

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, FEBRUARY 18, 2020**

Members Present:

Chairman Wallace
Vice Chairman Kessler
Tom Pretz
James Holderfield
Jeff Funke
Peter Vargulich
Suzanne Melton
Jennifer Becker

Members Absent:

Laura Macklin-Purdy

Also Present:

Ellen Johnson, Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:03 p.m.

2. Roll Call

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

3. Pledge of Allegiance

4. Presentation of minutes of the February 4, 2020 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Mr. Pretz and unanimously passed by voice vote to approve the minutes of the February 4, 2020 Plan Commission meeting.

5. First Street Redevelopment PUD – Building 7B (R&B Development, LLC)

Application for PUD Preliminary Plan

a. Discussion & Recommendation

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

Motion was made by Mr. Kessler and seconded by Mr. Pretz to recommend approval of the PUD Preliminary Plan for First Street Redevelopment PUD Building 7B, subject to resolution of all outstanding staff comments, specifically those in Items D and E of the staff report relating to site engineering, plan review, and building architecture.

Roll call vote:

Ayes: Becker, Holderfield, Wallace, Funke, Vargulich, Pretz, Melton, Kessler

Nays:

Absent: Purdy

Motion carried 8-0

- 6. Additional Business from Plan Commission Members or Staff- None**
- 7. Weekly Development Report**
- 8. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, March 3, 2020 at 7:00pm Century Station Training Room
 - Tuesday, March 17, 2020 at 7:00pm Council Chambers
 - Tuesday, April 7, 2020 at 7:00pm Century Station Training Room
 - b. Planning & Development Committee
 - Monday, March 9, 2020 at 7:00pm Council Chambers
 - Monday, April 13, 2020 at 7:00pm Council Chambers
- 10. Public Comment- None**
- 11. Adjournment at 7:27pm**



Planet Depos®
We Make It *Happen™*

Transcript of First Street Redevelopment

Date: February 18, 2020

Case: St. Charles Plan Commission

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Regular Meeting including :
Application for PUD Preliminary :
Plan; First Street :
Redevelopment PUD - Building :
7B (R&B Development, LLC). :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, February 18, 2020
7:03 p.m.

Job No.: 218482
Pages: 1 - 29
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of First Street Redevelopment
Conducted on February 18, 2020

2

1 Report of proceedings held at the location of:

2
3 CENTURY STATION

4 112 Riverside Avenue

5 St. Charles, Illinois 60174

6 (630) 377-4400
7
8
9

10 Before Paula M. Quetsch, a Certified Shorthand
11 Reporter, Registered Professional Reporter, and a
12 Notary Public in and for the State of Illinois.
13
14
15
16
17
18
19
20
21
22
23
24

Transcript of First Street Redevelopment
Conducted on February 18, 2020

3

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member

5 JEFFREY FUNKE, Member

6 JIM HOLDERFIELD, Member

7 SUZANNE MELTON, Member

8 TOM PRETZ, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 ELLEN JOHNSON, Planner

13 RACHEL HITZEMANN, Planner

14

15

16

17

18

19

20

21

22

23

24

Transcript of First Street Redevelopment
Conducted on February 18, 2020

4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

P R O C E E D I N G S

CHAIRMAN WALLACE: City of St. Charles
Plan Commission will come to order.

Tim.

VICE CHAIRMAN KESSLER: Becker.

MEMBER BECKER: Here.

VICE CHAIRMAN KESSLER: Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Melton.

MEMBER MELTON: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: I didn't know if we
have a flag here or not.

VICE CHAIRMAN KESSLER: We do.

CHAIRMAN WALLACE: Everyone please rise.

(The Pledge of Allegiance was recited.)

Transcript of First Street Redevelopment
Conducted on February 18, 2020

5

1 CHAIRMAN WALLACE: Presentation of the
2 minutes of the January 7th.

3 VICE CHAIRMAN KESSLER: Move to approve.

4 CHAIRMAN WALLACE: Wait a second. I'm
5 looking at the minutes, February 4th, 2020 meeting
6 of the Plan Commission. Is there a motion?

7 VICE CHAIRMAN KESSLER: So moved.

8 MEMBER PRETZ: Second.

9 CHAIRMAN WALLACE: Moved and seconded.
10 All in favor.

11 (Ayes heard.)

12 CHAIRMAN WALLACE: Opposed.

13 (No response.)

14 CHAIRMAN WALLACE: All right. First Street
15 Redevelopment PUD, Building 7B (R&B Development, LLC)
16 Application for Preliminary Plan, discussion and
17 recommendation.

18 MS. JOHNSON: So the subject property is
19 Lot 7B in the First Street Redevelopment, which is
20 located on the vacant lot just east of the Blue
21 Goose on First Street.

22 Earlier this month the City Council
23 approved a memorandum of understanding designating
24 R&B Development as developer of Building 7B, as

Transcript of First Street Redevelopment
Conducted on February 18, 2020

6

1 the lot is City-owned. So the LLC is represented
2 tonight by Bob Rasmussen who has filed an
3 application for a planned unit development
4 preliminary plan for the building.

5 In terms of the scope of the project, it's
6 a building footprint of about 6900 square feet,
7 four stories with first-floor parking of 19 spaces
8 and residential apartments on the remaining floors.
9 There are 21 apartment units, 6 two-bedroom and
10 15 one-bedroom.

11 In connection with the project the City
12 will be completing streetscape improvements along
13 First Street, and there are architectural plans
14 that are included in your packet, and the applicant
15 is here tonight to speak to those.

16 CHAIRMAN WALLACE: All right. Any questions?

17 MEMBER VARGULICH: I have a question for
18 Ellen. The parking -- there was a parking exhibit
19 in the packet, and the parking directly to the
20 north says it's public parking, but it had some
21 time limits on it. So what happens when it's not
22 public parking? Is it owned by somebody else?

23 MS. JOHNSON: I believe it's parking for
24 Blue Goose.

Transcript of First Street Redevelopment
Conducted on February 18, 2020

7

1 MR. RASMUSSEN: It's always public parking.
2 The time restrictions are put there by the City
3 for specific times, but it is a City-owned lot. I
4 did that as part of the first part of the First
5 Street project.

6 So it is City property at all times, but
7 the parking down there, typically those two-hour,
8 90-minute parking signs are only until 5:00 p.m.
9 After 5:00 p.m. the street is open to overnight
10 parking in that lot, as well.

11 MEMBER VARGULICH: Yeah, I wasn't talking
12 about the parking on the street. I was talking
13 about the parking lot, the dead-end parking lot
14 directly to the north.

15 MR. RASMUSSEN: It is owned by the City.

16 MEMBER VARGULICH: I didn't know if that
17 was an expansion for Blue Goose in the future --

18 MR. RASMUSSEN: No.

19 MEMBER VARGULICH: -- or something like
20 that. Not currently but something could happen.

21 MR. RASMUSSEN: There's no plan right now.

22 MEMBER VARGULICH: Right. But currently
23 the ownership doesn't lie with Blue Goose?

24 MR. RASMUSSEN: No.

1 CHAIRMAN WALLACE: Are these intended to
2 be rental or owned units?

3 MR. RASMUSSEN: Rental apartments.

4 CHAIRMAN WALLACE: And are the apartments,
5 are they going to be apportioned parking spaces?
6 I mean, there's only 19 spaces and 21 apartments.

7 MR. RASMUSSEN: Correct.

8 CHAIRMAN WALLACE: Do 19 of the apartments
9 have spaces or is it just --

10 MR. RASMUSSEN: Really what will happen in
11 this scenario is we'll rent the parking stalls to
12 the tenants, and the first 19 will get them.

13 The logic here is when we first developed
14 First Street and put the package together, you'll
15 see that in Ellen's packet the building was
16 supposed to be commercial with retail on the first
17 floor and two floors of office. The parking
18 required was 64 parking stalls. There were no
19 parking stalls in that building. The 64 people
20 were going to park in the public garage, the small
21 lot to the north, the street parking, what have you.

22 What I found out when we did Heritage Square
23 15 years ago -- actually, maybe longer now; I'm
24 getting older -- we did Heritage Square One,

1 Heritage Square Two, and I fought hard in front of
2 this Commission, as well as the City Council, to
3 convince them that there is a component to
4 residential parking with office and commercial
5 parking. In other words, the residential people
6 go to work, the office people come to work.
7 They're never -- not never -- they're most often
8 not there at the same time.

9 There's no City code or there's no City
10 numbers that incorporate that concept. We won
11 awards on that project; it was very successful,
12 remains successful today; my office is in there.
13 There's never a moment you can't park, yet we are
14 underparked there because we don't meet both
15 criteria. We're about half office space; we're
16 about half apartments.

17 This is a similar situation. We have
18 19 parking facilities available. That's all the
19 lot will fit. That's why the number became 19; we
20 can't get any more. And after those 19, the people
21 will park in the street because at 5:00 p.m. it
22 opens up. There won't be the office people from
23 across the street there. There might be late-
24 nighters, but not as much, not the traffic that

Transcript of First Street Redevelopment
Conducted on February 18, 2020

10

1 you would get from the bank or what have you during
2 the working hours.

3 So think that combination makes this project
4 very viable for this location from a parking
5 standpoint, much better than we previously had
6 planned, in my opinion.

7 MEMBER HOLDERFIELD: So they can also park
8 in the lot north?

9 MR. RASMUSSEN: They could, yep. Got to
10 be out by 8:00 a.m. or whatever the sign says. I
11 think it's 8:00 a.m. to 5:00 p.m. are the
12 restrictions on those hours.

13 MEMBER HOLDERFIELD: On that particular
14 parking lot?

15 MR. RASMUSSEN: I think so and it is in
16 the street, as well. The street has 90-minute
17 restrictions, I believe, across there during the day.

18 VICE CHAIRMAN KESSLER: Ellen, will you
19 tell us what the requirements are for parking at
20 this site?

21 MS. JOHNSON: Technically this property is
22 located within SSA 1A and 1B, and it's located
23 within 200 feet of public parking, so it's exempt
24 from any parking requirement. So they're actually

Transcript of First Street Redevelopment
Conducted on February 18, 2020

11

1 not required to provide any on-site parking, and
2 they are providing 19 spaces.

3 CHAIRMAN WALLACE: Just out of curiosity,
4 I don't remember but the parking for Building 7A,
5 where is that?

6 MR. RASMUSSEN: There isn't any. There's
7 16 residential apartments there. There's parking
8 in front, of course.

9 CHAIRMAN WALLACE: Out in the street?

10 MR. RASMUSSEN: There's six or eight on
11 the street, four or five on the south side.

12 CHAIRMAN WALLACE: For the bank?

13 MR. RASMUSSEN: Yeah. And then around
14 back you can park two or three cars against that
15 retaining wall but that's it.

16 MEMBER HOLDERFIELD: That's on the west side?

17 MR. RASMUSSEN: Correct. Where the drive-
18 throughs are there's like two or three spots. We
19 actually put lines in there for people to parallel
20 park by the dumpsters.

21 CHAIRMAN WALLACE: Do you know if there's
22 ever been issues with parking?

23 MR. RASMUSSEN: No. We own that building
24 and --

Transcript of First Street Redevelopment
Conducted on February 18, 2020

12

1 CHAIRMAN WALLACE: You've never had
2 tenants --

3 MR. RASMUSSEN: No. There are 16 one-bedroom
4 apartments in that building.

5 CHAIRMAN WALLACE: All right. Any other
6 questions?

7 MEMBER FUNKE: I've got a question. How
8 tall is Blue Goose next door? Do you have an
9 idea? 28 feet?

10 MR. RASMUSSEN: I don't think it's 28 feet.
11 It's over 20. It's maybe 24-ish.

12 CHAIRMAN WALLACE: It's two stories on the
13 inside.

14 MR. RASMUSSEN: It's not real tall, though.

15 MEMBER FUNKE: Would you say 25 maybe?

16 MR. RASMUSSEN: I don't know, though.

17 MEMBER FUNKE: Because you have that one
18 one-bedroom unit that has a balcony. I think,
19 from what the survey shows, the Blue Goose is
20 1.47 feet off the property line.

21 MR. RASMUSSEN: It is. The Blue Goose is
22 very close to the property line.

23 MEMBER FUNKE: So you're basically building
24 off the property line with your hanging balcony.

1 So you've got 3 feet there. That one unit is
2 going to be looking directly right at the wall not
3 getting any sunlight in that second floor.

4 MR. RASMUSSEN: It will, of course, get
5 some sunlight, but yes, it's very close to the
6 wall. Late in the day it won't get very much at
7 all. We backed about 5 feet off our property line
8 because of Blue Goose. We didn't realize the Blue
9 Goose was so close when we first got started on
10 this. We thought the sidewalk was the property
11 line. It's not. Blue Goose is pretty much right
12 on their property line, so we backed ours off
13 about 5 more feet to give us some room between the
14 two buildings.

15 MEMBER FUNKE: Where is the trash going on
16 the first floor?

17 MR. RASMUSSEN: The trash would have to be
18 inside in the garage.

19 MEMBER FUNKE: Do you have room in there
20 for that? It looks like you have everything taken
21 up. It doesn't show any areas for that.

22 MR. RASMUSSEN: We didn't put one in at
23 this point. We'd have to address that, whether it
24 can fit into that metered sprinkler room or what

1 have you, but we would need something.

2 MEMBER FUNKE: And then my last question
3 is, the balconies, these hanging steel balconies,
4 I guess the issue I have is -- and I look downtown
5 at the two buildings that were built, you have
6 these hanging balconies, people start moving in,
7 and all of a sudden you start seeing all their
8 stuff that's being applied to the balconies, their
9 grills, chairs, all that stuff, bikes.

10 Is there any way to maybe incorporate
11 these balconies into the architecture or make them
12 solid or something so we're not looking at more
13 appendages to the building?

14 MR. RASMUSSEN: Not really in this
15 particular building because we're trying to get
16 the number of units we can out of the square
17 footage.

18 MEMBER FUNKE: Can you make them solid?

19 MR. RASMUSSEN: Across the street we tucked
20 them in and it's a horrific problem, water leakage
21 because there's actually rooms below those
22 balconies. I as a high-end developer would not
23 want to do that.

24 MEMBER FUNKE: Could you make them solid?

Transcript of First Street Redevelopment
Conducted on February 18, 2020

15

1 MR. RASMUSSEN: You could.

2 MEMBER FUNKE: You're using this composite
3 panel. Just you're going to see this, and you're
4 going to see all the stuff that renters put on a
5 building. It's different with condos because
6 they're a little bit more kept.

7 MR. RASMUSSEN: We worked hard on the
8 building next door to minimize that, and I think
9 we have been pretty successful at it. Dan Marsh
10 spoke to this, and he would not want to enclose
11 those from an aesthetic standpoint. I think it
12 makes it look worse.

13 I do agree with you a hundred percent on
14 what's kept on those, and we can put that into our
15 own leases we don't want stuff out there that
16 looks bad. None of our buildings really have that
17 situation. I remember years ago one time in the
18 back of the other building above the BMO Harris
19 somebody had a couch on their balcony.

20 MEMBER PRETZ: I had one of those in college.

21 CHAIRMAN WALLACE: When I was in college I
22 had one.

23 MR. RASMUSSEN: But as soon as we found
24 out about it, we immediately had it removed.

1 I don't know that there's an easy answer,
2 Jeff, to that, but we need the balconies to make
3 them marketable, and to bring them internal, as a
4 builder, I don't like that scenario.

5 MEMBER FUNKE: I'd just like to talk a
6 little bit about the architecture. It looks a
7 little really like a warehouse, and the colors,
8 the original one was like an olive green with a
9 gray brick.

10 MR. RASMUSSEN: Do you have that picture,
11 Ellen? We also did a gray rendering.

12 So here is our challenge. I sat down with
13 Dan, I said, "Dan, I'm really tired of every
14 building being brick, just tired of it." We've
15 done a lot. The last building we just did with
16 the aluminum panels, anybody in this room would
17 have to agree it looks incredible, I think, when
18 we did those aluminum panels. Well, those aluminum
19 panels are three times the cost of brick. So it's
20 a very expensive building. This is more money
21 than brick.

22 So I'm happy to change it to brick. I just
23 was trying to do something unique and different
24 and not just be another brick building in downtown

1 St. Charles.

2 I truly don't care as a developer. Brick
3 is better for me long-term; I have no maintenance
4 and it can look great. I was just trying to do
5 something -- and Dan, as well -- something more
6 unique. So that's why we're sitting here tonight,
7 because the biggest comments I wanted to hear from
8 you folks is to get the ultimate direction on
9 really what this building should look like all
10 said and done.

11 I myself am not completely excited about
12 it, but we have wrestled with it for hours on end
13 trying to figure out a way to do something
14 different that would still fit in.

15 MEMBER VARGULICH: Is it possible to instead
16 of just using one color in the grain -- because
17 it's a pretty substantial part of the elevations.
18 Is it possible to use a couple of tones that are
19 compatible to give it a little more play? I mean,
20 you'd have to work through the rhythm and, you
21 know, make sure it works well.

22 MR. RASMUSSEN: Ellen, did you have that
23 rendering?

24 MS. JOHNSON: No. A colored rendering

1 that's gray?

2 MEMBER VARGULICH: That might be a way to
3 integrate a more modern look. Because right now
4 those areas look flat. You have a lot of areas
5 that just flatten out. Not necessarily something
6 wrong with the green color; it's just that they
7 just flatten out, and there's not much dynamic
8 to them.

9 MR. RASMUSSEN: I brought up the green
10 right away. I forget what group I was in; could
11 have been City Council -- it was, actually --
12 "What do you think of the green?" Because my
13 initial comment was "Yuck." Now, as I've looked
14 at it more, I kind of like it.

15 MEMBER VARGULICH: You see a lot of earth
16 tones, warmer earth tones used.

17 MR. RASMUSSEN: That's what the gray did,
18 but then it got kind of boring because it was dark
19 gray and light gray in the block on the bottom.

20 CHAIRMAN WALLACE: What is the dark color?
21 Is it gray above the doors?

22 MR. RASMUSSEN: Yeah. Same panels but
23 it's gray, and you see it on the north end, as
24 well, there.

Transcript of First Street Redevelopment
Conducted on February 18, 2020

19

1 MEMBER VARGULICH: Is all the glass
2 spandrel?

3 MR. RASMUSSEN: On the first floor, yes.

4 MEMBER VARGULICH: On the first floor with
5 the garage?

6 MR. RASMUSSEN: We need to so that we hide
7 the cars.

8 MEMBER VARGULICH: Is it possible inside
9 the garage to add bike racks above each parked car?

10 MR. RASMUSSEN: You can, yeah. We do that
11 in the condos.

12 MEMBER VARGULICH: I see it a lot in the
13 city as a way to integrate you're leasing a space
14 and you get a bike rack right above your car or on
15 the wall. I've seen them done both on the ceiling
16 or the wall.

17 MR. RASMUSSEN: So Ellen just jumped to
18 some other design elements that Dan and I had been
19 looking at. These are other apartment buildings
20 you see really in urban settings, and those are
21 corrugated panels; those are metal typically.
22 There's vertical, there's horizontal that you see
23 there. I think you had a vertical one, red one --
24 there you go. There's a vertical corrugated metal

1 panel. None of them did a whole lot for me, but,
2 again, the objective was trying to do something
3 that was unique and different.

4 MEMBER VARGULICH: Is it possible to bring
5 the brick up to the bottom of the third-floor
6 windows?

7 MR. RASMUSSEN: Yep.

8 MEMBER VARGULICH: Kind of the way it is
9 on the left and then bring that across so you'd
10 end up with less of the panels above.

11 MR. RASMUSSEN: Then the panels become a
12 dark gray, darker than even that other gray.

13 MEMBER VARGULICH: I understand what
14 you're saying, you know, about looking for some
15 differences. That's fine. I'm just trying to
16 give a little more depth visually.

17 MEMBER HOLDERFIELD: I'm really excited
18 about the building. I think it's going to be a
19 great asset to First Street. The reason I say
20 that, I back that up with across street we have
21 the contemporary Tudor and Elizabethan look with
22 that which is a contemporary look of that
23 particular style. 6B or this Building 6 south of
24 you is a retail setting from the 1920s. If you

1 drive along State Street in Geneva, you'll see
2 that facade again. Then we come here with a
3 2020 look, and I think that just fits in with the
4 transition that's going on in this neighborhood.

5 I don't like the colors. I think, as was
6 said earlier, earth tones would be better. I look
7 at the banding of the brick at the bottom of the
8 building, and I think that's what stabilizes it.
9 It's not too far removed from what you see at
10 Blue Goose, as it is banded at the brick.

11 I don't have any trouble with the panel,
12 but I think my concern was two things. Texture of
13 the paneling, I think the surface has to be
14 textured, a matte finish. I just think that would
15 not be so good, and the color, I don't know any of
16 us here -- I think that color is going to be a
17 little bit more than appears here tonight, and I
18 don't know where you would go. I think more earth
19 tones, but I'd like to see some contrast there.

20 And I just state that it's a good size for
21 the type that you're building upon. It's
22 streamlined, it's got uniformity to it, and I
23 support it a hundred percent, but like I said, how
24 you handle that, that's going to be -- that's

1 going to be critical.

2 I think -- I don't necessarily like the
3 corrugated, but you're going to get some richness
4 with this paneling. It has a low-lustre texture
5 to it. I think the softer colors -- I just can't
6 go with the green.

7 MR. RASMUSSEN: I agree with you
8 wholeheartedly. I wish we had that rendering. I
9 can get it on my phone. I sent it to Russ like
10 two or three weeks ago.

11 MEMBER HOLDERFIELD: It brings some
12 variety to that street.

13 MR. RASMUSSEN: Well, that was the
14 objective.

15 MEMBER HOLDERFIELD: And the building up
16 across the river on the corner where the brunch
17 cafe is, it's a little different. That anchors
18 that north end. I think this building would help
19 anchor the south end. There's three different
20 styles, so it will look great.

21 MR. RASMUSSEN: Okay. I appreciate that.

22 MEMBER PRETZ: Ellen, I have a question.
23 Will this be reviewed also by HP Commission?

24 MS. JOHNSON: No, because it's outside the

1 historic district.

2 MEMBER PRETZ: The rationale for my question
3 was that if, in fact, it was, then I was just
4 going to say there's an additional seven people
5 who are going to be taking a look at your design,
6 and the materials and that type of thing a little
7 bit deeper than the group that's here. But if
8 it's not, then obviously the conversation needs to
9 stay here. That could have helped the group, the
10 Plan Commission.

11 MR. RASMUSSEN: Well, it's easy for us to
12 take this rendering and change colors on it to
13 give you visuals. Because the rendering is drawn;
14 all you have to do is hit a button and change the
15 textures and what have you. So that would be easy
16 to get that back to you folks so you could see it
17 in different colors.

18 We could raise the brick; we could not
19 raise the brick. I'm looking at it when you said
20 about bringing the brick under that third floor.
21 I like the fact that it's not uniform right now.
22 So maybe we wouldn't want to make it that
23 symmetrical. I like the fact that the front door
24 is offset; it's not in the middle. All of those

1 things are making this thing a little bit more
2 unique than some of the other buildings we built
3 down there.

4 But if we make those panels a dark gray
5 that complements the lighter gray stone on the
6 bottom, now all that might meld together and be a
7 real nice comfortable look. This is not a
8 comfortable look. It kind of jumps out at you.
9 We don't want that to happen.

10 MEMBER HOLDERFIELD: The stone could be
11 changed, too; right?

12 MR. RASMUSSEN: Correct. You can get
13 those -- those are planned to be like the larger
14 blocks you see in the bottom of the other
15 building, the river lot building, and, of course,
16 those can be ordered in pretty much any buff or
17 grade type of color, dark, light, in the middle.
18 So yeah, we can create that pallet.

19 MEMBER VARGULICH: Bob, on the balcony,
20 just to follow up, is it possible to use like a
21 tempered fritted glass so that there's a little
22 more privacy or a little more screening that stays
23 with a more modern look or a perforated metal
24 panel that's maybe like 50 percent opaque so that

1 it has some of both of those things? Again, use
2 the metal to kind of pull off some of the other
3 things you're trying to do and give it a little
4 more modern feel. I guess the picketed balconies
5 don't to me feel as modern.

6 MR. RASMUSSEN: The only modern aspect of
7 that is it was cable railings between those posts.
8 It's all horizontal cables in there, which is very
9 modern.

10 MEMBER FUNKE: Is that allowed by code?

11 MR. RASMUSSEN: It is now. It didn't used
12 to be because it was climbable, but it is in
13 today's codes, yes. That was my first question to
14 Dan because we didn't used to be able to do that.

15 The metal panels I've never seen, but
16 that's an interesting thought. The glass I'm not
17 sure I want to do on a rental building because they
18 could just get ugly. But, again, that's just more
19 stuff to try to keep looking good and keep clean.

20 MEMBER VARGULICH: You can get them in
21 anodized aluminum; you can get them in stainless
22 steel. Anything -- if you were doing like an
23 aluminum frame like you're talking about for those
24 cables, you've probably got to do some sort of

1 aluminum or steel frame and then run the cables
2 between them. You still glue those and then you
3 just have clips to mount the panels in and then,
4 again, just add a little more screening or visual
5 buffering, but it can have a nice modern feel to it.

6 MR. RASMUSSEN: I'd be open to that sort
7 of thing.

8 MEMBER VARGULICH: Especially if it's
9 aluminum, not overly challenging on the
10 maintenance side of things. Understanding glass
11 can get expensive, tempered glass and all that.

12 MR. RASMUSSEN: The metal wouldn't be too
13 crazy.

14 CHAIRMAN WALLACE: Does anyone want to
15 make a motion?

16 VICE CHAIRMAN KESSLER: I'll make a motion to
17 recommend approval of the First Street Redevelopment
18 PUD Building, 7B (R&B Development, LLC) Application
19 for PUD Preliminary Plan subject to resolution of
20 all outstanding staff comments, specifically those
21 in Items D and E of the staff report relating to
22 site engineering, plan review, and building
23 architecture.

24 MEMBER PRETZ: Second.

Transcript of First Street Redevelopment
Conducted on February 18, 2020

27

1 CHAIRMAN WALLACE: All right. It's been
2 moved and seconded. Any discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: Tim.

5 VICE CHAIRMAN KESSLER: Becker.

6 MEMBER BECKER: Yes.

7 VICE CHAIRMAN KESSLER: Funke.

8 MEMBER FUNKE: Yes.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Yes.

11 VICE CHAIRMAN KESSLER: Holderfield.

12 MEMBER HOLDERFIELD: Yes.

13 VICE CHAIRMAN KESSLER: Vargulich.

14 MEMBER VARGULICH: Yes.

15 VICE CHAIRMAN KESSLER: Melton.

16 MEMBER MELTON: Yes.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Yes.

19 VICE CHAIRMAN KESSLER: Kessler, yes.

20 CHAIRMAN WALLACE: That concludes Item 5.

21 Is there any additional business?

22 Anything, Ellen?

23 MS. JOHNSON: No.

24 CHAIRMAN WALLACE: Weekly development

Transcript of First Street Redevelopment
Conducted on February 18, 2020

28

1 report, announcements. Are we having meetings?

2 MS. JOHNSON: Yes. The next one at least.

3 CHAIRMAN WALLACE: Any public comment?

4 (No response.)

5 CHAIRMAN WALLACE: Is there a motion to
6 adjourn?

7 VICE CHAIRMAN KESSLER: So moved.

8 MEMBER VARGULICH: Second.

9 CHAIRMAN WALLACE: All those in favor.

10 (Ayes heard.)

11 CHAIRMAN WALLACE: Opposed.

12 (No response.)

13 CHAIRMAN WALLACE: City of St. Charles
14 Plan Commission is adjourned at 7:27 p.m.

15 (Off the record at 7:27 p.m.)

16

17

18

19

20

21

22

23

24

Transcript of First Street Redevelopment
Conducted on February 18, 2020

29

CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of February, 2020.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois