
20 parking lot where you can kind of --

21 MR. DALESANDRO: Yeah. There is  
22 actually, I mean, my -- my partner who's the  
23 operation under the business, he -- he's the guy  
24 that does the (incomprehensible) so he's -- he's

1 particular about this. But, yeah, he's got a spot  
2 for -- I mean, did -- did you go over this with them  
3 or?

4 MR. PACANOWSKI: I did not. I -- my  
5 coworker (incomprehensible). I believe that spot to  
6 the north you can plow all the snow directly up into  
7 the northern portion as well as move it a little  
8 (incomprehensible) at those side areas that are  
9 there on the east and west of the --

10 COMMISSIONER EWOLDT: -- so adjacent to  
11 the handicap spot?

12 MR. PACANOWSKI: No, no, no, no. It'd  
13 just be they'd push it all the way to --

14 MR. DALESANDRO: -- all the way across  
15 the north aisle.

16 MR. PACANOWSKI: Yeah.

17 COMMISSIONER EWOLDT: So into the  
18 landscape area?

19 MR. DALESANDRO: Yeah, yeah.

20 COMMISSIONER EWOLDT: Okay.

21 MR. DALESANDRO: Yeah, there's room there  
22 for that.

23 COMMISSIONER EWOLDT: And I guess, you  
24 know, I have one more question, kind of want to talk

1 about the canopies. You just generally showed the  
2 canopies but it doesn't show any of, like, the  
3 hoses, the mechanicals, any signage in your -- your  
4 rendering at elevations. Do you have any signs on,  
5 like, the pay canopy? I mean, what does -- is there  
6 trash cans? I'm just kind of curious because I know  
7 some other places have, like, big barrels or  
8 (incomprehensible) --

9 MR. DALESANDRO: -- no, we're --  
10 please -- please look at one of our existing sites,  
11 but we believe -- these canopies are custom built,  
12 decorative canopies, and the way that our arch at  
13 the top allows for the piping so that up inside that  
14 arch so it's not visible. And when you're standing  
15 underneath you could look up and see it in the  
16 rafters there. But it's not visible from standing  
17 outside. That's because of the arch of the canopies  
18 that hides all the mechanics of it. But, yes, there  
19 is a hose that drops, okay, the -- to the nozzle.  
20 The nozzle -- our decorative cans are -- our garbage  
21 cans are decorative garbage cans that are mounted.  
22 They're pole mounted to the cones of the canopy.  
23 Okay, and so (incomprehensible) little black  
24 beautiful little decorative cans that the

1 (incomprehensible), so --

2 COMMISSIONER EWOLDT: -- was there any --

3 MR. DALESANDRO: -- very professional.

4 COMMISSIONER EWOLDT: -- is there any  
5 signage --

6 MR. DALESANDRO: -- on the end of the  
7 canopy, we showed an --

8 COMMISSIONER EWOLDT: -- on the pay  
9 canopy, though, is there any signage? Like, when  
10 you drive up to go pay, is there signs by, like, I  
11 mean, that --

12 MR. DALESANDRO: -- there's just a -- an  
13 open and close exit rows, okay. So in front of each  
14 lane, like, where the main tower, it says that their  
15 lane is open or closed. It's a little square one  
16 foot by one foot sign that just -- most people won't  
17 forget to close off a lane (incomprehensible) pay  
18 station.

19 COMMISSIONER EWOLDT: Okay.

20 MR. DALESANDRO: In that regard. We  
21 don't have any advertising signage. There's also a  
22 clearance bar. Clearance --

23 COMMISSIONER EWOLDT: -- yeah.

24 MR. DALESANDRO: -- (incomprehensible).

1 Okay. So it's just those types of things. We don't  
2 have any other advertisements on the lot. They're  
3 very -- we like to be very professional, very clean  
4 and very (incomprehensible). So regarding our signs  
5 and banners and we don't do any of that stuff.

6 COMMISSIONER EWOLDT: Yeah. And I have  
7 one last question. I saw your electronic message  
8 sign.

9 MR. DALESANDRO: Yeah.

10 COMMISSIONER EWOLDT: I mean, it's a car  
11 wash. And I guess my question is everybody knows  
12 it's a car wash. What's the -- what's the point of  
13 having a -- the electronic portion? I'm just  
14 curious.

15 MR. DALESANDRO: Well, like any business,  
16 they advertise on electronic portion. It's used for  
17 a lot of things. First of all, we don't scroll or  
18 flash or get brighter or (incomprehensible), we like  
19 to keep it real tame. But it is the way that, you  
20 know, that we advertise our business and we  
21 advertise our hours, you know, we open and close at  
22 this time. We advertise, you know, our price a lot.  
23 You know, we started off with a 3 dollar base price  
24 in 19 -- in 2000 when we opened for Jet Brite.



1 We're still \$3 (incomprehensible). Our monthly  
2 memberships start at \$10. Nobody has done that  
3 anywhere else in the country. So we -- we like to  
4 advertise that. And -- but mostly we like to tell  
5 people (incomprehensible). We have a lot of  
6 landscaping around this site. There's going to be a  
7 lot of (incomprehensible) to be able to see the site  
8 from the street (incomprehensible), so that  
9 electronic board will be our really only way to  
10 communicate what's going on.

11 COMMISSIONER HIBEL: So would you  
12 consider your car wash environmentally friendly?

13 MR. DALESANDRO: Very.

14 COMMISSIONER HIBEL: Reuse -- so reuse of  
15 water? Like, tell me more about that.

16 MR. DALESANDRO: Yeah. Water say -- we  
17 do both, we -- we recycle water but very little.  
18 Okay, what we like to do is the -- the  
19 (incomprehensible) technology has evolved over the  
20 last 20 years in the car wash industry. It's taken  
21 our water usage from a hundred gallons a car down to  
22 24 without recycling. The problem is is these use,  
23 like, the -- the 500 gallon nozzles is about this  
24 big, it's about as big as this mouse, okay. And

1 it's got such a tiny little orifice in it, you can't  
2 use recycled water in it. It clogs up. So now it's  
3 like -- you kind of like, you know, you go back and  
4 forth and you're only saving water because you  
5 recycled water. These nozzles and these types of  
6 technologies is to save more water and maintain  
7 towards that. So, like, (incomprehensible) doesn't  
8 turn -- our car washes have to be white, black, and  
9 clean at all time. The recycled water turns  
10 everything black. So we rarely use those. The  
11 computerized technology now that's available now to  
12 (incomprehensible) and we did, it's just  
13 (incomprehensible). But we use all environmentally  
14 safe chemicals that are biodegradable within 24  
15 hours. We have several layers of solvent that takes  
16 place in the water before it's discharged to city  
17 sewer. So in that regard we try to be very  
18 (incomprehensible).

19 COMMISSIONER ROSENBERG: Question. As  
20 far as the -- the dry times, like, when they're  
21 coming up to the 30 second dry time or is it -- is  
22 it that amount of times, you know, when you're  
23 coming out of the car wash?

24 MR. DALESANDRO: Yeah, everything's on a

1 conveyor --

2 COMMISSIONER ROSENBERG: -- right.

3 MR. DALESANDRO: -- so it's moving down a  
4 conveyor belt. At what point does the car wash get  
5 to the point in the tunnel where it's not being  
6 washed any longer, now it's being dried? Okay. I  
7 think that's the last, you know, I don't want to  
8 quote just to throw a number up in the air, but it  
9 just depends on the length of the building. Some of  
10 our buildings are 180 foot, some are 150 foot.

11 (Incomprehensible) a little squeezed off

12 (incomprehensible) but if it's gotta be the last 15  
13 second or so.

14 COMMISSIONER ROSENBERG: I guess it's  
15 just (incomprehensible) you talked about  
16 (incomprehensible) speed thing, but if it's only,  
17 like, between the two rollers in between the cars,  
18 is that (incomprehensible) amount of time  
19 (incomprehensible) --

20 MR. DALESANDRO: -- it -- it pops off.  
21 The -- on the busy days --

22 COMMISSIONER ROSENBERG: --  
23 (incomprehensible) --

24 MR. DALESANDRO: -- you've already asked

1 the question, the busy days, you're going to hear  
2 the blower noise through the door.

3 COMMISSIONER ROSENBERG: Uh-huh.

4 MR. DALESANDRO: It's not going to --  
5 it's not going to cut off that -- that -- that sound  
6 from the blowers. I mean, there are other things we  
7 can do to the blowers to cut the noise down. There  
8 are also other things we can do outside the building  
9 to deflect the noise back in or keep it from  
10 (incomprehensible) on to our neighbor's property.  
11 We've done it at several of our sites. We've put  
12 walls up, we've put sound fences up, we've put all  
13 kind of things up to keep that noise on our  
14 property, not in any way impede our neighbors.  
15 We'll do that here. We absolutely won't allow  
16 anybody to (incomprehensible). And we'll --  
17 whatever -- whatever it costs, we'll do it.

18 COMMISSIONER EWOLDT: (Incomprehensible)  
19 water and such, like, I'm (incomprehensible)  
20 obviously you can't try everything. Like, all of  
21 that's on a busy day, I'm assuming it's wet, or, I  
22 mean, I see it at other car washes. So, I mean, how  
23 does yours handle that if you're this busy?

24 MR. DALESANDRO: We -- we -- it's much

1 less, okay, with what ours -- we do more blowers,  
2 okay. So what we're doing is we're hitting that car  
3 with 14 or more, 15 horsepower blowers. And what we  
4 do differently from others is we're also hitting  
5 them with two to three million BTUs of heat so that  
6 as the blowers dry that car down to where it's just  
7 a little mist left on, we're (incomprehensible) the  
8 last of it off. That last drying chamber that we  
9 talked about is also heated to 120 degrees, and  
10 that's how we get that to do this. And we're  
11 evaporating everything off that car the best we can,  
12 so it's just what every -- they strip it out of the  
13 mirror cracks or out of the underbodies, a few  
14 little drips. Hopefully it's gone within the first  
15 20 feet of coming out that car wash.

16 COMMISSIONER EWOLDT: So, like, on a day  
17 like today, you know, it's kind of winter  
18 (incomprehensible) --

19 MR. DALESANDRO: -- yeah, yeah.

20 COMMISSIONER EWOLDT: Kind of nice, if I  
21 wanted to get -- if it was a busy day, bring it to  
22 the car wash.

23 MR. DALESANDRO: Uh-huh.

24 COMMISSIONER EWOLDT: You know, it's

1 not -- it's obviously not going to evaporate off the  
2 pavement much but, I mean, if there is, you know,  
3 wetness and it's kind of trailing over to the exit.  
4 I mean, do you see that happening at your other  
5 sites or is that --

6 MR. DALESANDRO: It's a small amount of  
7 water but it's stacked -- in the wintertime when  
8 it's below freezing, the -- the -- the ability for  
9 ice to form somewhere, especially in our car  
10 (incomprehensible), what happens is the sun  
11 (incomprehensible), snow melts a little bit, and,  
12 you know, then you get ice patches in the parking  
13 lot and we all -- car wash parking lot has to be  
14 salted. Any time the car wash (incomprehensible)  
15 freeze and we do a very good job of that. We also  
16 have underground heating (incomprehensible), but  
17 it -- it's really (incomprehensible). Really  
18 (incomprehensible). It's more the salt that does  
19 the better job. So we're concerned about ice on the  
20 parking lot, not just at the exit but  
21 (incomprehensible).

22 COMMISSIONER EWOLDT: Gotcha.

23 MR. DALESANDRO: Like any business should  
24 be worried about ice.

1                   COMMISSIONER GRUBER: Can I ask a general  
2 business (incomprehensible) or question? You  
3 obviously know this industry and you've invested  
4 over Chicago. I was curious. Is there anything on  
5 population density that allowed you to kind of  
6 choose this side of -- I'm trying to figure out is  
7 is your success predicated on taking market share  
8 away from one of the other five, six car washes in  
9 the area, or do we have enough population to sustain  
10 the car wash in that area?

11                   MR. DALESANDRO: Well, I wish I had  
12 access to the (incomprehensible) study but they're  
13 telling us that there is potential for five more car  
14 washes in this market, not just one. And it's based  
15 on, you know, what's happened with these -- these  
16 monthly plans is 70 percent of our volume now,  
17 people are just lining up in monthly  
18 (incomprehensible), monthly program. And now  
19 they're washing their cars two, three times a week,  
20 sometimes more. And as a result it, like I said,  
21 it's a tenfold increase in demand for the car  
22 washes. And we -- so we can't service it with one  
23 or two washes. You know, (incomprehensible) lines  
24 up, you know, throughout the -- throughout the

1 streets. And you're going to see -- we're not going  
2 to be the last application come in here for a car  
3 wash. I guarantee you (incomprehensible) in the  
4 next five years a minimum of that and not -- so in  
5 that regard, yes, we ourselves, we look for -- we  
6 look for 10,000 people in a one mile radius or  
7 25,000 people in a two mile. We lose a little bit  
8 of population when we go out toward the airport and  
9 you do the mile on the actual location where we  
10 build on. So we take that into consideration that  
11 the airport is sucking up some of that and the mall.  
12 Because the mall -- there's no homes in the mall  
13 across the street, that's (incomprehensible) trying  
14 to (incomprehensible) that population. But we  
15 looked for that. The -- the -- the  
16 (incomprehensible) in the ICA (incomprehensible)  
17 they claim that five car washes in a suburban area  
18 like this with this population density for every  
19 three miles (incomprehensible). So right now we  
20 have only one -- you can't -- we don't factor in  
21 self service car washes. We only factor in other  
22 conveyORIZED car washes like us that can wash a  
23 hundred cars an hour. That's what we consider  
24 competition, that's why (incomprehensible).



1 Right now today between us and the  
2 (incomprehensible) there's only one, okay. There's  
3 another one on the other side of the river and  
4 there's another one being built at the gas station  
5 (incomprehensible), but that still is severely  
6 underserved the way the market's going right now.

7 COMMISSIONER GRUBER: Two stores down by  
8 Menards, you don't consider those in that category?

9 MR. DALESANDRO: What's that?

10 COMMISSIONER GRUBER: There's two down by  
11 North Avenue.

12 COMMISSIONER FUNKE: Right, North Avenue  
13 --

14 MR. DALESANDRO: -- yeah, that's quite a  
15 bit ways the other way, you know what I mean.  
16 Normally (incomprehensible) traffic, so yeah.

17 COMMISSIONER FUNKE: But -- but they are  
18 building one right off the corner of --

19 MR. DALESANDRO: -- the gas station --

20 COMMISSIONER FUNKE: -- North Avenue --

21 MR. DALESANDRO: -- where the gas station  
22 is --

23 COMMISSIONER FUNKE: So that's a couple  
24 blocks from you, so.

1 MR. DALESANDRO: Yeah, yeah.

2 COMMISSIONER FUNKE: Ten?

3 MR. DALESANDRO: Yeah.

4 COMMISSIONER FUNKE: You don't see that  
5 as competition --

6 MR. DALESANDRO: -- (incomprehensible)  
7 business. Not even a little bit. There's that much  
8 demand out there right now. You gotta remember also  
9 we're -- we're the market leaders, we're the brand  
10 recognition in the western suburbs, and we're the  
11 only one that has the western suburb essentially  
12 today. Now, that's going to change  
13 (incomprehensible). I mean, there's five other  
14 large players in the market that will have 20 to 30  
15 locations. We know that for certain -- certain.  
16 So, you know, we're first but we won't be the only  
17 one (incomprehensible). The other washes  
18 (incomprehensible) most likely will be purchased  
19 (incomprehensible).

20 COMMISSIONER GRUBER: You say 70 percent  
21 of your revenue is from subscription --

22 MR. DALESANDRO: -- 70 percent or higher  
23 (incomprehensible). That's why I said it won't, you  
24 know, we're not worried about the competition.

1 We're looking at the market as a whole, not just a  
2 one car wash next door to our St. Charles location.  
3 We have advantages there that -- that go beyond us  
4 just here in St. Charles.

5 COMMISSIONER GRUBER: Thank you.

6 CHAIR VARGULICH: Any other questions  
7 from people (incomprehensible) from our group right  
8 now?

9 MR. DALESANDRO: Thank you very much.  
10 I'll be here to answer any questions.

11 CHAIR VARGULICH: And I would like to  
12 open it up for public comment. If you'd like to  
13 (incomprehensible).

14 MR. PEREZ: Good evening, everyone. My  
15 name is Jessie Perez. I am -- J-e-s-s-i-e, the last  
16 name is P-e-r-e-z. I am the general manager of the  
17 Holiday Inn Express and Suites here in St. Charles,  
18 and I have a huge concern with this car wash coming  
19 up to our hotel. First and most important is my  
20 guests. 80 percent of my business is based on  
21 corporate and (incomprehensible). So my fear of  
22 having a car wash right in front of the hotel is my  
23 guests, as well the debris that's going to be coming  
24 from the car wash, coming from a person that washes

1 his car three times a week. I've seen what happens  
2 in a car wash and I see how much debris there is  
3 around hotels, and I asked other fellow managers  
4 that are by another car wash that I will not mention  
5 that's near St. Charles. But they have a huge  
6 challenge as well getting business because there's a  
7 car wash and no one wants to be speaking while  
8 there's a car wash running.

9 And as well one of the entrances is in --  
10 on our property. I have a little issue before and I  
11 discovered that the main entrance belongs to the  
12 Holiday Inn Express and we refuse to share it.

13 CHAIR VARGULICH: And if I could just ask  
14 a quick question. So if I'm -- just to clarify  
15 the -- to provide information, you said that the  
16 majority of your guests leave during the day.

17 MR. PEREZ: Yes. We have the pilots from  
18 the airport. They have other corporations at a huge  
19 share, and we have other corporations that work at  
20 night. There's a huge project here with one of the  
21 big stores, retail stores here, and I right now have  
22 20 of their rooms staying in my hotel. They -- they  
23 work from 10 p.m. to 6 a.m. and that will bring a  
24 huge hurdle in right after COVID that I am working

1 so hard trying to get this hotel back to standards.  
2 Having a car wash will be atrocious for me. Thank  
3 you.

4 CHAIR VARGULICH: Anyone else? Please.

5 MALE VOICE: Name's (incomprehensible) at  
6 1808 Green Avenue. As a resident that's in close  
7 proximity to -- it's 1808 (incomprehensible) east  
8 side of St. Charles. As a resident, the first  
9 question that comes up is another -- another car  
10 wash? Regardless if it's automated, self serve,  
11 it's (incomprehensible). Someone mentioned that  
12 there's a gas station on the corner that's also  
13 having a car wash. I just don't think it, like, is  
14 in the best interest of the residents to take down  
15 something that was a restaurant. It could possibly  
16 be another restaurant for the community when  
17 there's -- to utilize as opposed to another car  
18 wash.

19 You know, I have talked with neighbors  
20 and people that go to my kids' school. Everybody  
21 has the same, you know, a shoulder shrug, another  
22 car wash doesn't really seem like the best use of  
23 the property. You know, I hate going to -- to  
24 (incomprehensible) for dinner with family. I wish

1 we could stay in St. Charles and do more activities  
2 as a family. (Incomprehensible) might be another  
3 option than the addition of -- I don't think another  
4 car wash (incomprehensible). Thanks.

5 CHAIR VARGULICH: Thank you. Anyone else  
6 at this point?

7 So at this (incomprehensible) --

8 MR. DALESANDRO: Could I address those  
9 comments at all or?

10 CHAIR VARGULICH: Certainly. Please.

11 MR. DALESANDRO: I -- I -- I want to tell  
12 ya that we -- we want an absolute --

13 CHAIR VARGULICH: -- if you could come up  
14 to the mic.

15 MR. DALESANDRO: Yeah, sorry. So we are  
16 concerned that anybody's concerned about us, and we  
17 want to be great neighbors. I can tell ya that  
18 every business that's next to us in any of our  
19 locations has prospered greatly as a result of our  
20 being there. Activity creates more activity, okay.  
21 A busy restaurant helps the neighboring business  
22 next door. A busy retail store helps the business  
23 next door. Traffic, not excessive traffic  
24 (incomprehensible), but movement and activity helps

1 other businesses (incomprehensible). So I  
2 understand the hotel is very concerned. Believe me,  
3 we want to be great neighbors. But the -- I can  
4 guarantee you that there will be no noise from the  
5 car wash entrance at all in any way or  
6 (incomprehensible) in any way -- in any way, shape,  
7 or form, (incomprehensible). So whenever you are --  
8 as far as restaurants, you know, I love restaurants,  
9 too. I want more of them. But that Chili's pulled  
10 out of that location before the lease was even up.  
11 And Chili's isn't pulling out of other locations.  
12 They weren't making it and COVID's been hard on all  
13 our businesses and (incomprehensible) restaurant in  
14 lots of these St. Charles, it's gotta have an  
15 opportunity (incomprehensible). There's going to be  
16 more opportunities for restaurants.  
17 (Incomprehensible) that often takes place. And this  
18 it's a truly competitive restaurant market as well  
19 but we -- we would happily step aside if there was  
20 another restaurant that wanted to be there, sell the  
21 property to the other restaurant tomorrow and -- and  
22 take my costs back. I really don't believe it's  
23 going to happen at this point in time. Maybe at  
24 some point in the future. We'll see what happens.

1 We all want more restaurants, myself included. But  
2 the question would be this one's not there and --  
3 and we'd like to breathe some light into that  
4 property (incomprehensible). So thanks again.

5 CHAIR VARGULICH: Okay. Thank you. So  
6 at this point we can continue our discussions or if  
7 from public testimony or any -- I don't know if  
8 that's generated any additional questions from you,  
9 if you'd like to address to the applicant or  
10 anything like that. Anybody?

11 COMMISSIONER FUNKE: Well, I just -- I --  
12 my -- myself, I just find it problematic that we  
13 don't have a traffic study, you know, and traffic is  
14 one of my biggest concerns. And not being able to  
15 see counts or what's going on compared to the hotel  
16 across the street, you know, and on this drive. So  
17 not having that, I mean, I would say it makes it  
18 difficult to make a decision.

19 CHAIR VARGULICH: Well, in our packet,  
20 one of the recommendations from staff for us as a  
21 body to consider is continuing (incomprehensible) to  
22 (incomprehensible) forward where the traffic study  
23 can be completed by KLOA, can be reviewed by  
24 (incomprehensible) and the team and that can be



1 done. And then we'd be able to hear exactly what  
2 that traffic study and what will be required by  
3 (incomprehensible) and, you know, and was able to  
4 provide as far as feedback to that. I think that  
5 some of the comments that we've provided, they could  
6 potentially be good to look at to incorporate into  
7 changes to their plans. I don't know if we have  
8 things that we want to ask them. We asked a lot of  
9 questions, but are there some things that we'd like  
10 to direct them to consider or to further look at  
11 detail with staff? If we do continue the -- the  
12 hearing, we're not going to continue the hearing  
13 now, I'm just asking are there things that we want  
14 to ask the applicant to do in the interim while the  
15 traffic study at a minimum is being addressed.

16 And then documentation staff asked for,  
17 you know, completed documentation related to the  
18 easement with cross access, and -- and I think that  
19 then whatever the traffic is that comes in on that  
20 private access drive will be something that KLOA has  
21 to address as far as depending on the traffic  
22 counts. You know, is that driveway in its  
23 continuation wide enough to handle the traffic  
24 portion or some improvement be done and that becomes

1 part of something that has to be addressed? So I'm  
2 just asking if there's other things.

3 COMMISSIONER EWOLDT: I -- I'd personally  
4 like to see a reduction of light on the site. I  
5 think it's -- the density and the (incomprehensible)  
6 on the light, you know, on the (incomprehensible).

7 CHAIR VARGULICH: Okay. And another  
8 detail to that could be the option for motion  
9 sensors for the lights, like, on the canopies. If  
10 people aren't using the -- the vacuum stations, can  
11 the lighting be set up with the sensors that they  
12 have a low function and a high function and so that  
13 there's a low level of light, but then when there's  
14 motion that then they would raise up and be brighter  
15 when somebody was there using the actual location?  
16 Because I'm sure you just had -- there's multiple  
17 light fixtures --

18 MR. DALESANDRO: -- you could --

19 CHAIR VARGULICH: -- underneath there.  
20 And -- and it could be tied to motion sensors.

21 MR. DALESANDRO: My concern about that is  
22 that the lights going on and off all the time would  
23 be more distracting than the bright light. I --  
24 listen, we -- we want to make -- we -- we want to

1 show that we want to be a valuable part of the  
2 community. So if lighting is a concern, we will --  
3 we will temper some of that lighting and -- and work  
4 with the city to make sure that everybody's, you  
5 know, to -- to address that concern. So why don't  
6 we just dim some of the lighting down and --

7 CHAIR VARGULICH: -- sure.

8 MR. DALESANDRO: -- would that -- would  
9 that be a better -- a better solution?

10 COMMISSIONER EWOLDT: Ellen, if -- if  
11 staff could provide me some context to that  
12 regarding what the previous car washes have  
13 submitted under. (Incomprehensible) PD and I think  
14 this one at Fire Stop, are those the two most recent  
15 car washes?

16 MS. JOHNSON: Yes, yeah. We can provide  
17 them with some information on what the other --

18 (Cross talk.)

19 COMMISSIONER EWOLDT: -- okay. Because,  
20 I mean, I can -- I can conceptually see going by the  
21 police department and (incomprehensible) time. You  
22 know, that's something I see as -- it's still pretty  
23 bright under the canopy but obviously it's not -- I  
24 don't believe it's anywhere near what's being

1 proposed.

2 MR. DALESANDRO: Yeah, we'll -- we'll --  
3 we'll look at that and we'll -- like I said, once we  
4 get down.

5 CHAIR VARGULICH: Yeah.

6 MR. DALESANDRO: Hopefully that works for  
7 everybody.

8 CHAIR VARGULICH: And if -- it seems like  
9 you've addressed from a site planning standpoint  
10 the, if you will, encroachment into the 20 foot  
11 setback that was mentioned earlier. I'm assuming  
12 staff is okay with that as part of one of the  
13 original comments with pavement projected into the  
14 20 foot landscape setback. So, you know, kind of --

15 (Cross talk.)

16 MR. DALESANDRO: -- create an exception.

17 CHAIR VARGULICH: Yeah. And I, you know,  
18 finalizing that. I think the -- the request for the  
19 previous landscape items that they'd ask for along  
20 Main Street, along 38th, and understanding that  
21 you -- you do need to remove snow, that's an  
22 important function with respect to how you operate.  
23 I think that the landscape plantings islands, those  
24 little islands are showing -- they're a good example

1 of along North Avenue or Frontage Road adjacent to  
2 North Avenue, they could be moved maybe a little bit  
3 closer towards the Frontage Road to give you place  
4 for storage but also to address the additional  
5 planting that's needed. But I understand you do  
6 need to remove snow.

7 MR. DALESANDRO: It's important.

8 CHAIR VARGULICH: And -- and so you --  
9 (Cross talk.)

10 MR. DALESANDRO: -- we do like a lot of  
11 landscaping.

12 CHAIR VARGULICH: Yeah, yeah. Well, it  
13 makes it -- you're not very -- the plantings  
14 underneath eight feet of snow when -- when  
15 (incomprehensible) probably also a good thing, too.

16 MALE VOICE: Beautiful landscaping.

17 CHAIR VARGULICH: I think that the -- one  
18 of the things that was not in the -- in -- in this  
19 that I think is possible and I think we would  
20 also -- a request with respect to existing trees and  
21 which ones can be saved and which ones can't be  
22 saved, I think a -- a grading plan that helps with  
23 the landscape areas since you're kind of reworking  
24 those, integrating some berming to landscape

1 berming, Earth berming.

2 MR. DALESANDRO: Okay.

3 CHAIR VARGULICH: In those land -- in  
4 these areas --

5 MR. DALESANDRO: -- which areas would you  
6 like to see the berm?

7 CHAIR VARGULICH: Well --  
8 (Cross talk.)

9 CHAIR VARGULICH: -- along 38th.

10 MR. DALESANDRO: Okay.

11 CHAIR VARGULICH: 38th, you have along  
12 Main Street.

13 MR. DALESANDRO: Okay.

14 CHAIR VARGULICH: You know, planting area  
15 adjacent to Main Street. A little bit harder to do  
16 something along the common drive. I mean, I think  
17 that one of the things that hearing -- hearing an  
18 existing use of the hotel and one of the things that  
19 I think would be interesting to see is what options  
20 are there. You could (incomprehensible) staff, you  
21 could bring them to our next meeting maybe if we  
22 continue this. What, you know, what sound  
23 mitigations could you provide related to the south  
24 (incomprehensible) for when the door stays open

1 because you have a high traffic day, whatever day it  
2 is. When you have a high traffic day, the door is  
3 not going to be closed very often. And so now it's  
4 what's the next level of sound attenuation, right.  
5 And so is it adjustments to the driveway where you  
6 have -- could you add a wall, do you add big  
7 evergreens to help absorb and bounce the sound as  
8 part of the landscape plan --

9 MR. DALESANDRO: -- I like to do a little  
10 more than that --

11 CHAIR VARGULICH: -- I mean, I'm just --  
12 I'm -- I'm just saying. I don't know what those  
13 answers are but I think that we as a body and  
14 probably the staff, and certainly your neighbor to  
15 the south, would be very interested in what those  
16 could be, and you've -- you seem to be willing and  
17 offered to look at that.

18 MR. DALESANDRO: Well, more than that,  
19 there's a -- I wouldn't want in any way the building  
20 next door doing something to harm my business and I  
21 won't -- believe me, we know what it's like to be an  
22 entrepreneur and -- and have a business, especially  
23 if you want to (incomprehensible) do things, so why  
24 don't we -- we're going to look at -- let me sit

1 with my team and when we come back, we will -- this  
2 area here to the south, I mean, now that we know  
3 that the hotel has a concern, okay, but if the  
4 city -- maybe we'll look at putting up the  
5 soundproofing fencing, okay. So it's like one of  
6 the sound walls you see on the highway, and then  
7 surround that with landscaping --

8 CHAIR VARGULICH: -- sure.

9 MR. DALESANDRO: -- it's a wall. You  
10 won't have (incomprehensible) looking wall in any  
11 way, shape, or form, but that's not -- but not to  
12 the trees enough -- I like to do more than just the  
13 landscaping. I like to put some type of real sound  
14 barrier there that could just take this off the  
15 table so it's not, you know, no -- no one sees this  
16 to be an issue anymore. And we'd be willing to do  
17 that. And so we gotta look at that -- the fencing,  
18 you know, I don't know if there's a code that  
19 doesn't allow us to put some type of sensor or  
20 barrier in this landscape area out here. Is there a  
21 code that (incomprehensible) --

22 MS. JOHNSON: -- I'll -- I'll get back to  
23 you on that on what would apply and what would be --  
24 would it be a masonry wall?



1 MR. DALESANDRO: It could be a masonry  
2 wall, it could be that it's -- I can't think of the  
3 material that -- there's a soundproofing -- you see  
4 it on highways, the soundproofing material. It  
5 looks like masonry, it's really not. It's -- it's  
6 more of -- I think it's a softer material than this  
7 and that. But overall --

8 CHAIR VARGULICH: -- can -- can I --

9 MR. DALESANDRO: -- walls, we -- we would  
10 be willing to do a masonry wall and that would also  
11 work.

12 CHAIR VARGULICH: Yeah --

13 MR. DALESANDRO: -- because, I mean,  
14 that's like a wall, it's a -- it's a -- it's a  
15 structure that's in -- now that it's in the setback.

16 CHAIR VARGULICH: Yeah.

17 MR. DALESANDRO: So if the city allows  
18 it, we'll -- we'll do it in a heart beat --

19 COMMISSIONER FUNKE: -- but, I mean, the  
20 function of any noise wall along any road is in  
21 redirecting the sound.

22 MR. DALESANDRO: Right.

23 COMMISSIONER FUNKE: Many of them don't  
24 absorb sound --

1 (Cross talk.)

2 MR. DALESANDRO: -- as long as it bounces  
3 on us and not to --

4 COMMISSIONER FUNKE: -- right, right.  
5 But it's redirecting sound waves is really the  
6 primary function of noise walls.

7 MR. DALESANDRO: Uh-huh.

8 COMMISSIONER FUNKE: Whether they're  
9 wood, masonry, you know, whatever that --

10 MR. DALESANDRO: -- well, we'll -- we'll  
11 (incomprehensible), too. But we'll surround our  
12 landscaping. But why don't we -- we look at some  
13 type of barrier there surrounded by landscaping.

14 COMMISSIONER FUNKE: How -- how tall of a  
15 wall you thinking?

16 MR. DALESANDRO: What's that?

17 COMMISSIONER FUNKE: How tall of a wall  
18 you thinking?

19 MR. DALESANDRO: I think to really  
20 mitigate the sound and to (incomprehensible), ten  
21 feet. I mean, we -- maybe we could go with eight  
22 but --

23 COMMISSIONER FUNKE: -- yeah. My -- my  
24 problem with that is that you're -- you're blocking

1 the views of the hotel. And, I mean, and I don't  
2 think the hotel's going to want a wall that's  
3 blocking their view from North Avenue.

4 CHAIR VARGULICH: Well, you're building  
5 --

6 (Cross talk.)

7 CHAIR VARGULICH: I mean, right, if  
8 you're looking at --

9 COMMISSIONER FUNKE: -- I don't know, an  
10 eight to ten foot high wall?

11 CHAIR VARGULICH: They're -- they're --  
12 you'd only (incomprehensible) coming down to that.  
13 I don't know that you would --

14 MR. DALESANDRO: -- we could go six feet,  
15 put it on top of a berm, you know. It's -- but  
16 what's --

17 CHAIR VARGULICH: -- and if you can  
18 explore that and staff provide maybe with any  
19 particular code, you know, kind of things, at least  
20 for consideration. I mean, this is also a PD, so we  
21 have some flexibility if we're looking forward to  
22 best outcome. Or part of the special use  
23 (incomprehensible) special use, but we're looking  
24 for the best outcome.

1 MR. DALESANDRO: Right.

2 CHAIR VARGULICH: And so I think that we  
3 can try to be -- I have some flexibility to achieve  
4 the best outcome, you know, when -- when we can.  
5 When we can. That's what I -- I think --

6 MR. DALESANDRO: -- well, what we want to  
7 see is would be the, you know, a berm with some  
8 landscaping on it, a hidden wall be behind that  
9 landscaping and then you'll see the building, you  
10 know, towering above that in the background. And if  
11 that's what they're going to see on  
12 (incomprehensible).

13 COMMISSIONER FUNKE: What would you --  
14 current installation do you have now, what's the  
15 best one to go see that you, you know, from an  
16 architectural and material standpoint and from --  
17 you're -- you're talking about these things, you  
18 know, they're not -- you can't air them. You know,  
19 you're the noise. So if I was going to go visit one  
20 of these establishments, which one would be the best  
21 one to see?

22 MR. DALESANDRO: It's two -- two  
23 different things you're asking. If you want to look  
24 at it from a cosmetic standpoint?

1 COMMISSIONER FUNKE: Right.

2 MR. DALESANDRO: Or for building looks,  
3 this and that, the facility we just did in  
4 Naperville, 9th Avenue, or the facility we did that  
5 are really (incomprehensible), there's the one on  
6 Weber Road in Bolingbrook. Okay.

7 COMMISSIONER FUNKE: What, Weber Road?

8 MR. DALESANDRO: Yes. If you're looking  
9 for sound mitigation, Compton Road in Bolingbrook.

10 COMMISSIONER FUNKE: Well, why are they  
11 different?

12 MR. DALESANDRO: Because the one on Weber  
13 Road didn't -- it was actually (incomprehensible) to  
14 what was supposed to be a Wal-Mart, now it's not a  
15 Wal-Mart. And there was no neighbors, there was no  
16 sound issues at all whatsoever there, so we didn't  
17 put up these type of walls that we're talking about.  
18 Where as in Bolingbrook we had neighbors and office  
19 buildings right up against the property. And we did  
20 put up these types of walls. And so if you want to  
21 see that type of --

22 COMMISSIONER FUNKE: -- so -- so you  
23 needed the walls for sound mitigation?

24 MR. DALESANDRO: We needed the walls in

1 Bolingbrook, but this wasn't 200 feet away. This  
2 was ten feet away. So the walls (incomprehensible).  
3 But if the requirements are (incomprehensible) walls  
4 and -- and they're -- and they're -- they're very  
5 (incomprehensible), but you can see what the -- what  
6 that does to the sound, stand on one side after this  
7 side. Because -- because even while technology's  
8 changed (incomprehensible) we now have lower  
9 mufflers that -- that temper those -- that does  
10 (incomprehensible) areas down about 15, 20 percent  
11 in those blowers as well. So you got that  
12 technology as well (incomprehensible).

13 CHAIR VARGULICH: And I -- and I think  
14 those would be things --

15 MR. DALESANDRO: -- we'll put that in our  
16 report.

17 CHAIR VARGULICH: Right. I think those  
18 would be things to continue that part of our  
19 discussion, is -- is that you're willing to do  
20 those, you know, those type of things. I -- I have  
21 a general question on their -- on the building and  
22 whether people feel it's good or bad to have windows  
23 facing 38th that are vision windows. Does everybody  
24 think that's okay to be able to, you know, any

1 difference to your -- your thoughts or opinion? I  
2 mean, you think that's okay to be able to see into  
3 the car wash or would you prefer those to be opaque?

4 (Cross talk.)

5 MR. DALESANDRO: -- are you asking me  
6 about the architecture?

7 CHAIR VARGULICH: Yeah.

8 COMMISSIONER FUNKE: I mean, I don't care  
9 for the buildings.

10 CHAIR VARGULICH: I'm sorry?

11 COMMISSIONER FUNKE: I don't care for the  
12 building architecturally.

13 CHAIR VARGULICH: All right.

14 (Cross talk.)

15 COMMISSIONER FUNKE: -- windows are going  
16 to help (incomprehensible).

17 CHAIR VARGULICH: All right. Fair --  
18 fair enough. Anybody else? We -- we got Jeff.  
19 Nobody else?

20 COMMISSIONER ROSENBERG: I think my only  
21 concern would be would -- would any difference in  
22 windows do any (incomprehensible) mitigation or is  
23 there --

24 MALE VOICE: -- no.

1 COMMISSIONER ROSENBERG: -- going to be a  
2 berm around them anyways so it's --

3 CHAIR VARGULICH: It's whether you could  
4 see into the car wash or not.

5 COMMISSIONER ROSENBERG: Right and I'm  
6 just thinking --

7 CHAIR VARGULICH: Won't change anything  
8 it isn't.

9 COMMISSIONER ROSENBERG: Right.  
10 (Incomprehensible.)

11 CHAIR VARGULICH: Okay.

12 MR. DALESANDRO: Are you asking another  
13 question?

14 COMMISSIONER ROSENBERG: No, it's just --  
15 (Cross talk.)

16 CHAIR VARGULICH: -- we're just chatting  
17 between ourselves regarding your -- regarding your  
18 project.

19 MR. DALESANDRO: The windows are not  
20 really visible from outside so with the amount of  
21 landscaping, you're not going to really see inside  
22 the car wash. You can see all the way around, you  
23 won't (incomprehensible). And we offset the tunnel  
24 so they're far away from the windows so they



1 (incomprehensible). The idea is to keep it open  
2 (incomprehensible).

3 CHAIR VARGULICH: Fair enough. Fair  
4 enough.

5 COMMISSIONER ROSENBERG: Peter, do you  
6 need a -- a motion to continue this public hearing  
7 (incomprehensible)?

8 CHAIR VARGULICH: Well, that's really --  
9 it -- it's -- it really comes down to just that we  
10 have the issue of some reports, some things we've  
11 talked about, conversations, and so we can just do  
12 that. And as the Planning Commission can ask for a  
13 motion to continue the public hearing to the next  
14 date available, which I understand is going to be  
15 January 18th. Although we have a -- we will have a  
16 meeting on the 20th, but there -- according to our  
17 staff, that will not be enough time to work through  
18 some of these things. And so they've said our first  
19 available meeting will be the 18th of January.  
20 Right, Ellen?

21 MS. JOHNSON: Yes. That was my  
22 understanding based on the applicant's timeline for  
23 turning over the traffic study, that the 18th would  
24 be the next possible date in January.

1 CHAIR VARGULICH: Yeah, because --  
2 because they're going to -- then once we get the  
3 traffic report, you know, send it to  
4 (incomprehensible) and it's review and process time.

5 MR. DALESANDRO: Sure --

6 COMMISSIONER FUNKE: -- I guess the  
7 question is, too, is whether you think the  
8 continuance is needed or do you have enough  
9 information.

10 CHAIR VARGULICH: Right.

11 COMMISSIONER FUNKE: I mean, it's --

12 CHAIR VARGULICH: -- well, I mean,  
13 from -- from my perspective, if -- if we do the  
14 motion and they have to align with -- with the staff  
15 comments, you're taking into consideration staff  
16 comments, I've got enough information to make -- to  
17 make the (incomprehensible) if that's the question,  
18 if it lines up with (incomprehensible) through this  
19 whole (incomprehensible) public hearing. So I'm  
20 happy to do that as well if everybody else is.

21 COMMISSIONER STUDEBAKER: Okay.

22 CHAIR VARGULICH: I've even gotten one of  
23 those motions.

24 (Laughter.)

1 CHAIR VARGULICH: Well, I guess -- I  
2 guess that's for -- for our discussion, do we even  
3 make a motion. It's okay that it's a discussion  
4 before we do it. So I guess is there a feeling that  
5 we would like to have a hearing continued? Or we  
6 can close it and then make a recommendation based on  
7 what we know now, and would you make a  
8 recommendation that's contingent on it, whatever we  
9 would like for that to be.

10 COMMISSIONER FUNKE: Or can we discuss  
11 our concerns right now and -- and then make that  
12 decision?

13 CHAIR VARGULICH: Yes.

14 COMMISSIONER FUNKE: And the concerns of  
15 each commissioner.

16 CHAIR VARGULICH: Yes. Yes.

17 COMMISSIONER FUNKE: Because I know I  
18 have concerns, so.

19 CHAIR VARGULICH: I do, too. We need --  
20 I -- I have some things that I'm concerned or -- or  
21 are not related specifically to their site plan but  
22 more about the use and how it relates to our comp  
23 plan and -- and some of those things for Main  
24 Street, which were highlighted in our reports.

1 But -- but I -- I feel that some of the six items  
2 that we're, if you will, tasked with to find in the  
3 affirmative, then I have challenges independent of  
4 all of this conversation with doing that, based on  
5 some of the goals and objectives of -- of our comp  
6 plan for incomprehensible).

7 So all right. To enumerate those right  
8 now, I -- I have concerns about that. So anything  
9 else?

10 COMMISSIONER FUNKE: Yeah, and I -- I  
11 would agree. I mean, we have a car wash that I look  
12 on Google Maps, it's probably 1,200 feet away,  
13 another car wash. So to have another car wash here,  
14 I mean, it's a big concern to me and how does it fit  
15 with the neighboring buildings. And you have a lot  
16 of restaurants in that area, you have offices and a  
17 hotel and, you know, you're -- you're putting this  
18 car wash in a corner. So from a planning  
19 standpoint, would it make more sense if it was next  
20 to let's say a gas station or a car dealership? I  
21 mean, I -- you know, I think it would be, you know,  
22 and I, you know, I think -- believe me, it's a tough  
23 situation for me because I -- I like to promote, you  
24 know, I don't -- I don't like vacant buildings but I

1 think putting a car wash in this location and -- is  
2 problematic. So those are my thoughts.

3 COMMISSIONER GRUBER: Yeah, I'm just  
4 troubled by the (incomprehensible) accessible car  
5 wash and the use of that specific location for the  
6 same reasons that were already articulated. I would  
7 like to see a -- and I can vote on it, but I'd like  
8 to see a traffic study. That -- that traffic on  
9 that inner drive is a concern.

10 MALE VOICE: Do you -- do you  
11 (incomprehensible) issue? Okay.

12 COMMISSIONER GRUBER: Especially with  
13 that area where light there, where the hotel and so  
14 forth. But I would -- those are my concerns.

15 COMMISSIONER HIBEL: And I would need the  
16 traffic study.

17 CHAIR VARGULICH: The traffic study.

18 COMMISSIONER HIBEL: I'd like to see the  
19 (incomprehensible).

20 CHAIR VARGULICH: Okay. Chris, Dave,  
21 anything?

22 COMMISSIONER ROSENBERG: You know, you  
23 had mentioned that, you know, the hotel owns that --  
24 that access (incomprehensible). I mean, I could see

1 that being a huge problem. I'd like to get more  
2 information on how does that -- am I missing  
3 something or how does that -- that -- that  
4 (incomprehensible) the whole car wash?

5 CHAIR VARGULICH: Yeah. Fair enough,  
6 okay. So -- and that is something that was brought  
7 up in our staff report and so --

8 COMMISSIONER STUDEBAKER: -- is that --  
9 is that the easement discussion that we're talking  
10 about?

11 CHAIR VARGULICH: Yes.

12 COMMISSIONER STUDEBAKER: So -- so we  
13 have the claim of that the easement's dated back,  
14 doesn't matter. We have another -- another opinion  
15 that is that they own it. So that's -- that's the  
16 issue.

17 CHAIR VARGULICH: Right. So at some  
18 level we need resolution to it, but at I think at a  
19 different level, for myself, I -- the -- I'm  
20 struggling with the use as it relates to our comp  
21 plan for a -- and specifically is goal one and goal  
22 two related to objectives four and seven, and  
23 objectives one and seven for goal two, which, you  
24 know, that would be really (incomprehensible) in the

1 record. It's part of the report, you guys were  
2 handed it. I'm not sure how the use doesn't address  
3 some of these things. And -- and to that end as it  
4 relates to the findings of fact, I struggle with how  
5 the affect at item C, nearby property. You've  
6 provided an answer but I'm not sure if I agree with  
7 it for the reasons stated in our comp plan. I also  
8 item D and item E to a lesser degree, but also.  
9 And -- and in -- as far as we're concerned, we're  
10 supposed to be able to find all six of these in the  
11 affirmative. And I'm struggling with those  
12 specifically. So I would ask the applicant and  
13 their team to look at this further.

14 I think, like, potentially the traffic  
15 study can help address some of the easement  
16 question: I.e., do we have a driveway that's  
17 capable of handling the -- the traffic. I mean, we  
18 have an initial report from KLOA that wasn't fully  
19 acceptable by our -- by our consultant, the city's  
20 consultant. But maybe that new report and whatever  
21 those recommendations are will be. But we have yet  
22 to find out. I think that is an extremely -- we  
23 have some issues related to a direct adjacent  
24 neighbor to the south. It also has potentially some

1 overlapping issue with respect to the easement for  
2 access and how that works, and we're not here to  
3 resolve that. That needs to be resolved and it will  
4 proof provided to our staff and we'll let our staff  
5 agree or not agree with what that -- what they're  
6 providing. And if they need to engage our city  
7 attorney, they'll do so. So that we're all  
8 comfortable in how we look at that traffic and how  
9 it relates to KLOA's thing. Because these things do  
10 become integrated even though they can be looked at  
11 in isolation. Yeah, you know. And so those things  
12 are -- are for us to (incomprehensible).

13 MR. DALESANDRO: And if you're -- if  
14 you're (incomprehensible) you guys -- everybody's  
15 kind of addressed it but I look at it a little bit  
16 differently. I think the affect on nearby  
17 properties is merely an agreement in understanding  
18 of how that -- how to take care of that. From  
19 somebody who travels 65 days out of the year, the  
20 hardest thing for me to find when I go to a town and  
21 I travel or (incomprehensible) is a car wash to wash  
22 my car when I get there. So I look at that as an  
23 advantage for you in your location and find that for  
24 a traveler as -- as something that would be



1 important. There's restaurants there that people  
2 would walk to already. I -- I don't understand how  
3 we'd be impeding your, you know, future development  
4 for developing other properties. But I think -- I  
5 think it's easy to find that all six findings of  
6 facts are there. Yes, the traffic study will be  
7 interesting and (incomprehensible) tell the tail,  
8 but I -- I don't know if it's a -- if it -- it would  
9 have to be egregious to -- to not warrant some sort  
10 of positive (incomprehensible). That's just  
11 (incomprehensible).

12 CHAIR VARGULICH: Okay. Cool. So I  
13 guess --

14 COMMISSIONER EWOLDT: Can I -- can I add  
15 something (incomprehensible)?

16 CHAIR VARGULICH: Absolutely.

17 COMMISSIONER EWOLDT: I -- I agree with  
18 you on -- on the C and D (incomprehensible) effect.  
19 Ultimately we've talked about the (incomprehensible)  
20 and we spoke of that, that is an adjacent property.  
21 That's something for future development, and we  
22 talked about how we want that (incomprehensible) to  
23 be more interesting, more retail, more restaurants.  
24 And, you know, here we are potentially going to lose

1 a restaurant that's adjacent. If there's residents  
2 that want that, this is something (incomprehensible)  
3 to use. So, you know, go back and I guess removing  
4 this from development and developing as a car wash,  
5 I think it plays affect into the overall development  
6 of nearby, and I think it really does play a  
7 negative role in that development, because I think  
8 it takes from some of the continuity of some of the  
9 established restaurants that (incomprehensible).  
10 And, you know, Chili's, to my knowledge, they were  
11 only operating half open because they had staffing  
12 issues. I don't know that it's a demand issue,  
13 necessarily a demand customer base, but it was --  
14 they were only running half -- half the restaurant  
15 for -- because of staff issues. I tried to go there  
16 multiple times and they didn't have the staff to  
17 cater. So.

18 CHAIR VARGULICH: And that was an  
19 observation for many --

20 COMMISSIONER EWOLDT: -- yeah.

21 CHAIR VARGULICH: -- restaurants, et  
22 cetera, and -- and -- and we're not here to debate  
23 or need to worry about why Chili's left. They could  
24 have left for any number of reasons. You know, we

1 have an applicant in front of us and that's what  
2 we're -- we're here to talk about. And that's fine.  
3 So I guess I -- I would find value in getting more  
4 information, hearing about these -- the  
5 continuation, things that we've already talked  
6 about. It may push, you know, my -- my needle, you  
7 know, in a different direction. But I would be open  
8 to doing it. The applicant certainly seems willing  
9 to be -- would be willing to look at some of these  
10 things as well just to get the full traffic report  
11 and that to be done. So when we get -- assuming we  
12 continue it and get back together, we don't  
13 necessarily need a full presentation like we had  
14 tonight. We'll get the updates and this and that  
15 and then can make decisions from there. So from my  
16 perspective, I would find value in continuing the  
17 public hearing and -- and looking -- and then  
18 looking at it on the 18th, assuming you got all the  
19 reports and everything can get resolved by then.

20 So with that, I would like to ask to make  
21 a motion for the Planning Commission to continue the  
22 public hearing to --

23 MALE VOICE: January.

24 CHAIR VARGULICH: -- January 18th.

1 MALE VOICE: Second.  
2 CHAIR VARGULICH: Okay. Role call.  
3 Jeff Funke?  
4 COMMISSIONER FUNKE: Yes.  
5 CHAIR VARGULICH: Okay. Karen Hibel?  
6 COMMISSIONER HIBEL: Yes.  
7 CHAIR VARGULICH: Zach Ewoldt?  
8 COMMISSIONER EWOLDT: Yes.  
9 CHAIR VARGULICH: Dave Rosenberg?  
10 COMMISSIONER ROSENBERG: Yes.  
11 CHAIR VARGULICH: Gary Gruber?  
12 COMMISSIONER GRUBER: Yes.  
13 CHAIR VARGULICH: Greg Studebaker?  
14 COMMISSIONER STUDEBAKER: Yes.  
15 CHAIR VARGULICH: Myself, yes.  
16 Thank you. Thank you for all your time  
17 on it and we look forward -- we'll be seeing you on  
18 the 18th.  
19 MR. DALESANDRO: Thank you for your time  
20 tonight.  
21 CHAIR VARGULICH: Thank you. All right.  
22 Item seven. Whoever's here for item seven, thanks  
23 for being patient.  
24 MALE VOICE: (Incomprehensible.)

1 CHAIR VARGULICH: All right. So we have  
2 an application for a PUD plan, preliminary plan, for  
3 McKnight Oral Surgery Center, lot three, of the  
4 Foxfield Commons PUD that's been submitted by Jeff  
5 Kilburg, Apex Design Build.

6 So A public hearing's not required and so  
7 we'll -- we ask for the applicant to come and make  
8 their presentation.

9 MR. KILBURG: Just want to say I'm happy  
10 to get out of that seat.

11 (Laughter.)

12 MR. KILBURG: Name's Jeff Kilburg. I'm  
13 with Apex Design Build. Spelled J-e-f-f  
14 K-i-l-b-u-r-g. I'm at 9550 West Higgins Road,  
15 Rosemont, Illinois.

16 Just to kind of give a brief update, I  
17 know obviously staff went through the PUD  
18 submission, but it's located at the northwest corner  
19 of Foxfield Road and Courtyard Drive. There's a  
20 couple of street view shots. The doctor has  
21 purchased the property already, closed on it months  
22 ago. So he's located right next door currently.  
23 It's a -- you'll see it right here in this  
24 multi-tenant build, so he's just moving next door.

1 Overall site plan, which I know there's  
2 some comments from staff that we need to have our  
3 civil engineer take a look at as it revolves around  
4 the one way circulation pattern, the overall  
5 (incomprehensible) width, as well as radiuses for  
6 fire (incomprehensible). So this is currently the  
7 site plan. We'll have to make some slight  
8 modifications to it. May impact parking a little  
9 bit, but right now we are sitting at 61 parking  
10 spots compared to the 47 required. So it should be  
11 fine from that standpoint.

12 Just to give an idea of the architectural  
13 concept of the building, looking for I would say the  
14 more modern design, incorporated elements of his  
15 branding style, which is a warm orange  
16 (incomprehensible), but try to keep it natural and  
17 wood tone coloration, (incomprehensible) cladding  
18 with the natural stone. And that's a full dept  
19 stone, not a, you know, a (incomprehensible) from  
20 that standpoint.

21 These are various shots taken from  
22 different angles. Obviously the -- the top left  
23 corner is taken from Foxfield Road. The top right  
24 corner is taken from the rear parking lot and that's

1 (incomprehensible) exit. This bottom left side is  
2 taken directly straight on from the building and  
3 it -- this other one is kind of Foxfield Road shot  
4 is from.

5 We put together preliminary landscaping  
6 plan and there was a couple minor comments which  
7 we're going to address as it pertains to coverage  
8 along Foxfield from that standpoint. We don't  
9 anticipate any issues. We're obviously looking to  
10 maintain a nice landscaping plan for this site, but  
11 also from the standpoint of using on-site soils to  
12 create berms and natural features on the site for  
13 coverage. Also it helps keep overall construction  
14 costs down from that standpoint.

15 Just a brief overview of the practice.  
16 So approximately 7,735 square feet in treatment  
17 space. He's proposing a future expansion, which is  
18 grayed out at the right -- top right side.  
19 Obviously this is connected to the garage as well.  
20 Graph will feature three parking stalls and it also  
21 allows to have our fire sprinkler system in there,  
22 and they're all via heated component. We're trying  
23 to use space efficiently in the building. He also  
24 has a second floor which we'll utilize for storage

1 in mechanical rooms. It's not showing on this space  
2 (incomprehensible) but it is located basically  
3 directly center of the building. Obviously this is  
4 a big upgrade from where he's at currently. There'd  
5 be seven treatment chairs, better work clothes for  
6 the staff, larger staff support spaces. Dedicated  
7 delivery spaces at the rear of the building.

8 Mechanical room and storage space, which is a big  
9 issue in his current practice, and then it allows  
10 potential future expansion. And then he is  
11 dedicating space to continuing education and that's  
12 what conference rooms and document center.

13 Current practice location. Highlighted  
14 this a little bit earlier, but this is obviously a  
15 multi-professional building. He's located on the  
16 first level currently. It has outdated staff work  
17 clothes. He purchased this practice from a previous  
18 doctor and he's run into a lot of building  
19 infrastructure issues where it's been backing up  
20 with sewer coming into his space and so each -- each  
21 time that happens, he's gotta go in and obviously  
22 gotta clean by the building landlord, but then he's  
23 also going to be (incomprehensible) his patients off  
24 from that standpoint.



1           Just on a proposed construction schedule,  
2           so obviously this isn't going to break ground right  
3           now. We're going to have to wait to springtime, but  
4           the biggest part that plays a factor into this is  
5           the PUD process of what we're going to be asking is  
6           essentially we'll go through this PUD process and  
7           we'd like to get some feedback as it relates to  
8           potentially submitting for a permanent by the end of  
9           the year. That way as soon as the holidays are  
10          over, it's kind of in queue ready to go from that  
11          standpoint. We do have obviously the items to  
12          address from the -- the plan perspective and the  
13          staff comments, but that shouldn't be an issue from  
14          that standpoint.

15                 Obviously this is one of the questions  
16                 that's asked as part of the PUD process. It meets  
17                 all the requirements for St. Charles zoning,  
18                 architectural requirements. But it also meets the  
19                 specific requirements of the Fox -- Foxfield Commons  
20                 PUD which the site resides in currently.  
21                 Specifically it's a 50 foot setback and there's  
22                 height requirements as well for that which it does  
23                 meet. Offers high quality architectural design.  
24                 One, enhances surrounding business atmosphere.

1 Provide a hand (incomprehensible) and buffering  
2 plan, energy conscious building design, and  
3 efficient utilization of site planner  
4 (incomprehensible) storm water management plan  
5 for -- as well as improved public accessibility  
6 within the neighborhood. So with that, I'd like to  
7 open up any comments or questions.

8 CHAIR VARGULICH: (Incomprehensible.)

9 COMMISSIONER EWOLDT: I'd like to say I  
10 do like the architectural renderings, I think it's a  
11 very tasteful building. I think you don't really  
12 tie it to the community (incomprehensible).

13 MR. PACANOWSKI: Yeah, I would agree.  
14 Appreciate, you know, the effort and the  
15 architectural design thinking about the materials  
16 and, you know, showing us the views and what it's  
17 going to look like. So it's well thought out and I  
18 think the scale is great for that corner. And I  
19 think it's actually going to look a lot better than  
20 the buildings in the area, so thank you for  
21 presenting and appreciate it.

22 MR. KILBURG: Thank you.

23 CHAIR VARGULICH: Do you have comments,  
24 questions?

1                   COMMISSIONER HIBEL: I have only one  
2 comment. It was where the -- the handicap parking  
3 was in the front. Would they walk around? It  
4 looked like there was, like, an (incomprehensible)  
5 landscaping that they wouldn't go straight through  
6 the door. A minor point but do they walk all the  
7 way around?

8                   MR. KILBURG: You're talking where the  
9 canopy is?

10                  COMMISSIONER HIBEL: Uh-huh. Correct.

11                  MR. KILBURG: In front, so they wouldn't  
12 have to walk all the way around. There is going to  
13 be a depression in there to allow them to -- to  
14 basically transfer from where the parking spots  
15 would be through that landscape area.

16                  COMMISSIONER HIBEL: Okay.

17                  MR. KILBURG: Into the other side of the  
18 canopy.

19                  COMMISSIONER HIBEL: Okay. Okay.

20                  MR. KILBURG: It currently needs to get  
21 detailed more obviously, but (incomprehensible) that  
22 but --

23                  COMMISSIONER HIBEL: -- yep, okay.

24 Thanks.

1                   COMMISSIONER GRUBER: Is the canopy  
2 intended to be a drive-up entrance for -- for  
3 patients or for use or there was another back  
4 entrance at the other side of the building that you  
5 indicated was more patient use.

6                   MR. KILBURG: Yeah. So the canopy in  
7 front (incomprehensible) for patient drop off,  
8 covered canopy, features a heavy timber-like blue  
9 lamp design for truss assemblies. That's intended  
10 to be patient drop off. A lot of times in a normal  
11 surgery situation, patients are being brought in by  
12 a significant other, maybe, you know, a parent or  
13 guardian or something like that, and so in that  
14 situation they may need to drop them off at the  
15 front door, it's covered (incomprehensible) to exit.  
16 Also in oral surgery, patient may come out of  
17 surgery and have gauze in their mouth or something  
18 like that, and the rear exit is for patient exit.  
19 So they can -- they probably don't want to walk  
20 through the reception area with maybe bloody gauze  
21 or something like that. That allows them a private  
22 access to exit the building to be picked up in the  
23 rear of the building.

24                   COMMISSIONER GRUBER: Is that canopied as

1 well?

2 MR. KILBURG: It is a small canopy there,  
3 yeah. Obviously that's -- you're talking about  
4 metered flow as they're exiting, because the --  
5 the -- an oral surgeon doesn't see a tremendous  
6 amount of patients on a daily basis. I don't think  
7 anybody wants to necessarily go see an oral surgeon.  
8 But, you know, in that situation it's a metered flow  
9 activating that fill rate. So canopy is smaller but  
10 it's also an architectural component from that  
11 standpoint as well as the (incomprehensible)  
12 component for the architecture.

13 COMMISSIONER GRUBER: All right. Thank  
14 you.

15 MR. KILBURG: Yep.

16 CHAIR VARGULICH: Overall I like the  
17 project. I think you guys have done a nice job  
18 overall with everything. I -- I -- looking at the  
19 landscape plan and then also comparing it with the  
20 staff report and it said something about missing,  
21 like, a street tree on Foxfield. When I look at the  
22 landscape plan there were no street trees along  
23 Foxfield.

24 MR. KILBURG: Yeah. So there's --

1 there's definitely street trees along Foxfield.

2 CHAIR VARGULICH: I'm sorry?

3 MR. KILBURG: There are street trees  
4 along Foxfield.

5 CHAIR VARGULICH: Yeah.

6 MR. KILBURG: What I think we need to do  
7 is just maybe delineate it a little bit better on  
8 the landscaping from that standpoint.

9 CHAIR VARGULICH: And then on the -- the  
10 plant list, you're using some locust and pear trees  
11 and I would just recommend not using those. One,  
12 locusts are -- have been overused for decades and --  
13 and so I would offer that there's some better  
14 options. And the pear trees are -- in the last five  
15 years or a little longer are considered invasive and  
16 most forestry departments for cities actually don't  
17 want to plant them.

18 MR. KILBURG: Okay.

19 CHAIR VARGULICH: And so if you can  
20 consider, like, a Kentucky coffeetree, London plane  
21 tree, or -- or an elm.

22 MR. KILBURG: Yep.

23 CHAIR VARGULICH: I think those would be  
24 useful trees and -- and wouldn't have some of the

1 same -- some of those draw backs those two have.

2 MR. KILBURG: Absolutely.

3 CHAIR VARGULICH: Overall I think it's,  
4 you know, a good looking landscape plan. The only  
5 thing I would say is the -- the landscape plan  
6 shows, you know, a lot of detail across the front of  
7 the building along Foxfield.

8 MR. KILBURG: Uh-huh.

9 CHAIR VARGULICH: But the grading plan  
10 that you did through reusing some of the soil  
11 doesn't seem to be integrated with the landscape  
12 plan. There's some drains across the front to kind  
13 of take the water that's going to shoot back towards  
14 the building and -- and you're redirecting it out  
15 towards this Courtyard Drive.

16 MR. KILBURG: Yes.

17 CHAIR VARGULICH: And right now I'm not  
18 sure those beds are kind of --

19 MR. KILBURG: Integrated --

20 CHAIR VARGULICH: -- integrated with  
21 where those drains are and how that's going on. And  
22 also the -- the berms are kind of forward away from  
23 the building. It's almost like they're going to be  
24 kind of like this thing along the street and there's

1 no planting engaging with them at all. So you might  
2 want to -- not so much that you need more planting,  
3 just how it's distributed in that area between the  
4 building face and the sidewalk.

5 MR. KILBURG: And that makes sense from  
6 that standpoint. The -- the berms were a late  
7 addition to the civil engineering plan, so from that  
8 stand point, the landscaping plan may not have been  
9 integrated as well as it could have been.

10 CHAIR VARGULICH: Yeah.

11 MR. KILBURG: You know, obviously we've  
12 engaged a landscape architect for feedback on  
13 plantings, locations, et cetera, from that  
14 standpoint and the types of plantings is obviously  
15 (incomprehensible). I may know some things about  
16 trees but I'm most (incomprehensible). And so  
17 that's what we do in -- in terms of engaging those  
18 folks. We'll give them the feedback from the  
19 standpoint of the types of plantings. I know that  
20 Dr. McKnight also has preferred plantings and I sent  
21 him a list of, you know, acceptable trees, shrubs,  
22 et cetera, from the ordinance as well. So he may  
23 look at it and say, well, I, you know, I prefer to  
24 do this style of tree and we'll give him a couple



1 options.

2 CHAIR VARGULICH: Sure.

3 MR. KILBURG: From that standpoint.

4 The -- the basis of a landscape plan is to set up  
5 something that's, you know, comparable to what the  
6 ordinance requires but to give the doctor some  
7 flexibility in selecting some of the trees from the  
8 ordinance that are acceptable from that standpoint,  
9 or some of the shrubs (incomprehensible).

10 CHAIR VARGULICH: Sure. I mean, overall  
11 my list was, you know, you had a lot of variety and,  
12 you know, it provided a lot of option.

13 MR. KILBURG: Yeah.

14 CHAIR VARGULICH: It was just more  
15 those -- those couple trees that could -- could  
16 be -- some alternatives could be considered there.

17 MR. KILBURG: Yeah. And I personally,  
18 like, I -- I have bad experiences with elm trees, so  
19 I know that there's newer versions which are not  
20 susceptible to disease. But from that standpoint,  
21 you know, I'm happy to give the feedback to  
22 Dr. McKnight as it relates to that. And we'll look  
23 at how we can integrate the berms a little bit more  
24 and maybe some natural occurring grasses or

1 something on berms.

2 CHAIR VARGULICH: Sure.

3 MR. KILBURG: From that -- that  
4 standpoint as well as maybe some natural flowers to  
5 go along with that.

6 CHAIR VARGULICH: That'd be fine. Like I  
7 said, overall project is well done.

8 MR. KILBURG: Appreciate it.

9 CHAIR VARGULICH: Anything else?

10 COMMISSIONER EWOLDT: While this is, you  
11 know, preliminary, I guess my only thing is I'm  
12 assuming that's -- looking at the site  
13 (incomprehensible) on a landscape plan it looks like  
14 there's a trash enclosure on the site. Is there --

15 MR. KILBURG: Yeah. It's at the  
16 northwest corner of the site.

17 COMMISSIONER EWOLDT: Okay. Yeah, that's  
18 what I thought and, yeah, just from, you know, our  
19 standpoint, I'm just curious, will it match  
20 generally with the building? Or what kind of  
21 material are you thinking at this point?

22 MR. KILBURG: Yeah. So we're right now  
23 proposing a fence material around the trash  
24 enclosure and then landscaping (incomprehensible)

1 around the outside.

2 COMMISSIONER EWOLDT: Okay. All right.

3 CHAIR VARGULICH: Any other questions or  
4 thoughts from anybody? No?

5 Is there a motion at this point?

6 COMMISSIONER FUNKE: I'll make a motion  
7 to close.

8 CHAIR VARGULICH: The public hearing.

9 COMMISSIONER FUNKE: The public hearing.

10 CHAIR VARGULICH: Make a motion to  
11 approve?

12 COMMISSIONER FUNKE: I thought we were  
13 closing the discussion, right?

14 CHAIR VARGULICH: No, we can just --

15 COMMISSIONER FUNKE: Oh, I'm sorry. I'll  
16 make a motion to close the public hearing.

17 CHAIR VARGULICH: All right. All right.  
18 Are -- is there a motion to -- regarding the project  
19 and the application?

20 COMMISSIONER STUDEBAKER: To approve the  
21 application, right? I think that's what we want to  
22 say. Motion -- motion to approve the McKnight Well  
23 Service Center, Foxfield Commons PUD, lot three,  
24 application for preliminary plan.

1 CHAIR VARGULICH: Is there a second?

2 COMMISSIONER HIBEL: I second.

3 CHAIR VARGULICH: Okay. Motion and  
4 second.

5 Any discussion on the motion?

6 Okay. So we have a motion to approve and  
7 a second for the application PUD preliminary plan  
8 McKnight Oral Surgery Center, lot three, Foxfield  
9 Commons PUD, as submitted by Apex Design Build, and  
10 to approve with resolution of all staff comments.

11 All right. Role call. Karen Hibel.

12 COMMISSIONER HIBEL: Yes.

13 CHAIR VARGULICH: Jeff Funke.

14 COMMISSIONER FUNKE: Yes.

15 CHAIR VARGULICH: Zach Ewoldt.

16 COMMISSIONER EWOLDT: Yes.

17 CHAIR VARGULICH: Dave Rosenberg.

18 COMMISSIONER ROSENBERG: Yes.

19 CHAIR VARGULICH: Gary Gruber.

20 COMMISSIONER GRUBER: Yes.

21 CHAIR VARGULICH: Chris Studebaker.

22 COMMISSIONER STUDEBAKER: Yes.

23 CHAIR VARGULICH: Myself, yes. Thank you  
24 very much.

1 MR. KILBURG: Thank you.

2 CHAIR VARGULICH: All right. Item eight.  
3 Rules and procedure update.

4 MS. JOHNSON: We will have this item on  
5 the next agenda.

6 CHAIR VARGULICH: All right. Thank you  
7 very much. All right. Additional business?  
8 Doesn't look like. (Incomprehensible) you think?

9 MALE VOICE: Nope.

10 CHAIR VARGULICH: All right.

11 MALE VOICE: Nope.

12 CHAIR VARGULICH: Thank you. Packets.  
13 Next meeting is on the 20th and we have things for  
14 the agenda, right?

15 MS. JOHNSON: Yes.

16 CHAIR VARGULICH: All right. Are we  
17 going to -- we going to be available? Christmas.  
18 All good overall, yes?

19 All right, cool. All right. Public  
20 comment, that's done.

21 All right. Motion to adjourn?

22 COMMISSIONER HIBEL: Motion to adjourn.

23 CHAIR VARGULICH: Second?

24 MALE VOICE: Second.

1                   CHAIR VARGULICH: All right. St. Charles  
2 Planning Commission, we will adjourn 9:08. Thank  
3 you.

4                   (The hearing concluded at 9:08 p.m. CST.)

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CERTIFICATE OF TRANSCRIBER

I, Jackie A. Scheer, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise in its outcome.

*Jackie A. Scheer*

JACKIE A. SCHEER

DECEMBER 13, 2022