

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, APRIL 2, 2024**

Members Present: Peter Vargulich
Laurel Moad
Karen Hibel
Jeffery Funke
Colleen Wiese
Zachary Ewoldt
Dave Rosenberg
Gary Gruber

Members Absent: John Fitzgerald

Also Present: Ellen Johnson, Planner
Bruce Sylvester, Assistant Director CD-Planning & Engineering
Court Reporter

1. Call to order

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

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the March 5, 2024 meeting of the Plan Commission

Motion was made by Ms. Moad, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the March 5, 2024 Plan Commission meeting.

5. 1416 Indiana Avenue Subdivision (Bob Rasmussen)
Application for Preliminary/Final Plat of Subdivision

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

Motion was made by Mr. Ewoldt and seconded by Ms. Moad to recommend approval of an Application for Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision (Bob Rasmussen).

Roll call vote:

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

Nays: None

Absent: Fitzgerald

Motion carried: 8-0

6. First Street PUD Lot 6 (City of St. Charles)
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 Ms. Moad and seconded by Ms. Wiese to recommend approval of an Application for PUD Preliminary Plan for First Street PUD Lot 6 (Bob Rasmussen), subject to resolution of all staff comments and suggestions provided by the Plan Commission.

Roll call vote:

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

Nays: None

Absent: Fitzgerald

Motion carried: 8-0

7. Public Comment - None

8. Additional Business from Plan Commission Members or Staff - None

9. Weekly Development Report

10. Meeting Announcements

a. Plan Commission

Tuesday, April 16, 2024 at 7:00pm Council Chambers

Tuesday, May 7, 2024 at 7:00pm Council Chambers

Tuesday, May 21, 2024 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, April 8, 2024 at 7:00pm Council Chambers

Monday, May 13, 2024 at 7:00pm Council Chambers

13. Adjournment at 7:35 p.m.



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Transcript of Hearing - 1416 Indiana Avenue (Item 5)

Date: April 2, 2024

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION OF THE CITY OF
ST. CHARLES

-----X
1416 Indiana Avenue :
Subdivision :
Items 5 and 6 :
-----X

HEARING
St. Charles, Illinois
April 2, 2024
7:00 p.m.

Job No.: 514866
Pages 1 - 10
Transcribed by: Jacalyn Mann

1 Hearing of the Plan Commission of the City
2 of St. Charles, Illinois.

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City of St. Charles

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2 East Main Street

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St. Charles, IL 60174

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Pursuant to agreement, before Lawrence

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Wallace, Notary Public in and for the State of

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1 A P P E A R A N C E S

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3 CHRISTINE SANCHEZ

4 City of St. Charles

5 2 East Main Street

6 St. Charles, IL 60174

7 (630) 377-4400

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

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3 MR. VARGULICH: All right. Call to
4 order. It's 7:00 o'clock. The St. Charles
5 Planning Commission. Laurel Moad?

6 MS. MOAD: Here.

7 MR. VARGULICH: Colleen Wiese?

8 MS. WIESE: Here.

9 MR. VARGULICH: Jeff Funke?

10 MR. FUNK: Here.

11 MR. VARGULICH: Karen Hibel?

12 MS. HIBEL: Here.

13 MR. VARGULICH: Zach Ewoldt?

14 MR. EWOLDT: Here.

15 MR. VARGULICH: Dave Rosenberg?

16 MR. ROSENBERG: Here.

17 MR. VARGULICH: Gary Gruber?

18 MR. GRUBER: Here.

19 MR. VARGULICH: John Fitzgerald?

20 MR. FITZGERALD: (Non-verbal).

21 MR. VARGULICH: Pledge of Allegiance,
22 please.

23 (Pledge of Allegiance Recited.)

24 MR. VARGULICH: All right. The

1 presentation of the meeting minutes from our
2 March 5th, '24 meeting; is there a motion to
3 approve?

4 MS. WIESE: So moved.

5 UNIDENTIFIED SPEAKER: Second.

6 MR. VARGULICH: All in favor?

7 (Chorus of our ayes.)

8 MR. VARGULICH: Opposed? The motion
9 passes.

10 Item 5, 1416 Indiana Avenue subdivision.
11 Item 5 is a preliminary and final class
12 subdivision filed by Todd Rasmussen. A vote here
13 is not required. I will begin with a presentation
14 from staff.

15 MS. JOHNSON: Okay. So I'm presenting
16 this item. The applicant is not present, but the
17 applicant is (inaudible), representing the
18 property owner, RRR 214, LLC. They've requested
19 approval of their final plat of subdivision to
20 plat of subject property and establish easements
21 necessary to allow for the site for redevelopment.
22 A building permit has been issued to convert the
23 existing building on the site, known as the LAM
24 Factory Building (phonetic), to convert the

1 building to 15 apartment units. The proposed use
2 is permitted under properties, multi-family,
3 residential building. And then the development
4 plans comply with zoning standards, so no zoning
5 approvals are necessary from the City.

6 However, the property established is
7 requiring the property be platted to establish
8 necessary easements for development. So a plat of
9 subdivision has been submitted for approval. The
10 proposed subdivision classes the property as a
11 single lot. There are utility -- further utility
12 easements, stormwater retention easements that
13 were in effect, and public utilities -- or public
14 access easement over the private drive, for the
15 access to maintain utilities.

16 School, Park, and Housing entities have
17 already been paid, and the staff recommends
18 approval. They're long-standing staff comments.

19 MR. VARGULICH: Any questions from
20 members?

21 MR. EWOLDT: I haven't seen this
22 homeowner agreement. There's a whole separate
23 engineering submittal?

24 MS. JOHNSON: Yes.

1 MR. EWOLDT: That is another part of the
2 plat subdivision?

3 MS. JOHNSON: Correct. There were
4 engineering plans approved, as part of the
5 building permit review.

6 MR. VARGULICH: Is there a motion?
7 Unless I jump the gun, we'll let members ask a
8 question.

9 MR. EWOLDT: Yeah. I'll make the motion
10 to approve 1416 Indiana Avenue subdivision by Mr.
11 Rasmussen for the preliminary (inaudible) subject
12 to staff comments.

13 MS. MOAD: I'll second.

14 MR. VARGULICH: So we have a motion and
15 a second to approve 1416 Indiana Avenue
16 preliminary and final plat submitted by Todd
17 Rasmussen. Any discussion? Roll call: Laurel
18 Moad?

19 MS. MOAD: Yes.

20 MR. VARGULICH: Colleen Wiese?

21 MS. WIESE: Yes.

22 MR. VARGULICH: Jeff Funke?

23 MR. FUNKE: Yes.

24 MR. VARGULICH: Karen Hibel?

1 MS. HIBEL: Yes.

2 MR. VARGULICH: Zach Ewoldt?

3 MR. EWOLDT: Yes.

4 MR. VARGULICH: Gary Rosenberg?

5 MR. ROSENBERG: Yes.

6 MR. VARGULICH: I'm sorry. Dave.

7 Gary Gruber?

8 MR. GRUBER: Yes.

9 MR. VARGULICH: Myself, yes.

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1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, Lawrence Wallace, the officer before
3 whom the foregoing proceedings were taken, do
4 hereby certify that said proceedings were
5 electronically recorded by me; that the foregoing
6 transcript, to the best of my ability, knowledge,
7 and belief, is a true and accurate record of the
8 proceedings; and that I am neither counsel for,
9 related to, nor employed by any of the parties to
10 this case and have no interest, financial or
11 otherwise, in its outcome.

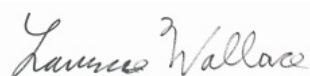
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13 FOR THE STATE OF ILLINOIS

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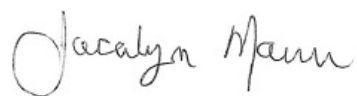
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CERTIFICATE OF TRANSCRIBER

I, Jacalyn Mann, do hereby certify that the foregoing pages, to the best of my ability, are a true and correct transcription from the official electronic sound recording and annotations of the proceeding taken on April 2, 2024, in the above-entitled matter; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.

Jacalyn Mann
April 5, 2024.



Jacalyn Mann



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Transcript of Hearing - 1416 Indiana Avenue (Item 6)

Date: April 2, 2024

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION OF THE CITY OF
ST. CHARLES

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1416 Indiana Avenue :
Subdivision :
Items 5 and 6 :
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St. Charles, Illinois
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1 PROCEEDINGS

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3 MR. VARGULICH: Item 6: First Street
4 PUD Lot 6. This is the applicant. It is the City
5 for this PUD. There's no public hearing required
6 for this, and we begin

7 MS. JOHNSON: Thank you. So the subject
8 property is the public parking lots located at the
9 southwest corner of Illinois and South First
10 Street. It is Lot 6 of the First Street
11 redevelopment PUD, and the City is the property
12 owner, as well as the applicant.

13 A building was originally planned for
14 this property as part of the First Street PUD, but
15 it's been temporarily used as a parking lot now
16 for several years.

17 Last year, the City entered into an
18 agreement with the legal owner of the Blue --
19 former Blue Goose property to reconstruct and
20 expand the parking lot on Lot 6 as a permanent
21 parking lot. So the south portion of the parking
22 lot will be -- will provide additional parking for
23 the Whole Foods grocer, and the north portion of
24 the lot will provide permanent public parking.

1 A PUD preliminary plan has been
2 submitted by the City for reconstruction of the
3 lots, adding streetscaping improvements along
4 First Street and Illinois. A PUD plan is required
5 to meet the property's PUD zoning.

6 For the plans here -- so this plan does
7 show all of the Whole Foods parking lot, which is
8 the existing lot. But we're focused on the
9 portion of the parking lot that will be
10 constructed on Lot 6, which is not patched. It's
11 the solid gray area.

12 So what's proposed is to keep the
13 existing access points for First and Illinois.
14 The lot will connect with the grocery store
15 parking lot, which is to remain. There will be 81
16 parking spaces. The southern 50 spaces are
17 designated for Whole Foods use. The northern 31
18 spaces are designated for public use. And this is
19 per the agreement that the City Council approved
20 last year as part of the initial Whole Foods use
21 of the property.

22 The existing surfacing will be replaced
23 with new asphalt and striping. There will parking
24 lot lines, and there is a native row of

1 (inaudible) that's off-centered, and that's
2 because that demarcates the line between public
3 and private parking, shown by the red line.

4 There's landscaping to be added along
5 Illinois Street and First Street, and that will be
6 an improvement over existing conditions, which has
7 seen a lack of landscaping. Also proposed is
8 streetscaping along the lot of Illinois and First
9 Street following this design, used along the rest
10 of the redevelopment area.

11 There will be 9 vehicle parking stalls,
12 that are shown on First Street. These stalls will
13 be concrete -- or the sidewalk will be concrete,
14 with a brick paver border, similar to the design
15 of the sidewalk along the ALE Building and also
16 (inaudible) buildings. There will be planter pads
17 along First Street, four of them, and two planter
18 pads along Illinois Street.

19 So regarding landscaping, there are a
20 number of outstanding staff comments listed in the
21 staff report. Let's see. Additional plantings
22 are requested in this area of 22, the northwest
23 corner of the lot. The middle island on the east
24 side here is planted on this spot, so we're

1 requesting additional plantings.

2 And there are a number of comments
3 regarding the Street Safe Plan. So we've noted
4 that one additional accessible -- one accessible
5 stall is required along that row of parking on
6 First Street. So that will reduce the number of
7 stalls to eight. Those on-street parking stalls
8 need to be concrete. But parking has also been
9 requested, and there's space to add it on the
10 north end of the lot and also here at the south
11 end.

12 There's also a desire that more brick
13 pavers be used for the sidewalk along First
14 Street, in particular. Pavers are shown along
15 Illinois, in order to be consistent with the brick
16 used directly to the north and south of this side
17 of First Street.

18 There is an issue with procuring the
19 pavers, because the manufacturer has stopped
20 making the specific style and color that matches
21 the rest of First Street. So we do have a supply
22 of them, but it's not like they're going to turn
23 down, if there's going to be enough to do more
24 than just the border that is shown right now. So

1 staff is looking into that.

2 There will also be pedestrian light
3 fixtures to match the decorative street lighting
4 east along First Street as well.

5 The Historic Renovation Commission
6 reviewed the preliminary plan. This was required
7 due to the property's location in the historic
8 district, and the Commission recommended approval,
9 subject to three conditions. The first of which
10 is that more brick pavers be used for that entire
11 sidewalk, and that will be accommodated, if
12 possible. But they're asking that all sidewalk
13 lighting should be similar to the rest of First
14 Street, which is the plan, and that there be
15 accompanying parking lot lighting, similar to the
16 Whole Foods lot, which also is the case.

17 Commission reviews are ongoing in
18 connection with the building permits to build for
19 this parking lot. The outstanding (inaudible)
20 comments are ongoing in nature, and will not
21 affect the site plan. So the staff recognizes
22 that any recommendation for approval be
23 conditional on the resolution to staff comments.

24 I'll take any questions.

1 MR. FITZGERALD: Well, I have one
2 question. For the separation of the public versus
3 private parking, that you show by the red line, is
4 there anything that's going to note that for the
5 public, so they don't get towed?

6 MS. JOHNSON: There will be signage.

7 MR. FITZGERALD: Okay. That was my main
8 concern. And then, as far as the landscape
9 lighting goes, it shows that there's kind of long
10 landscaping island; it looks like, you know, on
11 the western portion of this pad site. It's kind
12 of narrow-ish on the side. So would the -- yeah,
13 that one. It's showing signage. I mean, how big
14 is that? I mean, from a mowing standpoint, that
15 might be kind of hard to maintain. (inaudible).

16 MS. JOHNSON: Yeah. I believe it's only
17 about less than 5 feet, I believe.

18 MR. EWOLDT: Okay. Do we know if they
19 have the experience with plantings in areas and
20 things like that?

21 MS. MOAD: (Inaudible).

22 MS. JOHNSON: I believe it was -- it may
23 have been added, because those stalls are 16 feet
24 deep. With -- in or to allow stall length less

1 than 18 feet, there needs to be a space for a
2 bumper overhang. So that may be why that strip
3 was added to those rows, to allow for those 16, 15
4 spaces.

5 MR. VARGULICH: I have some more
6 questions about (inaudible) where Whole Foods has
7 to do theirs. You guys, the City, does ours here,
8 you know, the public spaces, or is there going to
9 be a benefit agreement as to how it's going to be
10 done first? (Inaudible).

11 MS. JOHNSON: No. That's a good
12 question. I don't know the answer to that
13 question. It may have been addressed in that
14 agreement with the Whole Foods property owner
15 already. I can check. Otherwise, there will need
16 to be coordination between the two parties, as
17 there has been in the current text as well. And I
18 don't know how it's handled exactly.

19 MR. VARGULICH: And with the northwest
20 corner, where staff is asking to furnish an exit,
21 there's also signage right in there, that was part
22 of their approval?

23 MS. JOHNSON: Here?

24 MR. VARGULICH: Over by 31.

1 MS. JOHNSON: 31, right. Yeah. We're
2 asking for additional landscaping here along the
3 lot line.

4 MR. VARGULICH: Oh, I see. I'm sorry.
5 Great. Thank you.

6 MS. JOHNSON: Yeah.

7 MR. VARGULICH: I think with the narrow
8 island, I think you guys should figure out how to
9 eliminate it, and just pave it, because I think
10 you won't be able to maintain it effectively.

11 Four feet, if you're not going to plant a lot and
12 turn it into something meaningful, have a turf and
13 having it here meet that turf, because I saw you
14 included an irrigation system?

15 MS. JOHNSON: Yeah. I believe the
16 irrigation will just be for the First -- the
17 streetscape planting.

18 MR. VARGULICH: But, I mean, it just
19 becomes this narrow space that can't be
20 effectively maintained. You'll end up with grass
21 that doesn't get mowed easily because there's cars
22 parked and there's overhang. God forbid, people
23 complain about their car being damaged because --
24 I mean, there's people who are going to come

1 through and do lawn maintenance. You know, stuff
2 like that.

3 MS. JOHNSON: Yeah.

4 MR. VARGULICH: So that's sort of how it
5 would be (inaudible).

6 MS. JOHNSON: We could look into that.

7 MR. VARGULICH: Yeah. It certainly
8 would apply to snow removal also. To not have to
9 -- you have somebody run into a narrow little
10 island, it does become, generally noticeable, if
11 you had heavy enough snow, where it kind of got
12 buried, if you will. And someone forgets, or, you
13 know, something like that. So it could just -- I
14 would say there's -- I wouldn't use the lemon
15 trees that are in the plant list. Mostly because
16 I think they'll look strange, given all the
17 existing trees that are there, and the new trees,
18 the other two trees that are planned to be
19 planted. It's the only one that has this very
20 formal shape to it, that particular species of
21 lemon. All the rest of the trees in the parking
22 lot that are there now, and the new ones, have a
23 more kind of standard kind of shade tree kind of
24 canopy.

1 So I would consider, like, a seedless
2 Coffee Tree or a Tulo Tree. Both of those are
3 used frequently, and both of them are used at the
4 police station site too. So the City has approved
5 use of those for projects. I would reconsider the
6 service area tree at the corner of First Street
7 and the driveway, that runs parallel to the front
8 of Whole Foods, mostly because it's a multi-step
9 tree, and you might have visibility issues in that
10 you'd have pedestrians and people driving, where
11 you have a lot of people that walk east to west,
12 all the way. I can see an impact. Just making
13 sure that, you know, there's good visibility for
14 eye contact, you know, for drivers, people are
15 seen. Think of somebody could dash through in
16 front or something like that. There's nothing
17 wrong with the trees, just that location.

18 UNIDENTIFIED SPEAKER: You're talking
19 about First Street there?

20 MR. VARGULICH: Yeah. It's the first
21 end of the driveway that intersects. It's the
22 only one.

23 MS. JOHNSON: This one right here?

24 MR. VARGULICH: Yeah, right there.

1 Where the parking and people; there's a pedestrian
2 crossing there. So, of course, in some form, they
3 could hide people, and mostly because of the
4 visibility of traffic, and that sorts of things.
5 There's nothing wrong with the trees. It's fine.

6 And then they're preserving all the
7 trees along 31?

8 MS. JOHNSON: Those are existing. So,
9 yes.

10 MR. VARGULICH: Right. Yeah. But
11 they're also coming back in the landscape plan,
12 and that's densely planting shrubs across the root
13 system of all the trees? So I think you're
14 actually doing more harm than good in that case,
15 because you're going to punch a bunch of holes on
16 top of a limited system. So that doesn't help the
17 trees.

18 You should use really small shrubs, or
19 maybe come up with some other way to provide some
20 light screening there. I understand what the
21 purpose is, and there's nothing wrong with the
22 purpose. It's just, you're going to damage the
23 (inaudible).

24 And then, I didn't see anything in these

1 drawings, or the engineers' drawings, on the
2 construction details related to the plant that's
3 along First Street and Illinois. But in the
4 landscape drawings, the landscape notes, the
5 details, there's almost no information. If
6 they're not going to use a engineer's plan for
7 under drainage, this complicated planting design,
8 which I think is very nicely done, will not last,
9 even with irrigation. Just all of those plants
10 are not what I would call streetscape or
11 hardy-rooted plants. Some are, but a lot are not.
12 And if you have traffic and people and salts and
13 all that kind of stuff, and you didn't have the
14 soil that can drain well, and then to have under
15 drainage to take care of the excess water, the
16 plants will suffer.

17 So you should just maybe investigate
18 that a little bit more. It's a complicated amount
19 of planting. I applaud it. I would just like to
20 see it last longer than three to five years.

21 MS. JOHNSON: Sure. Yeah. I'll pass
22 all of these comments onto the consultant.

23 MS. HIBEL: I just wanted to come back
24 to the signage. So how are you delineating

1 between the public and private? Is it on each
2 stall, each spot, or how do they --

3 MS. JOHNSON: Yeah. That's a good
4 question, and I'm not sure what the intention is
5 for that. I can get back to you on that. It's
6 not shown on the plans, and I'm not sure if it's
7 more or less somewhere. I haven't seen it. I
8 don't know if it will be on individual stalls, or
9 if it will be a sign, like, public parking from
10 here forward.

11 MR. VARGULICH: Does the agreement allow
12 for the use by the public in non-business hours?

13 MS. JOHNSON: I believe so. I believe
14 so.

15 MR. VARGULICH: I mean, I understand why
16 they would want to reserve them during business
17 hours. That area is a very active area, and if
18 they close at 8:00 or 9:00 o'clock on a Saturday
19 night, people who showed up for dinners, bars, or
20 whatever, could use that parking without fear of
21 being towed.

22 MS. JOHNSON: Right. And I know this is
23 one of the items being considered, and I'll have
24 to check with them on the agreement.

1 MR. EWOLDT: I know the lot currently
2 has some signs for public parking, you know, the
3 standard signs. This just might be a disciplined,
4 you know, comment that, physically, there's
5 something in the striping or something on the
6 pavement too, just to, again, reinforce it. And
7 that's only if, again, there are issues with
8 people (inaudible). Again, I'd hate for it to
9 happen during the daytime.

10 MS. MOAD: I have a couple of
11 observations, in terms of just practicalities. I
12 understand the shopping cart stalls in both the
13 Whole Foods parking lot, as well -- it's all of
14 the Whole Foods parking lot, existing and
15 (inaudible). They're very far back over here, and
16 so it might be beneficial to have at least some of
17 those carts or caddies a little bit closer.
18 There's a back side of the parking lot (inaudible)
19 that away from the building. And the handicap
20 spot on the corner of -- on the northwest corner
21 -- excuse me -- of Lot 6 or Parcel 6, as well as
22 at the far southeast corner, the signage there,
23 they say not conducive to having a handicap space
24 in terms of just access to the parking lot to go

1 to where you -- so I was just thinking about those
2 issues. So perhaps Whole Foods would want to move
3 them a little bit closer.

4 MR. EWOLDT and MS. MOAD: (Back and
5 forth inaudible.)

6 MS. MOAD: But on the other hand, you've
7 got the access of the driveway getting into the
8 parking lot, not necessarily the space. It feels
9 just not necessarily user-friendly.

10 MS. JOHNSON: Yeah. The requirements --
11 ADA requirements, are pretty strict on where the
12 Tesla parking spaces are located. So I believe
13 the ones at the northwest corner serve as the
14 Francesca's building, because that's the closest
15 spot to their entrance door.

16 MS. MOAD: They have their own. They
17 have their own access to the parking lot.

18 MS. JOHNSON: They have their own
19 building?

20 MS. MOAD: They have their own parking
21 lot.

22 MS. JOHNSON: Okay. Yeah. I'll ask
23 about that. Then the public (inaudible) who those
24 serve. Yeah. And down here, where they're

1 located.

2 MR. GRUBER: Sorry. I was just going to
3 say, for the redesign on the northeast corner, you
4 can't turn around and come back south in that
5 parking lot. That's quite a traffic issue. So
6 that helps. I see the access point there.
7 There's a divider there, and there's an entrance
8 in and an entrance out on that north side. Is
9 that still a right-turn only in that little
10 subdivider? Is that because it's so close to the
11 lane, you don't want them going to the left?

12 MS. JOHNSON: Yeah. The existing
13 Commission is writing right now, and that's
14 proposed to stay due to the traffic pattern in the
15 area.

16 MR. GRUBER: Because most people just
17 dart across through the parking garage anyway and
18 ignore that. That's my observation. So, I mean,
19 they're picking up from (inaudible) or whatever,
20 and they just cut across. Either we embrace it,
21 if that's what the recommendation is, then that's
22 fine.

23 MS. HIBEL: (inaudible).

24 MR. GRUBER: True. (inaudible) That's

1 why I'm sitting here. That's why I asked that.

2 MS. HIBEL: For the parking lot, about
3 the signage, you know, signs are good, but, you
4 know, we're also looking at Page 17, is the
5 red-dotted line. You know, another subtle way,
6 perhaps, marking the public-private is -- you
7 know, pavers or something there, like kind of a
8 walkway. But then maybe it could, you know, also
9 be served as speed bumps or raise it slightly.
10 But it's just a nice way. Signage is good. It's
11 just another way of kind of marking it, also
12 slowing down people that might have flown over
13 from the other parking area.

14 MS. MOAD: I like the addition of the
15 parking spaces on First Street, because there's
16 only three or four now.

17 MR. EWOLDT: It's a really nice plan
18 overall for the area, and it will improve the
19 whole area and benefit, you know, more than just
20 Whole Foods.

21 MS. JOHNSON: It will be nice to get the
22 streetscaping done, because it's the last segment
23 of the PUD area for First Street. There will
24 still be that gap kind of along the Milestone Road

1 2, kind of in that last spot, which is that Third
2 Street members. So it's technically outside of
3 the PUD. So this is the last First Street
4 redevelopment segment of the streetscape. So
5 we're going into that.

6 MS. WIESE: Ellen, will this all take
7 place together, or are you guys planning on doing
8 Lot 6 prior to everything taking place?

9 MS. JOHNSON: I believe the intent is to
10 do the construction together, with the physical
11 Lot 6 and the streetscape together, on the Whole
12 Foods parking lot.

13 MS. WIESE: Okay.

14 MS. JOHNSON: It's all under the same
15 permit.

16 MS. WIESE: Would it also just do it all
17 at once, so they get constructed together?

18 MS. JOHNSON: Yeah.

19 MR. VARGULICH: So does South First
20 Street become one-way then now? Because right
21 now, it's two-way, isn't it?

22 MS. JOHNSON: Yes. It will still be
23 two-way.

24 MR. VARGULICH: Okay. Because it

1 doesn't look like it's wide enough for two-way,
2 does it? On the right side? Because you're
3 adding in parking, annual parking? It looks like
4 it's 12, 13 feet from the back of the stalls.

5 MS. JOHNSON: Yeah. I believe the width
6 will basically be what it is now. Because right
7 now, this all exists.

8 MS. MOAD: It's usually a green space.
9 The grass is there too.

10 MS. JOHNSON: Right. Right.

11 MR. GRUBER: It looks deceiving.

12 MS. JOHNSON: It does. But yet, the
13 intent is definitely to lean into it.

14 MR. VARGULICH: Okay. Jeff?

15 MR. FUNKE: On the PUD that's changing
16 related to the (inaudible). If that agreement
17 changes, is it possible that a building could be
18 put back?

19 MS. JOHNSON: I suppose it would be
20 possible. So the stipulation with the neighbor in
21 terms of the public versus private parking stalls,
22 there's a provision in there that if Whole Foods
23 is no longer the tenant, then those spaces on Lot
24 6 would then to defer to public. And it is owned

1 by the City, so if, you know, a future user of the
2 Blue Goose building looks like they require all
3 these parking stalls, and the City does want to
4 develop the building, there would be nothing to
5 prevent that.

6 MR. FUNKE: Okay.

7 MS. JOHNSON: Yeah. The use of the lot
8 as a parking lot is permitted under the PUD
9 zoning. So it's not what was the original intent,
10 but it's what it took for Whole Foods to come. So
11 -- because they were not willing to take the space
12 without that initial parking.

13 MR. FUNKE: Understand. Thank you.

14 MR. VARGULICH: All right. Anything
15 else?

16 MR. FITZGERALD: Both Peter and I think
17 moving those two pylons -- because it almost looks
18 like it's going to create a danger for children,
19 not to mention maintenance, with the pylons there.
20 I think we need to remove those completely. You
21 can add parking spots. My question wasn't about
22 -- those are the long, narrow ones.

23 MR. VARGULICH: Oh, okay.

24 MR. FITZGERALD: The one with the red

1 line.

2 MR. VARGULICH: Yeah. I understand
3 that.

4 MR. FITZGERALD: Are you referring
5 actually to those? I mean, I was not the one
6 planning those items or introducing the breakup
7 scale and things like that, but an overall
8 fact-check on this parking area. But I think if
9 you had more spots, I think more people would come
10 in. But certainly, the narrow aisle between those
11 two ways, running north/south, you could eliminate
12 those things, overall maintenance.

13 MS. JOHNSON: Yeah. Those landscape
14 islands are required. So we require landscape
15 islands.

16 MR. VARGULICH: On the spaces.

17 MS. JOHNSON: A certain length of
18 parking. So they do need to be --

19 MR. EWOLDT: Ellen, look, the
20 (inaudible) is there ability for the City to be
21 able to get down and at that in (inaudible)
22 through this process, or is there --

23 MS. JOHNSON: I'm sorry? This one?

24 MR. EWOLDT: Yeah. I mean, is that

1 something that staff could be able to get approval
2 to eliminate?

3 MS. JOHNSON: Yes. That's not in
4 relation to the zoning requirements. So I can ask
5 about that. The Director has had communication
6 and consulted about this. So I don't know. And
7 he's on vacation. So I don't know the background
8 of why this strip was added, but it's not in
9 relation to any zoning requirement. So there
10 might be that possibility of removing it.

11 MR. EWOLDT: Okay.

12 MR. VARGULICH: Ellen, why don't we
13 double-check on that, that two-way stuff for First
14 Street? If you look at the general plans and the
15 posts, it looks like you're grabbing about 5 feet
16 from the centerline of the street. And you
17 propose -- it looks like the centerline is right
18 at the end of -- I don't know, maybe I'm reading
19 it wrong, but I would just double-check with them
20 to make sure there's enough space for two-way
21 traffic.

22 MS. JOHNSON: Yeah. I don't think that
23 line is showing the centerline as you think.

24 MR. VARGULICH: The centerline, right?

1 MS. JOHNSON: Not an easement, though.

2 MR. VARGULICH: Right. Right.

3 Any additional thoughts, comments, or
4 questions? Is there a motion?

5 MS. MOAD: I'll move to approve the
6 First Street PUD Lot 6 to the City of St. Charles
7 application for review comes under the PUD plan,
8 subject to staff recommendations and comments.

9 MR. VARGULICH: Motion. Second?

10 MS. JOHNSON: I'm sorry. Is the
11 language in the comments seen as conditions of
12 approval or suggestions?

13 MS. MOAD: I would say suggestions.

14 MR. VARGULICH: Is there a second?

15 MS. WIESE: Second.

16 MR. VARGULICH: Okay. So we have a
17 motion and a second for approval of the
18 application for PUD filed by the City of St.
19 Charles for Lot 6, the First Street redevelopment,
20 subject to resolution of staff comments and the
21 suggestions that have been provided by the
22 members. Roll call: Laurel Moad?

23 MS. MOAD: Yes.

24 MR. VARGULICH: Colleen Wiese?

1 MS. WIESE: Yes.

2 MR. VARGULICH: Jeff Funke?

3 Mr. Funke: Yes.

4 MR. VARGULICH: Karen Hibel?

5 MS. HIBEL: Yes.

6 MR. VARGULICH: Zach Ewoldt?

7 MR. EWOLDT: YES.

8 MR. VARGULICH: Dave Rosenberg?

9 MR. ROSENBERG: Yes.

10 MR. VARGULICH: Gary Gruber?

11 MR. GRUBER: Yes.

12 MR. VARGULICH: Myself, yes.

13 That concludes Item 6, all counted.

14 Good work. Additional business? Ellen, anything?

15 Will the panel have a meeting?

16 MS. JOHNSON: We may have a meeting.

17 MR. VARGULICH: All right. I think

18 everybody's excited that we got the work done.

19 All right. Is there a motion for adjournment?

20 MR. FUNKE: Motion to adjourn.

21 MS. WIESE: Second.

22 MR. VARGULICH: All those in favor?

23 (Chorus of ayes.)

24 MR. VARGULICH: All right. Meeting

1 adjourned at 7:35. Thank you, all.

2 (Off the record at 7:35 p.m. CST)

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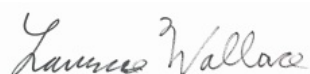
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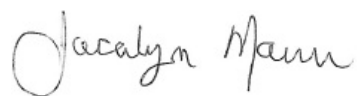
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I, Jacalyn Mann, do hereby certify that the foregoing pages, to the best of my ability, are a true and correct transcription from the official electronic sound recording and annotations of the proceeding taken on April 2, 2024, in the above-entitled matter; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.

Jacalyn Mann
April 5, 2024.



Jacalyn Mann