

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, APRIL 5, 2022**

Members Present: Peter Vargulich (via Zoom)
Colleen Wiese
Jeffrey Funke
Suzanne Melton
Zachary Ewoldt
Karen Hibel

Members Absent: Laura Macklin-Purdy
Jennifer Becker
Laurel Moad

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.

Motion was made by Chairman Vargulich to nominate Commissioner Funke as Acting Chairman for the remainder of the meeting. Motion passed unanimously by voice vote.

3. Pledge of Allegiance

4. Presentation of minutes of the March 22, 2022 meeting of the Plan Commission

Motion was made by Ms. Wiese, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the March 22, 2022 Plan Commission meeting.

5. Charlestowne Lakes (D.R. Horton, Inc.)

- Application for Zoning Map Amendment
- Application for Special Use for Planned Unit Development
- Application for PUD Preliminary Plan
 - 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. Wiese and seconded by Ms. Melton to close the public hearing.

Roll call vote:

Ayes: Vargulich, Wiese, Melton, Ewoldt, Hibel, Funke

Nays:

Absent: Macklin-Purdy, Becker, Moad

Motion carried 6-0

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. Wiese and seconded by Ms. Hibel to recommend approval of applications for Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes (D.R. Horton, Inc.), subject to resolution of staff comments.

Roll call vote:

Ayes: Vargulich, Wiese, Melton, Ewoldt, Hibel, Funke

Nays:

Absent: Macklin-Purdy, Becker, Moad

Motion carried 6-0

6. Springs at St. Charles (Continental 629 Fund LLC)

Application for Zoning Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

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. Wiese and seconded by Ms. Hibel to close the public hearing.

Roll call vote:

Ayes: Vargulich, Wiese, Melton, Ewoldt, Hibel, Funke

Nays:

Absent: Macklin-Purdy, Becker, Moad

Motion carried 6-0

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 Mr. Ewoldt and seconded by Ms. Melton to recommend approval of applications for Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Springs at St. Charles (Continental 629 Fund LLC), subject to the following conditions: 1) Perimeter fencing to be decorative; 2) Plantings to be incorporated around the wetlands; 3) Entrance gate to be open from 6:00am to 8:00pm; 4) Publicly accessible pedestrian connection at the north end connecting the park site to the development to the west; 5) Lighting to be added for the dog parks; 6) Perimeter fence to be set back 30 ft. from property lines with landscaping outside of the fence, except along Smith Rd.; 7) Path along the detention pond to be more curvilinear in design and 5 ft. in width; 8) Resolution of staff comments.

Roll call vote:

Ayes: Vargulich, Wiese, Melton, Ewoldt, Hibel, Funke

Nays:

Absent: Macklin-Purdy, Becker, Moad

Motion carried 6-0

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

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, April 19, 2022 at 7:00pm Council Chambers

Tuesday, May 3, 2022 at 7:00pm Council Chambers

Tuesday, May 17, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, April 11, 2022 at 7:00pm Council Chambers

Monday, May 9, 2022 at 7:00pm Council Chambers

12. Public Comment - None

13. Adjournment at 10:43 p.m.



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Transcript of Charlestowne Lakes (D.R. Horton, Inc.)

Date: April 5, 2022

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

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In Re: :
Charlestowne Lakes (D.R. Horton, :
Inc.) Application for Zoning :
Map Amendment, Special Use for :
Planned Unit Development, and :
PUD Preliminary Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, April 5, 2022
7:00 p.m.

Job No.: 412174A
Pages: 1 - 70
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Charlestowne Lakes (D.R. Horton, Inc.)
Conducted on April 5, 2022

1 PRESENT:

2 JEFFREY FUNKE, Acting Chairman

3 ZACHARY EWOLDT, Member

4 KAREN HIBEL, Member

5 SUZANNE MELTON, Member

6 PETER VARGULICH, Member

7 COLLEEN WIESE, Member

8

9 ALSO PRESENT:

10 RUSS COLBY, Acting Director of Community &
11 Economic Development

12 ELLEN JOHNSON, Planner

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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

2 CHAIRMAN FUNKE: Chairman Vargulich will
3 start the meeting. He is attending via Zoom.

4 MEMBER VARGULICH: All right. Thank you
5 very much, Chairman Funke. I'd like to call the
6 meeting to order and roll call, please, will be
7 Laura Purdy.

8 (No response.)

9 MEMBER VARGULICH: Colleen Wiese.

10 MEMBER WIESE: Here.

11 MEMBER VARGULICH: Jeff Funke.

12 CHAIRMAN FUNKE: Here.

13 MEMBER VARGULICH: Suzanne Melton.

14 MEMBER MELTON: Here.

15 MEMBER VARGULICH: Zach Ewoldt.

16 MEMBER EWOLDT: Here.

17 MEMBER VARGULICH: Jennifer Becker.

18 (No response.)

19 MEMBER VARGULICH: Laurel Moad.

20 (No response.)

21 MEMBER VARGULICH: And Karen Hibel.

22 MEMBER HIBEL: Here.

23 MEMBER VARGULICH: At this point I'd like
24 to move to nominate Commissioner Funke as the

1 acting chairman for today. Can I get a vote,
2 please? All in favor.

3 (Ayes heard.)

4 MEMBER VARGULICH: All right. Jeff,
5 please take over the meeting. Thank you.

6 CHAIRMAN FUNKE: Item No. 3 we have the
7 Pledge of Allegiance. Everybody stand.

8 (The Pledge of Allegiance was recited.)

9 CHAIRMAN FUNKE: Thank you.

10 Item No. 4 is the presentation of the
11 minutes of April 5th, 2022, meeting of the Plan
12 Commission. Is there a motion for approval?

13 MEMBER WIESE: So moved.

14 CHAIRMAN FUNKE: Second?

15 MEMBER MELTON: Second.

16 CHAIRMAN FUNKE: All in favor.

17 (Ayes heard.)

18 CHAIRMAN FUNKE: Opposed.

19 (No response.)

20 CHAIRMAN FUNKE: Motion passes.

21 Item 5 on the agenda is Charlestowne Lakes,
22 applications for zoning map amendment, special use
23 for PUD, and PUD preliminary plan submitted by
24 D.R. Horton, Incorporated.

1 Item 5(a), this is a public hearing item.
2 It is the role of the Plan Commission to conduct
3 public hearings on zoning applications that are
4 filed with the City. All testimony and evidence
5 both for and against an application shall be given
6 under oath.

7 Regarding procedure, first, the applicant
8 will make a presentation. Then we will take
9 questions from the Commission, followed by
10 questions and comments from members of the public
11 and anyone else wishing to present testimony.
12 When the Plan Commission feels it has enough
13 evidence to make a recommendation to the Planning
14 and Development Committee of the City Council, we
15 will close the public hearing. The Plan
16 Commission will then discuss the evidence gathered
17 relative to the findings of fact and vote on a
18 recommendation. The application will then go
19 before the Planning and Development Committee of
20 the City Council.

21 Before we begin, anyone who wishes to
22 offer any testimony including asking questions or
23 providing comments for or against the application
24 shall be sworn in. Will the witnesses please stand.

1 (Whereupon, the witnesses were thereupon
2 duly sworn.)

3 CHAIRMAN FUNKE: When you are speaking --
4 you can sit down. Thank you.

5 When you're speaking, please stand at the
6 lectern, state your name, spell your last name,
7 and state your address for the record.

8 Is the applicant ready to make their
9 presentation?

10 MS. BERNHARD: Yes. Good evening, my name
11 is Patti Bernhard, B-e-r-n-h-a-r-d, and I represent
12 D.R. Horton in their proposal for Charlestowne Lakes.
13 My address is 127 Aurora Avenue in Naperville,
14 Illinois.

15 With me tonight I have Patrick Cook, who
16 is with D.R. Horton land acquisition. I also have
17 Fred Thaete, who is with CAGE Civil Engineering;
18 Rich Olson, who is with GRWA, he is the landscape
19 architect and planner; and Bill Grieve should be
20 online with us, and he is our transportation
21 engineer.

22 D.R. Horton -- I just want to tell you a
23 little bit about the company. D.R. Horton was
24 founded in 1978. This is the largest home builder

1 in the U.S. since 2002. They have a diverse brand
2 of portfolio. They've had operations in over
3 100 markets -- 102 markets, actually, in 32 states.
4 They sold 81,000 homes in 2021. They're in
5 35 communities around the Chicagoland area, closing
6 on -- they closed on 750 homes in the Chicagoland
7 area in 2021, as well.

8 They just recently opened a new development
9 in Schaumburg on the old Motorola campus, they
10 redeveloped that, and also in North Aurora on the
11 Fox Valley Golf Course, they did a redevelopment
12 conversion to age-targeted housing there. So those
13 are some of the projects that are closer to our
14 area out here that they are actually selling homes.

15 The project tonight as the aerial view
16 shows is located just north of Charlestowne Mall
17 and south of Foxfield Drive. It is 30 and a half
18 acres of vacant land. It was actually annexed in
19 1991, so it's been in the city for quite a while
20 and has not developed in that amount of time.

21 It actually sits at the terminus of
22 King Edward Avenue, and in 2007 a consent decree
23 was issued by the Court because the City wanted
24 King Edward Avenue to continue through and be

1 connected down to Smith Road. So they went to
2 court to take the land to get that, a consent
3 decree was entered into which basically stated
4 when that land came in, it had to be developed as
5 a PUD, had to put in the extension of King Edward
6 Avenue, and also, it gave zoning for the property
7 of RM3. I'll show you here. Gave zoning for the
8 property of RM3 up on the northeast side and BC,
9 which is Business District down on the south and
10 the west sides.

11 Our proposed zoning rather than RM3 is
12 RM2, which is a much less dense zoning request.
13 We are -- our project will be about 5.5 dwelling
14 units per acre. RM3 has a maximum density of
15 20 units per acre, which we are not looking at doing
16 out there. That lower density is consistent --
17 we're consistent with the RM2 zoning to the north.

18 Let's talk a little bit about the
19 surrounding zoning. The surrounding zoning is
20 RS4 and RM2 to the north. To the east is R3 PUD
21 which is still located in the county. Also,
22 there's some R4 single-family to the north and the
23 ORI District with the bank on the southeast. To
24 the south and west it is ER PUD, which is regional

1 business PUD, and that's where the Charlestowne
2 Mall is located along with a lot of the detention
3 for the mall.

4 Like I said, the development is 30 and a
5 half acres. We're going to go extend that King
6 Edward Avenue through the project, and you can see
7 it goes all the way down from Foxfield Drive down
8 to Charter 1 Avenue which goes off of Smith Road.
9 There will be stormwater detention ponds on the
10 north side of the property which is basically
11 adjacent to the townhomes to the north. There's
12 also stormwater on the northwest side which is
13 adjacent to the stormwater for the development to
14 the north, as well. On the west side is pretty
15 much all stormwater, and then that south side is
16 Charlestowne Mall.

17 We do have a pedestrian connection that we
18 are going to put into Charlestowne Mall. So as
19 that area down there redevelops, hopefully we'll
20 be able to have a connection that takes us down
21 into that area.

22 We also have a number of paths that we have
23 put throughout the project. When D.R. Horton was
24 here last, some of the Commissioners requested that

1 we do put some paths around some of the detention
2 areas, and we have done that, have a path that the
3 runs up around the detention area so that people
4 can walk in that area. Also, as you look down --
5 go down King Edward Avenue, there are two areas
6 like right in the middle of the project which will
7 have some seating and just some nice area that
8 will be landscaped for people to sit in that area.
9 We will pay the school/park fees for the project
10 since it is residential, and also the inclusionary
11 housing fee will be paid by D.R. Horton.

12 Again, development signage, the
13 Charlestowne Lakes larger sign will be located on
14 Foxfield Drive, and then at the entrance off of
15 Charter One Avenue near Smith Road we'll have just
16 two piers with the little CL logo for Charlestowne
17 Lakes, and they will be landscaped as well.

18 This will be the bridge entryway. So as
19 you come in from the north, those stormwater
20 detention ponds that are up on the north, there
21 will be a bridge entry that will go across at that
22 point in time which will make that a really nice
23 entrance to the development.

24 As I stated, last May I believe D.R. Horton

1 was before you and received a lot of helpful
2 comments as to things that the Plan Commission
3 would like to see on the project. Just running
4 through a couple of those to show the plans that
5 we've changed or how we've changed them, they have
6 added buffer landscaping to the south because of
7 the Charlestowne Mall differentiation between the
8 commercial area and the residential area we have
9 added some landscaping, buffer landscaping down
10 there. And then also, on the east side where the
11 commercial or the ORI development is, we have
12 added landscaping there, as well.

13 Additional paths and sidewalks were
14 requested, and so we have added those to the plan.
15 Aligning the townhome drives with the drives in the
16 subdivision, you can see that all the driveways
17 now line up nicely so that you can go from one part
18 of the development to the other part.

19 One of the other requests was to give the
20 Plan Commission an idea of what the elevations
21 will look like. There is -- the driveway and the
22 parking in the rear of the townhome product is a
23 little bit recessed. So when you look at the
24 picture of the car that is parked in the driveway,

1 you can see there is a little bit of a recess in
2 there so that the front end of the car goes in.
3 So even though the buildings are 51 feet apart,
4 there is plenty of room for the 24-foot drive
5 aisle and for the driveways. They also requested
6 to see what it would look like within a little bit
7 of a hill, and you can see in this picture the
8 elevation of what that is going to look like with
9 a cross-section for the townhome courts.

10 They also requested guest parking, and so
11 we do have -- with the townhome section or the row
12 homes we do have two parking spaces in every
13 garage and two parking spaces behind every garage.
14 We have added some additional guest parking, as
15 well, those four spaces for every townhome unit.
16 And the same thing with the duplex units, there
17 will be two spaces in the garage and two spaces in
18 the driveway.

19 But guest parking you can see they've
20 added some guest parking in this area and some
21 guest parking over in this area, as well. And
22 then there is some parking along this King Edward
23 Avenue which we talked about with staff to try to
24 help slow down traffic in that area. Because it's

1 a wider street, and they didn't want, you know,
2 traffic flying through there. We thought if we
3 put some parking along that street it might help a
4 little bit with slowing down the traffic in that
5 area. So we've added, I think about 30 extra
6 guest spaces off-street and 21 on-street guest
7 parking spaces. They also asked for seating
8 areas, and as you can see, we added seating areas
9 in these two spaces here that were just open space.

10 The project itself is made up of row homes
11 and made up of duplexes or villas. The row homes
12 are located on the eastern side of the project,
13 and the duplexes are located on the south and the
14 western side of the project. The project will
15 have 105 row home units. They have rear-loaded
16 garages, so the streetscape will be the front of
17 the units. And you can see from this picture here
18 the front is going to be really nice and clean
19 with the rear-loaded garages in the back.

20 They all face the street. There will be a
21 scenic streetscape throughout. The parking will
22 be more than sufficient, four spaces for each
23 unit. They'll be three stories tall, as you can
24 see in the picture. Modern Craftsman architecture,

1 1600 to 1800 square feet and two to three
2 bedrooms, two or three bathrooms for those units.

3 The duplexes or the paired homes, the
4 villas are on that south and west side as I
5 stated. They are two-story. They do have a
6 front-loading garage. Again, that modern
7 Craftsman architecture styling. 1600 to 1900
8 square feet for those units, two to four bedrooms
9 and two to three bathrooms with four parking
10 spaces again per unit. Modern interior finishes
11 will also be provided for the units as you can see
12 in this picture.

13 So as we looked at this project, there were
14 a number of planning considerations that we wanted
15 to take into account before or during the process,
16 and one of those things was the future land use
17 map which showed it as commercial and high-density
18 residential. And that designation did not allow
19 the property to be developed, so -- and it hadn't
20 been developed since it was annexed in 1991 to the
21 City.

22 Also, the site topography. There is a
23 wetland area and the lower areas along Foxfield
24 Drive, so that dictated where our stormwater

1 management would be.

2 Ingress and egress. There are two
3 principal points of ingress and egress along King
4 Edward Avenue. Again, that consent decree that
5 was approved by the Court does require that we put
6 that King Edward Avenue in. It's 33 width in
7 pavement again rather than the 40 feet to try to
8 prevent fast driving, speeding through that area
9 because it will be a nice open drive.

10 There's open space, a lot of open space on
11 this project with the wetlands, the stormwater
12 ponds, the paths, the open space that we have
13 right along King Edward Avenue, and then there is
14 a sliver of land to the south which also will
15 remain open space.

16 The two distinctive styles of homes
17 provide us with a number of different marketing
18 pools to use, and then it's also serving as a nice
19 transition neighborhood from the commercial
20 development to the south to the residential
21 property to the north.

22 A couple things about the comprehensive
23 plan. I know that this was in your packets, but
24 the comprehensive plan said that you wanted to

1 prioritize infill properties that were already in
2 the city, and that is exactly what this is; it's
3 an infill property that's already there. So this
4 is a perfect opportunity to fulfill one of those
5 policies of your comprehensive plan.

6 Also to locate new multi-family-appropriate
7 locations -- again, we've talked about that
8 commercial area -- are always helpful, and then
9 it's also a nice transition to the residential to
10 the north.

11 Also, to ensure proper screening. We are
12 going to make sure that the screening between this
13 development and the commercial areas is sufficient
14 and also having that nice open space to the north
15 with the wetlands and the detention.

16 Here's some of the landscaping that you
17 can see that we are putting on the south side and
18 also on the east side to shield us from that
19 commercial area, same thing here.

20 This is also the east gate subarea. In
21 east gate subarea some of the goals that we're
22 trying to hit here is to revitalize the retail area.
23 Also in connectivity we're actually connecting now
24 King Edward Avenue along the north to Smith Road.

1 There are sidewalks and paths throughout and a
2 connection to the Charlestowne Mall.

3 There's separation of compatible uses.
4 Again, we are a nice transition from the commercial
5 areas to the south to the residential to the
6 north. We are going to have nice attractive
7 streetscape with the intermittent open space and
8 that beautiful bridge entry at the beginning and
9 then also a mix of uses, and we have two
10 distinctive neighborhoods to attract a broad pool
11 of buyers.

12 We did have a traffic study conducted.
13 The traffic study basically said that it would be
14 97 trips additional in the morning and 123 in the
15 evening. There would be up to maybe a 3-second
16 delay is all, and we -- that would be a minimal
17 effect on the roadway network in the system.

18 One of the other questions at the last
19 meeting talked about having a stop sign -- a
20 four-way stop on Foxfield Drive. Again, the
21 traffic study said that that should remain free
22 flow with no stop control based on our traffic
23 study.

24 So just a quick summary. Charlestowne Lakes

1 lives up to those objectives as we spoke about for
2 the comprehensive plan and the east gateway subarea
3 with a distinctive site plan, over 30 percent of
4 open space maintaining that wetland sensitive
5 area. We're going to be compliant with the consent
6 decree. We do have to have it amended which will
7 be part of the process as we get to City Council.
8 Multiple housing types, interneighborhood
9 connectivity and developing the site where the
10 zoning was obsolete with the that commercial
11 business zoning.

12 So our request, as stated earlier, we're
13 seeking a map amendment to rezone the property
14 from RM3 to RM2 with special use for a planned
15 development RM2 district with variations,
16 preliminary subdivision plat approval, and
17 preliminary PUD plan approval. And that is
18 basically it.

19 The only other thing I would like to
20 mention is we did have a neighbor meeting. We did
21 it via Zoom which worked out really nicely because
22 nobody had to come together. We invited everyone,
23 gave them a link. We did have a number of people
24 participate, tried to answer hopefully all of

1 their questions.

2 I do have to say that it was probably
3 one of the friendliest neighborhood meetings I've
4 had. Your residents were all really very nice and
5 very respectful, so it was really a good meeting.

6 And then we appreciate the help from
7 staff. They were really great to work with, and
8 we appreciate your time this evening. If you have
9 any questions, like I said, I have a number of
10 experts here who will be more than happy to answer
11 any questions you might have. Thank you.

12 CHAIRMAN FUNKE: Thank you. Do we have
13 any questions from the Plan Commission?

14 MEMBER MELTON: I have one. I'm curious
15 about the neighbor meeting. I'm glad you had
16 that. What were the hot topics that came up, and
17 was there resolution to those?

18 MS. BERNHARD: I would say -- what were
19 our major questions? Major questions I believe
20 were the stop sign again on Foxfield Drive, which,
21 you know, adds a collector, so I generally don't
22 want stopping on that road.

23 AUDIENCE MEMBER: Probably traffic-related
24 questions, traffic flow.

1 MS. BERNHARD: I think that was mostly --
2 they just wanted to know what they were going to
3 look like, which we showed them the elevations;
4 price points, they wanted to know about the price
5 points on the units. And, you know, those were
6 basically the questions that we had.

7 MEMBER WIESE: That was actually my
8 question. I was curious if you could share what
9 the range of your price points are.

10 MS. BERNHARD: I'm going to have Patrick
11 step up and do that if that's okay.

12 MR. COOK: Good evening, Patrick Cook,
13 D.R. Horton.

14 Generally, the row homes will start in the
15 low 300s, then similar, a little bit higher price.
16 As you know, this market has been pretty fast
17 moving, so that's as of today.

18 MEMBER WIESE: Thank you.

19 MEMBER HIBEL: I have a question. I don't
20 know who the right person is. The row homes back
21 up to one another, so the alley is behind, the
22 balconies all face one another. Curious other
23 properties that have that. I mean, if 51 -- if
24 you're saying 51 feet in between, noise level,

1 feedback from neighbors.

2 MS. BERNHARD: I'm going to let him answer
3 that one, as well.

4 MR. COOK: Yeah, the rear-loading row home
5 is a pretty popular product nowadays. There are,
6 multiple buyer groups. Generally, Chicago tends
7 to be a first-time buyer product, but also a buyer
8 that wants to stay in St. Charles and offers them
9 a lower square footage and much lower maintenance.
10 Our general back-to-back width here is actually
11 wider than most places. Up in Schaumburg about
12 I'd say probably 10 less feet, and some units you
13 cannot actually park two cars in the driveway.
14 Here you can, so this is certainly a wider execution.

15 MEMBER HIBEL: And so is the noise level
16 controlled either by landscaping or --

17 MR. COOK: To some degree. But to your
18 point, you are 60 feet from the back, which isn't
19 that different than subdivisions where you have
20 generally a 30-foot back yard.

21 CHAIRMAN FUNKE: Any other questions?

22 MEMBER EWOLDT: I have a question
23 regarding overall landscaping. You have some
24 great landscaping along your fence lines, your

1 signs and all that. In the long-term how do you
2 plan to maintain that? Obviously, some aging
3 properties don't tend to look good 10 years
4 from now.

5 MR. COOK: I'll hand it over to Rich over
6 here, but generally this is an HOA community.
7 I'll hand it over to Rich.

8 MR. OLSON: Sure. Rich Olson, Gary R. Weber
9 & Associates, 402 West Liberty Drive in Wheaton,
10 Illinois.

11 So this particular development will be
12 maintained by a master HOA, and so all the
13 landscaping including buffers will be installed by
14 the developer and then maintained by the HOA. So
15 the people that are living there don't mow their
16 lawn, it's all maintained by the HOA.

17 MEMBER EWOLDT: Thank you.

18 MEMBER MELTON: Is that a single HOA or
19 one for each development?

20 MR. OLSON: It's a single one.

21 MEMBER HIBEL: Currently are there any
22 parks on-site on the property?

23 MR. OLSON: We don't have a park, per se,
24 but there are two central features that are on the

1 plan that we developed with seating areas, and
2 they serve as a passive open space. Plus we've
3 added a walkway that leads up the pathway into the
4 natural area and up around the detention basins,
5 so it serves as an active portion of the
6 development.

7 MR. COOK: To add onto that, I know your
8 next petitioner tonight has the on-site park going
9 into the east of our property. Hence, I know
10 staff has asked us to add a pedestrian path
11 connecting the two developments, and there's also
12 a pedestrian path that will get you to the park
13 north, as well.

14 CHAIRMAN FUNKE: I've got a question and
15 it's probably for civil engineers. Did you guys
16 do any fire truck studies, turning radiuses in
17 between the townhome and row buildings?

18 MR. THAETE: Fred Thaete with
19 CAGE Engineering, 3110 Woodcreek Drive, Downers
20 Grove, Illinois.

21 We did. So part of the review that the
22 engineering staff asked us to do and the fire
23 department staff was to evaluate their public
24 works vehicle and their fire truck vehicle. So

1 we've done a turning analysis to make sure that
2 fire trucks can make their way all the way
3 through, let's call them the public streets as
4 well as the courtyard areas behind the townhomes.

5 So all that's been designed to make sure
6 that the fire trucks can get through there, public
7 works can get through there, not drive over
8 landscape, stay entirely within the paved area.

9 CHAIRMAN FUNKE: And do you see the trash
10 being picked up on the back side of the property?

11 MR. THAETE: I believe that's how the
12 townhouses are going to work is that trash will be
13 brought out from the garages on trash day, and
14 right there between -- there's a landscape area
15 between the units, so you've got the ability to
16 put your trash cans there on collection day. I
17 mean, obviously, I assume St. Charles has code
18 requirements with trash being out and bins being
19 out all the time, so would be similarly applied
20 here; you would bring your trash out to that point
21 for collection on that day and back in the garage
22 that night.

23 CHAIRMAN FUNKE: Next question is from a
24 materials standpoint. I see you have vinyl siding

1 on there. Is that still the case? Are you going
2 to mix vinyl siding with Hardy board?

3 MR. COOK: Yeah, we're going to work with
4 staff. Staff had comments about the code in
5 St. Charles not allowing for vinyl siding, so
6 we'll certainly work with staff to get to a
7 resolution.

8 CHAIRMAN FUNKE: Okay. So that's going to
9 be changed?

10 MR. COOK: That will be changed.

11 CHAIRMAN FUNKE: Okay. Great.

12 Any more questions from the Plan
13 Commissioners?

14 MEMBER VARGULICH: I have a couple
15 questions and comments, if I can.

16 CHAIRMAN FUNKE: Absolutely.

17 MEMBER VARGULICH: Hi. I personally
18 really like the overall project and am comfortable
19 with the residential project and the density. I
20 think you guys have certainly listened to a lot of
21 our earlier comments from the concept plan.

22 I'm, as you know, in disagreement with
23 adding cars parked along the King Edward Avenue
24 extension from the standpoint of despite good

1 intentions, I truly believe that it's going to be
2 a very highly traveled road. And so people trying
3 to parallel park on a very heavily traveled road,
4 especially a curved road might create some
5 visibility issues for people coming from behind
6 somebody trying to parallel park. I'd like to see
7 if there's a way that you can move some or all of
8 that parking into the court areas of the
9 townhomes. And I think there's a way to do that,
10 to move like maybe like 17 spaces without losing
11 any of your units. Is that something that you
12 would be open to exploring?

13 MR. COOK: Yeah. We will certainly explore
14 that. I think some of the suggestions for
15 off-street parking was -- I forget the
16 conversation, either with staff or at some point
17 in time there was a suggestion made on maybe it
18 was a traffic engineering call to look into adding
19 the on-street parking, to your previous point that
20 you disagree with to help alleviate and slow down
21 traffic there.

22 So certainly, we're open to exploring what
23 you mentioned today.

24 MEMBER VARGULICH: Currently there is no

1 parking on King Edward until you pass the park,
2 and as of right now people have to either go
3 eastward into West Chicago over to Smith Road or
4 wrap all the way around the mall to get over to
5 Smith Road and Main Street.

6 I think there's going to be a lot of these
7 neighborhoods Kingswood to the north as well as
8 others that will move through your connection,
9 which would be great. I think they're going to
10 use it a lot, and so maybe I can provide more
11 detail on that, share it with staff, and you guys
12 can work with staff to see if that's something
13 that could work for you. I'm not interested in
14 reducing your density. I just think on-street
15 parking is a problem, and if you could relocate
16 it, that would be great.

17 The only other question I have is the
18 Lot B, Outlot B on the far southeast corner of the
19 property for there could be consideration for you
20 to either sell or transfer that property to the
21 City or the mall. It's kind of doesn't have a
22 useful function for you, and it tends to be one of
23 those that things that will start out okay and
24 then be forgotten, doesn't get as much attention.

1 And it just seems like that piece of land might be
2 better suited to the mall redevelopment, and I was
3 going to see if you guys would be open to working
4 through discussions to that end.

5 MR. COOK: Yeah. 100 percent. We like
6 the idea of having it in the short term from a
7 marketing standpoint, but yes, there's absolutely
8 no benefit to the development having it long-term.
9 So we're certainly open to signing off. I think
10 the challenge right now is the viability of that
11 being something a buyer wants to pick up.
12 Certainly, we can discuss with the City about that
13 happening.

14 MEMBER VARGULICH: All right. And along
15 that line, I think you'd want to have the tree
16 buffer that you're currently running along there,
17 if that property could be transferred would need
18 to run along the back of Duplex Lots 2, 3 and 4 to
19 kind of add that buffer for those units going
20 forward.

21 Another comment I wanted to ask about is
22 if you could extend the sidewalk in front of
23 Townhome Unit No. 21 on the north side and extend
24 it to the west and then to the south to the

1 right-of-way, and then this would provide better
2 access to guest parking that might be on the street.

3 MR. COOK: We can certainly explore that.
4 I'm having a hard time visualizing that right now
5 looking on the screen here but someone can
6 certainly explore.

7 MEMBER VARGULICH: I notice you had some
8 benches that are in the little open space area as
9 part of your townhomes, and then you have some
10 paths obviously that have been added which I
11 appreciate. Is it possible to add some benches in
12 front of Townhome Buildings 1, 2, 3, and 20 and 21
13 that would kind of face the open space so that
14 people could come and sit and enjoy the view?

15 MR. COOK: I just looked back at my
16 landscaper, and he said that should not be a
17 problem.

18 MEMBER VARGULICH: Great. I was also
19 wondering regarding the landscape is you're
20 showing -- and I think it's a great idea and I
21 agree a hundred percent about adding the buffer
22 trees along the west and south as a way to kind of
23 mitigate exactly how the mall might redevelop.
24 But there's also a 20-foot electrical easement

1 that runs in that same area, and I don't know if
2 those trees can be planted within the easement. I
3 think that's something to confirm with our staff
4 and with those departments. I'd hate to see those
5 trees be removed, but I also know if there's an
6 easement there, and they do have their regulations,
7 if you could please look into that.

8 MR. COOK: We will coordinate with staff
9 on that topic.

10 MEMBER VARGULICH: And will there be any
11 enhancements to the existing wetland? The
12 existing wetland is kind of a little bit more of a
13 farmed wetland, and I don't know what condition
14 horticulturally it's in, but were you planning any
15 enhancements to the wetland?

16 MR. OLSON: Currently we are not. We are
17 preserving it in its existing state, but we can
18 certainly look into that further as we move
19 forward.

20 MEMBER VARGULICH: Okay. You know, you're
21 putting in quite the effort, and it would seem
22 that, you know, with either some additional work
23 and plan appropriate types of maintenance that
24 your landscape architect was talking about that

1 the POA would be responsible for you'd want that
2 to feel integrated at the end. Obviously, it's
3 challenging right in the beginning because you
4 have new plantings, but I would think that some
5 plan should be developed to make sure that those
6 integrate and have a cohesive look at the end and
7 not just kind of one that's left alone and the
8 other one that there's time spent on.

9 The profile being used around the detention
10 basins, is it possible to have that on the side
11 slopes up to the high water line?

12 MR. OLSON: Yes. We do have the low
13 profile up to the -- as a matter of fact, on the
14 graphic that you're looking at on the screen the
15 dark green areas are where prairie will be
16 extended to. The west side of the entrance drive
17 is a little bit more of a wet bottom, and the east
18 side has more open water pockets, so there's
19 different treatments that we use up the side slopes.

20 MEMBER VARGULICH: On the landscape plan
21 the existing wetland had a buffer area around it
22 obviously for appropriate reasons, but it looks
23 like it's being treated with turf instead of some
24 mix. Is it possible to look at that and possibly

1 update that and create a better connection?

2 MR. OLSON: Yeah. You're referring to
3 around the existing wetland area. That's mostly a
4 treed area, but we can certainly look at doing a
5 natural band buffer area for sure as a transition
6 from the turf to the native area.

7 MEMBER VARGULICH: All right. And you've
8 already indicated a comment about, you know, how
9 the new property and potentially the Springs
10 property to the east would utilize some of the
11 paths to make these connections up to Foxfield
12 Drive, so I appreciate your willingness to do
13 that. And certainly, as you review that project,
14 there might need to be some coordination which
15 obviously staff can handle. But thank you very
16 much for that. Thank you.

17 CHAIRMAN FUNKE: Thank you, Commissioner
18 Vargulich.

19 Any other comments from the Plan Commission?

20 (No response.)

21 CHAIRMAN FUNKE: Before we begin public
22 comment I would like to note that we have received
23 written public comment from the following
24 individuals regarding this project. Comments that

1 were provided to the Plan Commission are a part of
2 the meeting record.

3 We received a letter dated 3/23/22 from
4 Kathleen Taylor, an email from John Glenn 3/29/22,
5 an email from Brian Hayden dated 4/5/22, an email
6 from Jessica Klepacki dated 4/5/22, and then an
7 email dated 4/5/22 from Michael Burns.

8 Do we have any questions from members of
9 the public?

10 Please state your name and address.

11 MS. MIEDEMA: Okay. My name is Doris
12 Miedema, and I live at 3724 King George Lane in
13 St. Charles, and I have two questions. It looks
14 like --

15 AUDIENCE MEMBER: We can't hear.

16 CHAIRMAN FUNKE: Speak into the
17 microphone, please.

18 MS. MIEDEMA: It looks like there's only
19 one access -- one road through the development
20 main road for the entrance and the exit, and I
21 think that's going to get crowded and overwhelmed,
22 and it's not going to be as wide as the normal
23 streets in St. Charles are, I think 33 feet. And
24 where we live now I think the streets are only

1 33 feet wide, and when the snow plow comes,
2 there's cars there, they're not going to plow it
3 because it's too narrow for cars on the road. So
4 I think that should be looked at, too, that if you
5 are going to have parking, you've got to have
6 enough for the street to be snowplowed.

7 And what are you going to do with all
8 these people -- are school buses going to be able
9 to get through, make turns and pick up kids all
10 over? I don't know what the plans are for that.
11 Are they going to be able or do we know if the
12 schools are going to be able to handle all the
13 kids that will be coming? I don't know.

14 But anyway, those are just a couple of my
15 concerns. Thank you.

16 CHAIRMAN FUNKE: Thank you.

17 Please state your name and address.

18 MS. CORNETT: Good evening, my name is
19 Diana Cornett, C-o-r-n-e-t-t. I live at 3729 King
20 George Lane right across from all the development
21 that we're talking about, and I'm also currently
22 president of the townhomes association, so I have
23 a few questions.

24 AUDIENCE MEMBER: Can you speak up?

1 MS. CORNETT: Can't hear? Okay.

2 So one of the questions that I have and has
3 also been brought to my attention from some of my
4 neighbors is the construction traffic. You know,
5 since the road is not there yet, how will that be
6 implemented? Will the truck traffic come off of
7 Smith Road? Will it come in off of Foxfield?
8 Ideally it would be nice if it entered off of
9 Smith Road and not through the residential area.
10 And which part gets built first?

11 And then as far as the ponds are concerned,
12 we are currently maintaining or partially
13 maintaining the two large ponds on Foxfield, and
14 over the time -- you know, over the years it's
15 becoming more and more expensive to maintain those
16 ponds. So I was just wondering who is going to be
17 charged with maintaining the new detention ponds
18 on this development. I had heard that there's a
19 possibility the City might be thinking about
20 starting to take over some of that pond
21 responsibility moving forward with new
22 developments, and I wasn't sure if that's being
23 considered here.

24 Oh, and then also, who maintains the parkway?

1 Apparently, in the past our landscape company just
2 maintained it, and then when a new landscape
3 company took over their business they maintained,
4 oh, that's really not a part of our responsibility
5 for Kingswood. So all that summer it wasn't mowed
6 or maintained, and it started looking a little
7 ugly. So just was wondering, again, who would
8 maintain that because I know there's landscape
9 being installed on the new development, but what
10 about the parkway, I don't know who is responsible
11 for that.

12 And I think those are my main questions.
13 Thank you.

14 CHAIRMAN FUNKE: Thank you.

15 MR. BUNDY: Good evening. Ryan Bundy,
16 B-u-n-d-y, I live at 2730 Lehman Drive in West
17 Chicago.

18 My main concern is looking at the
19 wetlands. The existing wetlands are going to just
20 stay the same, and the adjacent property which is
21 under consideration for development also leaves
22 the wetlands. And basically, all that water that
23 goes along those wetlands drains into our back
24 yard at 2730 Lehman Drive.

1 Currently right now there's a river
2 running through the back yard into our grate. So
3 the fact that both developments are going to leave
4 the existing wetlands and just allow the waters
5 from Kingswood and all that to continue to flow
6 that way without addressing the changing of the
7 wetlands is a concern. So that's all I have.

8 CHAIRMAN FUNKE: Thank you. Any more
9 comments or questions from the public?

10 MS. GARDAPHE: I'm Nancy Gardaphe from
11 3736 King George Lane, and I just want to make
12 sure that they're going to preserve the trees on
13 Foxfield because that adds buffering, and then it
14 looks like you're going to be adding additional
15 buffering so we can't see -- so Kingswood doesn't
16 really see your property? Okay.

17 And then the other thing that I brought up
18 is just a reminder about cars. Because a lot of
19 people have two or three cars in their household,
20 and what we've learned is people don't downsize
21 their cars; actually, they upsize their cars. And
22 I'm hoping that you will accommodate the garages --
23 or the garages will accommodate two good-sized
24 SUVs so you won't have this overflow of cars that

1 causes congestion on your streets, and that causes
2 problems with snow removal and other cars going
3 down those streets.

4 Thank you.

5 CHAIRMAN FUNKE: Thank you.

6 MS. HENIFF: My name is Karen Heniff,
7 812 King Henry Lane in the development that's
8 right off of Foxfield. I'm a little fuzzy and so
9 I just need clarification in terms of density of
10 the residences. It's my understanding that there
11 are 62 duplexes -- correct -- and if you multiply
12 that by two, then that means that's 124 residents;
13 correct? No, it's not?

14 Well, maybe if we could have a count as to
15 how many actual residents will be in this area
16 taking into consideration the duplexes and the
17 townhomes. Because once again, I'm concerned
18 about density of residents and also density of the
19 parked car situation. Because I think it was an
20 excellent point that Nancy just brought up that
21 parking can become a real problem, and even if
22 garages accommodate parked cars, oftentimes they're
23 parked in the driveway or they're parked on the
24 streets.

1 And that also kind of leads into the
2 landscaping plan. I think there have been a lot
3 of excellent questions about the landscaping plan,
4 and I think it's rather fuzzy in terms of what we
5 can expect, and I think we need that to be
6 addressed more by D.R. Horton before anything can
7 go farther. You just don't want them to say yeah,
8 we think we're going to be doing this and doing
9 that. I think we really need a landscape plan.

10 I'm as well concerned about the traffic
11 congestion because I know that you had done, I
12 believe a traffic report, but I guess I'd really
13 like to analyze it from how many expected cars
14 will this new project incur and take into
15 consideration that all that traffic is moving just
16 down one very small road which is King Edward.

17 Have you given it any consideration as to
18 how it impacts the schools? Will our existing
19 schools be able to accommodate all of these new
20 residents, or will we once again have to finance a
21 new school to be built to accommodate this? And
22 we certainly don't want the quality of education
23 to go down because of overcrowding.

24 I wondered why -- you know, I'm looking at

1 the totality of the whole project, not just
2 D.R. Horton but also at one time there were
3 supposed to be several apartment buildings in the
4 mall area. And I guess I'm wondering why
5 there's -- there's only the consideration of
6 apartments or townhomes or duplexes and not --
7 there isn't a consideration of any single-family
8 homes.

9 We all know that's a great place to raise
10 a family. We feel as though St. Charles should be
11 a community that's interested in fostering that
12 kind of atmosphere. So, you know, as much -- I
13 think we've gotten the impression that you want to
14 start to urbanize some of St. Charles, but I think
15 a lot of us here have moved to the suburbs for
16 that very reason that we want to have a suburban
17 feeling, we don't want an urbanized feeling -- or
18 at least this is my feeling -- an urbanized
19 atmosphere. I mean, if people really want that
20 urbanized feeling, then perhaps some of the larger
21 cities or even Chicago is a better fit for them
22 than coming out to the suburbs.

23 I mean, I know that these lands have to be
24 developed, but I just think, you know, there's a

1 lot of development left in St. Charles, and there's
2 a lot of density being looked at in just this one
3 particular area of St. Charles, and I think it's
4 really going to compromise traffic flow, education,
5 and quality of life.

6 And once again, just to address the
7 landscape again, I really don't feel as though a
8 decision should be made until we have a much more
9 concrete idea of what landscaping is going to
10 consist of because last thing that we want to do
11 is I think the homes don't really want to feel as
12 though their view is of a parking lot with just a
13 lot of cars parked in an open area. So that takes
14 into consideration the actual driveway, the guest
15 parking, the street parking. Which I totally
16 agree that to have side parking on both sides of
17 King Edward is not a smart idea. I think we're
18 looking for accidents to happen in terms of
19 parallel parking, and I don't think it's really
20 going to slow down the traffic; I think it's going
21 to interfere with the traffic flow.

22 If I could just have, once again, a
23 clarification -- this is my first meeting and it
24 was very difficult to hear comments from

1 D.R. Horton because their faces are facing you,
2 and we cannot hear from the back very easily. But
3 I'd like to know exactly how many people are going
4 to be in this project considering at least
5 two people in a residence. And then I'd also like
6 to know if there are two people in each residence
7 how many cars they project to be parked in this
8 particular area and also traveling through these
9 streets.

10 Thank you very much.

11 CHAIRMAN FUNKE: Thank you.

12 MR. THURSLAND: My name is Bill Thursland.
13 Can everybody hear me? I'm at 2400 Lehman Drive.
14 I live about three-quarters of a mile from King
15 Edward and Foxfield Road. I've been here 21 years,
16 and I'm listening to some of the comments from the
17 builders and the traffic studies. That's fine,
18 they can do all the traffic studies they want, but
19 unless you live here in this neighborhood, I don't
20 think -- and I don't know if any of you people
21 here live in this neighborhood right along
22 Foxfield. The traffic congestion right now is a
23 major problem right now. If this project goes
24 through, I can only imagine what it's going to

1 be like.

2 We're talking about the businesses,
3 Northwestern Medical, Jewel. This is a two-lane
4 road Foxfield, and right now the traffic, I'm down
5 there every day, and it's bad. It's bad right
6 now. Our quality of life here, and I think I can
7 speak for most people who live here, it's going to
8 go down. It's going to go down tremendously.
9 Stress is going to increase.

10 I understand St. Charles is looking for
11 revenue, but I think as the previous lady said,
12 St. Charles is pretty big; there's a lot of
13 undeveloped land. This area is congested right
14 now. Our quality of life is going to be impacted.

15 And I think there are a lot of unanswered
16 questions. I think we should take our time with
17 this, and I think we should make sure that everybody
18 is on the same page, including the residents who
19 live there, who care, you know. I think that
20 everybody should really take a long look at this
21 because I don't think any of these people live
22 here in the area. I could be wrong. I don't
23 think anybody from this company lives in the area.
24 We live here. This is our quality of life we

1 don't want it to be impacted in a negative way.

2 Thank you very much for your time. I
3 appreciate it.

4 CHAIRMAN FUNKE: Thank you.

5 MS. BUONAVITA: Hello, my name is Maryann
6 Buonavita, spelled B-u-o-n-a-v-i-t-a. I live at
7 3744 King George Lane. This is my first meeting,
8 so I'm really not familiar with this, but my heart
9 is with St. Charles, and I love the neighborhood
10 that I'm in, and I love the suburban feel, and I
11 have a lot of concerns with the development,
12 mainly the traffic.

13 Like the previous person said, Bill, there
14 is so much traffic on Foxfield already, so I'm
15 concerned that they would only have one road in
16 and one road out with so many residents that
17 they're planning to put in there.

18 Also, if they're so concerned about
19 building a community there, if the children are
20 your future, where is your park? Where is your
21 park for your children here? I see homes and
22 driveways. Where is the entertainment for the
23 kids? You're going to put a child on a bench?

24 I mean, I don't -- the suburban feel is

1 for family out here. It's not congesting and
2 building houses close together. It's family.
3 We've got to come down to it. This is St. Charles
4 and we pride ourselves on family here.

5 So I don't see that much green area here,
6 and I don't think they're listening to our concern
7 about congestion in the streets. We've had
8 several accidents down Foxfield and several people
9 killed already down that street. This would just
10 triple the amount of traffic.

11 So my heart is with this community because
12 I do live here, and I listened to every single
13 one of them, and not one of them is a resident.
14 So it touches our hearts even stronger because we
15 live here, but not only that, it would even touch
16 my heart more if they would have come around even
17 the blocks and just even looked to see. Because
18 one street in and one street out, it's going to
19 take you an hour to get to the Jewel. We have
20 one park that all this would fluctuate to.

21 I just don't see them looking at a family
22 unit. I see this as like a city project. I don't
23 see it as a community for St. Charles. I may be
24 wrong but this is my home, and this is why I came

1 to St. Charles, for it to look more like a home,
2 not like the city.

3 Thank you.

4 CHAIRMAN FUNKE: Thank you.

5 MS. HITZEMANN: We do have one Zoom
6 comment, and they say, "We're concerned about the
7 increased traffic on Foxfield. The street already
8 sees speeding traffic accidents and one death.
9 How will the increased traffic be managed to
10 provide the necessary safety?"

11 CHAIRMAN FUNKE: Thank you for that. Are
12 there any more questions or comments from the
13 public?

14 Would you like to respond?

15 MS. BERNHARD: Sure. I know a number of
16 the comments were for the traffic --

17 AUDIENCE MEMBER: Would you speak up?

18 MS. BERNHARD: A number of the questions
19 were with regard to traffic. I believe our
20 traffic engineer is online.

21 Bill, if you're there, can you address
22 some of the traffic issues that came up, please?

23 MR. GRIEVE: Sure. Bill Grieve, Kimley Horn.
24 I was actually one of the people that handled the

1 original traffic impact study that was prepared,
2 so very familiar with the proposed development.

3 We always have to follow our best practices
4 and principles that are published by the national
5 association such as the Institute of Transportation
6 Engineers. I know there was a question about
7 whether or not King Edward and Foxfield should
8 have an all-way stop. That's kind of governed by
9 guidelines and standards from our manual on
10 uniform traffic control devices.

11 When we take a look at the new traffic
12 that's going to be produced by this development
13 and the signage of the various roads, we don't
14 believe and I believe the City agreed with us that
15 the traffic warrants that threshold of numbers
16 that you need to get the four-way stop initially
17 met at Foxfield and King Edward. But certainly,
18 that intersection can be monitored over time, and
19 should the traffic get to the point where the
20 numbers prove it out, you could always install the
21 four-way stop.

22 Another kind of guideline would be TCDs
23 considering engineering judgment, as well. So
24 that can take into effect the street King Edward

1 literally was established as more of a traffic
2 counting tool versus a typical 40-foot-wide street
3 which you see closer to Smith Road. The little
4 bit narrower pavement helps slow down traffic.

5 The idea was to put parking on one side of
6 the street, not both sides of the street, but
7 that's certainly that I know D.R. Horton won't
8 mind rethinking along with the City staff to see
9 if perhaps it makes more sense to not have
10 on-street parking. But I think it was put this
11 primarily so there's a way to kind of help out
12 with guest parking, certainly not have the
13 residents park there.

14 As far as the speeds on Foxfield Drive,
15 that's more of a patrolling issue, I guess you
16 could say. It is I believe 25 miles an hour. I
17 don't know that there have been studies done that
18 show what actual travel speed is, but that's
19 something I think would be more an enforcement
20 issue.

21 As far as how much more traffic would be
22 put onto Foxfield Drive, you have to remember that
23 with the duplexes and the townhomes not leaving at
24 the same time, not everybody is coming back at the

1 same time. So it's really more of a measured kind
2 of impact. When we take a look at the numbers,
3 you're not adding all the townhomes and all the
4 duplexes traffic on Foxfield at the same time.
5 You're looking at maybe one vehicle every 3 minutes
6 to even 10 minutes depending upon the direction
7 and time of day. So we do feel very comfortable
8 the traffic generated by the development can be
9 accommodated.

10 Thank you.

11 CHAIRMAN FUNKE: Thank you.

12 MR. OLSON: There were several questions
13 regarding the landscape plan.

14 AUDIENCE MEMBER: If you could speak
15 louder, we'd appreciate it.

16 MR. OLSON: There's several questions with
17 regard to the landscape plan. One of the
18 questions was who is going to maintain the ponds
19 as well as the parkways, and the HOA will be
20 responsible for the ponds and the parkways.

21 We have submitted a full preliminary
22 landscape plan. As you're aware of, we are
23 showing foundation landscaping for all of the
24 townhomes and the duplexes as well as full

1 buffering around the exterior of the site as well
2 as along the main drive. We are proposing
3 multiple walkways, different landscape treatments
4 for the detention ponds, as well as parkway trees
5 and enhanced landscaping for all the seating areas
6 as well as the common areas.

7 We of course will look into the natural
8 area. Typically we want to preserve those areas,
9 but certainly we'll look into that as we go into
10 final landscaping. But if there's any specific
11 questions, I certainly can talk about the
12 landscaping all day long if you'd like to know
13 more about that.

14 MR. COOK: There were a few questions about
15 density of residents, school children, all that
16 good stuff. If you go by the City-published
17 school tables, this community is projected to
18 produce roughly 36 elementary-school-aged children,
19 10 middle-school-aged children, and
20 10 high-school-aged children. Overall the
21 community will probably, again according to
22 City-published tables, have a total resident count
23 of roughly 394 residents based on standards
24 elsewhere in the city.

1 In terms of driveways and garages, what
2 we're proposing here is what is seen in the
3 majority of homes throughout St. Charles, two-car
4 garage, a garage that fits two cars. I cannot
5 project how many cars will be produced here. I
6 can't. We could have a single father move into
7 this home with one kid or we could have a family
8 of five. It's totally market dependent on who
9 buys these homes. I can't project the number of
10 cars it would produce in every unit.

11 There was a question about pond being
12 detached. We tend to think as the City this is a
13 transitional use in between an existing commercial
14 use and townhomes to the north, and it is a
15 logical use to what we think is a low-density
16 townhome in place here.

17 I think that addresses most of the questions
18 that came up unless you have anything else.

19 MS. BERNHARD: He was going to address the
20 planning issue.

21 MR. THAETE: So again, I'm Fred Thaete
22 with CAGE Engineering; we're the civil consultant
23 on it. There was a question brought up -- or more
24 a concern than a question I think regarding

1 stormwater management, and that's always a tough
2 one for residents that live downstream from
3 properties that see a lot of flow. This project
4 and every project that gets developed typically
5 nowadays has to follow a certain stormwater
6 management ordinance. So this project will have
7 to follow the Kane County stormwater ordinance and
8 will have to follow the stormwater ordinance for
9 St. Charles, as well. Both those ordinances kind
10 of piggyback on each other, and they require
11 restricted release rate on this.

12 So we've got a flow of water coming in,
13 not only runoff generated from the property, but
14 we've got detention basins, three detention basins
15 that drain onto this site and currently bypass and
16 go right through the wetland and on downstream.

17 The way that we're handling stormwater here
18 is we're taking water from the adjacent detention
19 basins combined with the runoff generated on our
20 site, putting it into our detention basins, and
21 slowing it down through a restricter. So there
22 will continue to be flow going downstream through
23 the course of natural drainage the way that it's
24 always gone, but the idea with detention basins is

1 to slow it down, and that's when you see that
2 water level rise in the detention basins. It's to
3 slow it down so that the impact downstream is not
4 as intense. You don't see the major rush of
5 stormwater that can turn around and elevate the
6 flow of water and potentially flood properties.
7 It slows it down; it may release it is in a longer
8 period of time, but it decreases the impact. The
9 intent is to decrease the impact on downstream
10 properties from a flood height perspective.

11 So this project is going to -- you know,
12 staff has reviewed stormwater management report on
13 this already at this preliminary level, and we
14 will have to get into a lot more detail come final
15 engineering design, but we've got the Kane County
16 stormwater ordinance and your City ordinance that
17 we need to follow, as well.

18 CHAIRMAN FUNKE: Thank you.

19 MS. BERNHARD: Hopefully we've addressed
20 the questions that were out there, and we're again
21 seeking approval for our request.

22 AUDIENCE MEMBER: I had the question
23 regarding the construction traffic.

24 CHAIRMAN FUNKE: Please come up.

1 MS. BERNHARD: I'll get it. Construction
2 traffic was a question. Patrick, do you know
3 which way they're going to come in for
4 construction? Do you have any idea right now?

5 I mean, right now we haven't done final
6 engineering. We're here for preliminary right
7 now, and as we go through final engineering, that
8 will help us determine, you know, where things go
9 and where construction traffic will lead. And
10 generally, we work with the City to make sure that
11 we are having our traffic come from where the City
12 would prefer we have it come from.

13 I'm just trying to run through my notes
14 here and make sure.

15 Somebody said something about a view of
16 parking lots from the north. We did specifically
17 do the reloading garages here for the townhomes so
18 that all of the parking lots -- you know, the
19 units all face out, and the parking lots are
20 internal. So people will not be looking at those
21 parking lots from any of the perimeter properties.
22 They're all going to be looking at the front of
23 those of townhome units; they're not looking at
24 any parking lots. And that was designed

1 specifically to have the rear-load garages for
2 this community.

3 CHAIRMAN FUNKE: Thank you. Do we have
4 any more comments or questions from the public?

5 Step forward.

6 MS. HENIFF: Once again, my name is Karen
7 Heniff. I live at 812 King Henry Lane. I'd still
8 like some better explanation concerning the
9 landscaping. I know the fellow over here did say
10 he could speak to it all day, but I know there's
11 different types of landscaping, too, that are
12 meant to better screen rather than like a little
13 spirea shrub, you know, maybe a tree or an
14 evergreen whatever.

15 Personally, I feel like those types of
16 answers as to the material would be -- give us a
17 better concept as to whether they really will
18 provide accurate screening and buffering of
19 parking if we knew what was being planted. Is it
20 an evergreen? Is it a screening tree? Is it a
21 2-foot shrub? Those kinds of things.

22 So I just don't want us to just think that
23 we've satisfied, I guess the concerns that have
24 been raised today about landscaping because I

1 don't have a clear picture at all as far as the
2 landscaping, and I think it needs to be better
3 presented.

4 CHAIRMAN FUNKE: There are landscape
5 drawings within the packet.

6 MS. HENIFF: Do they identify the plant
7 material?

8 CHAIRMAN FUNKE: They do. They have to
9 adhere to the City ordinance for landscaping.

10 MS. HENIFF: Okay. So where would we
11 find that?

12 CHAIRMAN FUNKE: Online. You can find it
13 online at the City's website.

14 MS. HENIFF: And would it be addressed
15 under Charlestowne Lakes development?

16 MS. JOHNSON: If you go to the City's
17 website, there's a link to business and development
18 projects, and there is a project page for
19 Charlestowne Lakes, and all of the plans are
20 posted, including the landscape plan.

21 MS. HENIFF: Okay. And then as far as
22 material then?

23 CHAIRMAN FUNKE: It's all described.

24 MS. HENIFF: It's all there, too?

1 CHAIRMAN FUNKE: Absolutely.

2 MS. HENIFF: Okay. Thank you.

3 MR. OLSON: I think I can elaborate a
4 little bit more on the types of plant materials.
5 Along Foxfield in the buffer areas we do a mix of
6 evergreen, shade tree, and large evergreen shrubs
7 for the purpose of buffering along the exterior of
8 the property. As far as the landscaping around
9 the buildings, we take a little bit different
10 approach; it's a little more ornamental in
11 character to help enhance the entry features and
12 to help with the buffering of the landscaping up
13 against the building itself.

14 We certainly have different treatments for
15 the areas in the common areas which are more
16 ornamental in character, so we like to get more
17 flowering shrubs. We are planning an extensive
18 entry feature which includes -- I think it was
19 presented before, and certainly that will be a lot
20 more ornamental in character; we'll use flowering
21 shrubs.

22 That's a basic overview, and, of course,
23 we will be detailing that out in the final
24 landscape plans, but the preliminary landscape

1 plans certainly talk about it in general.

2 CHAIRMAN FUNKE: Thank you. Any more
3 comments or questions from the public before we
4 close the hearing?

5 (No response.)

6 CHAIRMAN FUNKE: If the Plan Commission
7 feels they have enough information -- oh, there's
8 more; I'm sorry.

9 MR. THURSLAND: No, it's okay. Again, my
10 name is William Thursland, and I just want to say
11 one more thing. You know, I hate to repeat
12 myself, but, you know, I'm listening to people,
13 I'm listening to Jim before on the traffic.

14 Again, I don't think anybody has a clue as to how
15 bad this traffic is going to be on Foxfield Road.

16 Again, it's a two-lane road. The road is
17 in bad shape right now. So I'm going to throw out
18 a challenge to you guys and the builders. Anybody
19 who is willing to spent eight hours standing out
20 on Foxfield Road and see how much traffic goes
21 through there now, I'll personally stand with them
22 for eight hours, and then maybe they'll understand.
23 Because I don't know what the answer is to that.
24 You're going to make it a four-lane road two and

1 two? Maybe that's an answer. I don't think you
2 can do that, though.

3 The bottom line is, this is not going to
4 work on Foxfield Road, it's not, because of the
5 way the road is right now. It can't handle the
6 volume of traffic now. How is it going to handle
7 increased volume? That's what I'd like an
8 answer to.

9 CHAIRMAN FUNKE: Thank you.

10 MR. THURSLAND: Thank you.

11 CHAIRMAN FUNKE: Okay. Any more questions
12 or comments before we close?

13 (No response.)

14 CHAIRMAN FUNKE: All right. If the Plan
15 Commission feels they have enough information to
16 make a recommendation to the Planning and
17 Development Committee of the City Council, a
18 motion to close the hearing will be in order.

19 MEMBER WIESE: I make a motion to close
20 the public hearing.

21 CHAIRMAN FUNKE: Second?

22 MEMBER MELTON: Second.

23 CHAIRMAN FUNKE: Motion has been moved and
24 seconded. Any discussion on the motion?

1 (No response.)

2 CHAIRMAN FUNKE: All right. Then we'll do
3 a roll call.

4 Vargulich.

5 MEMBER VARGULICH: Yes.

6 CHAIRMAN FUNKE: Wiese.

7 MEMBER WIESE: Yes.

8 CHAIRMAN FUNKE: Melton.

9 MEMBER MELTON: Yes.

10 CHAIRMAN FUNKE: Ewoldt.

11 MEMBER EWOLDT: Yes.

12 CHAIRMAN FUNKE: Hibel.

13 MEMBER HIBEL: Yes.

14 CHAIRMAN FUNKE: And Funke, yes.

15 Okay. So that portion of the hearing is
16 closed. We'll now move on to the discussion and
17 recommendation section of our agenda. We will not
18 be taking any additional public comment for this
19 item.

20 Item 5(b), discussion and recommendation.
21 This is the opportunity for the Plan Commission to
22 discuss the information that has been gathered in
23 relation to the findings of fact for map amendment
24 and criteria for PUDs and to discuss our thoughts

1 on recommendations. Clarifying questions may be
2 asked of staff or the applicant as necessary.

3 Is there anything additional from the
4 staff before we begin?

5 MS. JOHNSON: No.

6 CHAIRMAN FUNKE: The floor is now open for
7 discussion among the Plan Commission.

8 MEMBER MELTON: I have a question. This
9 might be for staff.

10 So when we talk about traffic studies, and
11 maybe I'm not clear on when we're asking the
12 developer to do the traffic study, is it just for
13 this portion of the development? Does it ever
14 consider other potential developments that are
15 nearby? Do we ever look at it holistically?

16 MS. JOHNSON: The traffic study that was
17 provided by the applicant took -- analyzed
18 intersections in the vicinity, and those are
19 outlined in the report which intersections were
20 included, and they estimate generated traffic from
21 the development based on expected population, and
22 then they also take into account regional growth
23 projections. So they do attempt to account for
24 growth in traffic, as well.

1 MEMBER MELTON: Thank you.

2 CHAIRMAN FUNKE: Any more questions or
3 discussion?

4 MEMBER VARGULICH: I just had a follow-up
5 question related to traffic. And I'm sorry,
6 Ellen, has the report been reviewed by the City's
7 outside consultant, and did they have anything --
8 there was one comment, but I didn't know if there
9 was anything specific.

10 MS. JOHNSON: Yes. The report was
11 reviewed by HLR Engineering, and they provided
12 some review comments, and an additional memo was
13 generated by the applicant's traffic engineering
14 consultant, and all of the City's consultant's
15 comments were addressed. So there are no
16 outstanding traffic comments.

17 MEMBER VARGULICH: All right. Thank you.
18 Thank you very much. I guess I have just a
19 general question related to traffic and the whole
20 King Edward Road for us as a group as
21 Commissioners. Conceptually or individually, how
22 do we feel about having the parking along King
23 Edward Avenue where it really doesn't exist and
24 you're connecting to basically a subarterial

1 street in Foxfield Drive? Obviously, I've already
2 voiced that I don't like the idea, but I didn't
3 know if anybody else had any thought or feelings
4 about that.

5 CHAIRMAN FUNKE: Yeah, Commissioner
6 Vargulich, I would agree with you. I think having
7 parking on King Edward Drive would be a problem
8 especially if you have kids that are at the parks
9 across the street and suddenly they pop out from
10 behind a car.

11 So I agree, I think they should remove the
12 parking along King Edward Drive, the on-street
13 parking.

14 MEMBER WIESE: I was open to considering
15 it if there was like a timing -- you know, if it
16 was something that they wanted to allow, you know,
17 6:00 p.m. to 6:00 a.m. or something to that effect
18 that was more in line with visitors coming and
19 giving the opportunity for people to park on the
20 street during less busy times or something to that
21 effect.

22 I did feel better when I heard that it was
23 one side of the street only, but I agree that it
24 could potentially cause more problems, so perhaps

1 there's something, you know, if they were to look
2 at something with the timing so they could
3 accommodate guests but at the same time keep
4 it safe.

5 MEMBER MELTON: I guess I would actually
6 have to agree with Peter in that I think there's a
7 lot of concern for the street to begin with, and
8 that's an easy way to eliminate some of the
9 concerns of parallel parking, you know, people
10 kind of opening doors, all of that. I would
11 probably ask to remove it.

12 MEMBER HIBEL: I agree.

13 CHAIRMAN FUNKE: Any more comments or
14 questions? Commissioner Vargulich.

15 MEMBER VARGULICH: I did not have anything
16 additional. I think that was an important one and
17 one that shares a lot of the comments that we
18 heard from the public regarding, you know, how
19 traffic was going to be managed, et cetera.

20 You know, it's not -- there's no simple
21 answer to this, and I understand why initially
22 staff was thinking that that might help the
23 situation, but I think hearing residents -- and I
24 used to live in Charlemagne for a number of years,

1 and there's was a lot of people that moved east to
2 west on Foxfield Drive. And now that they can
3 link right over to Smith Road and get to -- if
4 they're kind of headed eastward on Route 64, being
5 able to quickly link over to Smith Road and get
6 down to the light, you know a lot of people from
7 these neighborhoods including all the way up to
8 Majestic Oaks -- because you can get from Majestic
9 Oaks subdivision through Kingswood single-family
10 homes onto King Edward Drive and come this way.
11 So if you're trying to get this way, making this
12 connection would be a big plus for all the
13 residents to the north of Foxfield Drive.

14 CHAIRMAN FUNKE: I agree.

15 MEMBER EWOLDT: I have something to add.
16 I agree with limited parking. I know that it was
17 also seen as a traffic calming maneuver. However,
18 you know, this will be utilized at the light
19 there, so I think it would be -- maybe look into
20 other methods of maybe calming traffic. While
21 speed is obviously an enforcement issue, so it's
22 the police department and the City, but if we can
23 enable some other methods that might slow down
24 individuals, you know, where it slows down people

1 on how they drive that might be something to look
2 at that would assist in enforcement with on-street
3 parking.

4 CHAIRMAN FUNKE: Thank you. Comments?

5 I just want to close with, you know, I
6 appreciate, you know, the design, the site
7 planning and thinking about the buffers you
8 created on the north side of the development, I
9 think the existing wetlands and addressing, you
10 know, our concerns from the last meeting.
11 Bringing all the parking inboard I think is a nice
12 touch where you're going to see basically
13 residential buildings, and you're not going to be
14 seeing a lot of cars from the perimeter because
15 they're all inboard which is nice. I do like the
16 density. I like the layout, the connection from
17 the north to the south, I think that works well
18 aside from the on-street parking.

19 The townhomes, I think that, if you can --
20 you know, between some of the buildings that are
21 right next to each other currently you have a
22 37-foot-high townhome, and they're 21 feet apart,
23 with the eaves there I would say probably 17. So
24 if you can create some more space in between those

1 townhomes, that would be nice just to, you know,
2 break up that height of a townhome so you're not
3 creating that shadow between the buildings.

4 But overall I like the connection to
5 Charlestowne Mall, and the use of sidewalks around
6 the perimeter, and the parks that you created, and
7 the wetlands to the north. So thank you for your
8 work. And materials, too, if you can work on that
9 with the vinyl siding. Obviously, if you can get
10 some Hardy board in there and then use of stone or
11 composite stone is a nice touch. Thank you.

12 More comments?

13 (No response.)

14 CHAIRMAN FUNKE: With that being said, is
15 there a motion on this application?

16 MEMBER WIESE: I'll make a motion. I'll
17 make a motion to approve Charlestowne Lakes
18 (D.R. Horton, Inc.) application for zoning map
19 amendment, application for special use for planned
20 unit development, application for PUD preliminary
21 plan subject to the resolution of all staff
22 comments.

23 CHAIRMAN FUNKE: Is there a second?

24 MEMBER HIBEL: I'll second.

1 CHAIRMAN FUNKE: We have a motion and a
2 second. So we'll do a roll call.

3 Vargulich.

4 MEMBER VARGULICH: Yes.

5 CHAIRMAN FUNKE: Wiese.

6 MEMBER WIESE: Yes.

7 CHAIRMAN FUNKE: Melton.

8 MEMBER MELTON: Yes.

9 CHAIRMAN FUNKE: Ewoldt.

10 MEMBER EWOLDT: Yes.

11 CHAIRMAN FUNKE: Hibel.

12 MEMBER HIBEL: Yes.

13 CHAIRMAN FUNKE: Funke, it's a yes.

14 So that concludes Item 5.

15 (Off the record at 8:29 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 11th day of April, 2022.

My commission expires: October 16, 2025



Notary Public in and for the
State of Illinois



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Transcript of Springs at St. Charles (Continental 629 Fund, LLC)

Date: April 5, 2022

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Springs at St. Charles :
(Continental 629 Fund, LLC) :
Application for Zoning Map :
Amendment, Special Use for :
Planned Unit Development, and :
PUD Preliminary Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, April 5, 2022
8:29 p.m.

Job No.: 412174B
Pages: 1 - 101
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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1 PRESENT:

2 JEFFREY FUNKE, Acting Chairman

3 ZACHARY EWOLDT, Member

4 KAREN HIBEL, Member

5 SUZANNE MELTON, Member

6 PETER VARGULICH, Member

7 COLLEEN WIESE, Member

8

9 ALSO PRESENT:

10 RUSS COLBY, Acting Director of Community &
11 Economic Development

12 ELLEN JOHNSON, Planner

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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

2 CHAIRMAN FUNKE: Move on to Item 6.

3 Item 6 is Springs at Charles' application for zoning
4 map amendment, special use for PUD, PUD preliminary
5 plan submitted by Continental 629 Fund, LLC.

6 Item 6(a), this is a public hearing item.
7 The same procedure will be used as outlined for
8 the previous item. Before we begin, anyone who
9 wishes to offer any testimony including asking
10 questions, providing comments for or against the
11 application shall be sworn in.

12 (Whereupon, the witnesses were thereupon
13 duly sworn.)

14 CHAIRMAN FUNKE: When you're speaking,
15 please stand at the lectern, state your name,
16 spell your last name, and state your address for
17 the record.

18 Is the applicant ready?

19 MR. HOOD: Yes. Good evening, Mr. Chairman;
20 good evening, Commissioners. My name is Frederick
21 Hood. I am with Continental Properties, address
22 W134N8675 Executive Parkway, Menomonee Falls,
23 Wisconsin. Tonight -- excuse my voice; it'll
24 probably go in and out; I'm a little scratchy

1 right now.

2 I have with me Konrad Roznik, who is a
3 development associate with Continental Properties,
4 as well; he's assisting me with this community. I
5 also have Fran Fazio with Manhard Consulting; she
6 is our civil engineer representative. I also have
7 Jeffrey Slauch with us; he is with Haight &
8 Associates; he is our wetland consultant. So they
9 will be available as well as myself for any
10 questions that you have as we go along the way.

11 The last time we saw you-all, some of you,
12 was back last August. We are back after we have
13 included a lot of the comments -- responses to the
14 comments that we received at that Plan Commission
15 hearing. We have also included many of the
16 recommendations that we received from staff
17 comments. So I will go ahead and start the
18 presentation.

19 Just a brief background on Continental
20 Properties. We have been a developer since 1979,
21 a national multi-family, hotel, and retail
22 developer. As of 2020, we have greater than
23 26,000 homes in 19 states. That is on the rise
24 with several deals that are in the pipeline and

1 also being constructed currently.

2 We -- all of our projects are conventionally
3 financed with private equity partners. We also
4 have a development fund that we source funding for
5 our own projects. So we have no outside government
6 financing; it is all market rate.

7 We are an apartment developer, so all of
8 the buildings that you will see tonight will be
9 apartment buildings that will be for rent and not
10 for sale. Continental also develops, owns, and
11 manages all of our apartment communities so there
12 are no third-party operators. We are responsible
13 completely for our developments.

14 Just to give you an idea of where we've
15 developed, at this point it's about eight communities
16 and rising. We've got about 20 that are under
17 construction across the country and another 22 that
18 are in development. That's as of last year.
19 That's actually up a little bit, but I haven't
20 updated this map, so I apologize for that.

21 As you can see, in the Midwest area we are
22 active in Wisconsin and very much active in the
23 Chicagoland area. As I go through the presentation,
24 we will talk about also some of our other

1 developments in the area.

2 So why St. Charles? Well, we look for
3 land all the time. We're a developer and I know
4 that people sometimes hate to hear that, but we
5 are in the business of finding properties, good
6 properties for our tenants and our resident
7 profile to live. We are in the business of
8 finding and creating diversity in housing.

9 I did hear through the previous
10 presentation, "Why is it that we can't develop
11 single-family?" It is a great question. I
12 understand the question. We are trying to find
13 homes for people who aren't ready to buy a home,
14 aren't ready to buy a single-family home yet.
15 This is a jump up for them. Some of these folks
16 are just graduating college, they don't have the
17 wherewithal to buy a single-family home yet, so
18 they need that entry level.

19 St. Charles is a great place to develop.
20 There are great families here. There's great
21 infrastructure, there's great restaurants. The
22 city is great. You-all live here, you know that
23 it's great. We want to provide that opportunity
24 for our residents, as well. So that's one of our

1 big reasons.

2 Land use and zoning, let's jump into that
3 really quickly. The comprehensive plan -- and
4 there's another sheet in here in just a second,
5 but in the comprehensive plan we have a split land
6 use designation, one for multifamily more to the
7 southern portion of the site and one for townhomes
8 to the northern portion of the site.

9 Zoning. We are seeking RM-2 zoning
10 designation. As the previous developer did speak
11 about, that is much less in RM-3. We decided to
12 be able to fit into a density that was respectable
13 and we thought that worked well here along with
14 our adherence to the intergovernmental agreement
15 that we have with West Chicago specifically for
16 this property.

17 The market fundamentals. We are -- again,
18 back to the comment about providing homes for
19 other residents that are not ready to purchase a
20 home yet. We take a very serious look at -- our
21 market researchers take a very serious look at
22 what's around in the area. In this area we've got
23 access to about 900,000 jobs. Those people need
24 somewhere to live if they're not going to live in

1 a single-family home. That is one of the very
2 large reasons why we looked at St. Charles, the
3 access getting to 59, up to 90 to 294 to get back
4 into the city. Some people want to live out in
5 the suburbs, they want to commute in, and so we
6 look at that to capture all of that opportunity.
7 That goes into employment expansion, again, back
8 to the 900,000 jobs that we're taking a look at to
9 be able to source residents to be able to live in
10 our communities.

11 I'll get a little bit more into detail
12 about where we're at on all of our communities,
13 but we have no -- we usually have no problem
14 leasing up our developments -- our communities;
15 I'm sorry. People that have lived at Springs
16 before and are looking to move again and still
17 aren't ready to buy a home, they look for another
18 Springs. So we have that reputation around the
19 country, where all of our properties or most of
20 our properties are at about 93 to 96 percent
21 occupancy rate.

22 Future land use. As I was speaking about
23 earlier, we're looking at multifamily residential
24 on the entire -- it's about 27 acres here. We

1 would be looking to dedicate a park/open space
2 area to the park district of about 1.66 acres.
3 That area will be mostly defined once we get into
4 final engineering. This is a preliminary look
5 that we have right now. The park district did
6 notify us that they would not be interested in the
7 wetland area, so we are retaining that area.
8 Also, there is an area of the property that hasn't
9 yet been dedicated for right-of-way. Smith Road
10 is already over it, so we are leaving that for
11 eventual dedication.

12 You'll also note on this map -- and we can
13 talk about it a little bit more once we get to the
14 site plan -- there are two wetlands. There's one to
15 the northwest of the property that is a farmed
16 wetland, and there's the other wetland to the
17 northeast that is another wetland that's not a
18 farmed wetland. The U.S. Army Corps of Engineers
19 designated both of those as jurisdictional in the
20 middle of last year. So in the case of this
21 preliminary development plan we are retaining both
22 of those wetlands.

23 I was going a little too fast because I
24 missed my market fundamentals slide. So the

1 economic recovery. We all know that COVID took a
2 really big bite out of our economy and slowed a
3 lot of things down. So we've got extremely low
4 employment rates currently, low supply levels of
5 apartments, limited overall permitting volumes,
6 high occupancy rising past 95 percent, upward
7 trend of in-place rent growth, and that's all
8 about the economic recovery.

9 Site location. Excellent visibility along
10 Smith Road, excellent access to nearby amenities,
11 employment homes, and existing roadway network,
12 convenient access to grocery and pharmacy.

13 Getting into the employment expansion a
14 little bit more, this is where I was speaking
15 about those almost million jobs. St. Charles is
16 well positioned in the western suburbs with
17 convenient access to regional transportations,
18 providing access to almost a million jobs within
19 the average commute time from the proposed Springs
20 community, average job growth being 3.4 percent
21 over the last 12 months adding back about 387,000
22 jobs.

23 So our project goals and our entitlement
24 progress, these are items that we are looking to

1 do and where we are right now. Again, as I mentioned
2 previously, we feel like we are compatible with the
3 surrounding community.

4 Zoning, traffic, pedestrian connectivity.
5 We have identified in our site plan some updated
6 items as relates to pedestrian connectivity. Our
7 traffic study was also reviewed by City staff and
8 HLR Engineering. Both understood what our traffic
9 study was presenting to them and generally agreed.

10 Zoning, we are asking for a zoning
11 amendment, but we think that that zoning amendment
12 is consistent with your comprehensive plan, so we
13 are asking for RM-2 versus RM-3 consistent with
14 the density that we are proposing.

15 Back to the wetlands. We're really paying
16 attention to those existing features and retaining
17 them, making sure that we keep that vegetation
18 that is existing along the northern property line
19 in place and only augmenting it if we can based on
20 what we are allowed to do in those wetland areas
21 and what type of plantings we're allowed to put
22 there. To augment those areas that don't have
23 that natural vegetation along the northern border,
24 there is a requirement for us to provide a 30-foot

1 landscape buffer to the north.

2 Active engagement with the stakeholders.

3 We did meet with few of the communities that
4 surround us, most notably Cornerstone Lakes late
5 last year. We did not meet with them since. We
6 did take into account all of the comments that we
7 received from them last year. It took us a little
8 while to get back to you-all because we were
9 working on some items, making sure our plan was
10 the best that we could do, and making sure that we
11 had a full understanding of how the wetlands were
12 going to impact our property. We initially thought
13 that we could remove one of the wetlands but found
14 out a little late that it was not going to be as
15 possible as we thought and was going to impact our
16 timeline. So we pivoted and rethought that.

17 Site development, we paid special attention
18 to vehicular/pedestrian connections, providing
19 some additional access. We heard the comment last
20 time when we were in front of you-all -- I think
21 we had one access point that we were proposing.
22 We have expanded that to provide a secondary
23 access point to the eastern side of the site.
24 Through coordination with the staff and the park

1 district there will be a joint access agreement
2 with the park district and also coordination with
3 the fire district to make sure that the full
4 circulation for emergency vehicles is able to get
5 in and out of the site properly.

6 Site grass grading. We are not only looking
7 at just the Springs community as it relates to
8 grading but we are looking at coordinating with
9 the park district. That entire area will be
10 graded for their constituents, as well. So we'll
11 do it all in one shot, and then they will have a
12 dedicated site that is mostly graded for their
13 purposes.

14 Consideration of off-site drainage flow, I
15 know that this was spoken about a little bit
16 earlier. We are the other side of that. So we
17 understand that there are some very large flooding
18 concerns, and we heard you-all loud and clear in
19 the last couple of go-rounds here. And I do have
20 my engineer to speak to it a little bit more, but
21 generally we're taking all of that flow, and we
22 are slowing it down, as well. We are also
23 providing a berm system along the northern portion
24 of our site where it's not impacting the wetland

1 to be able to stop that flooding from going north.
2 So, again, we'll speak about that a little bit
3 more further in the presentation.

4 We're ready. So if we are getting -- if
5 we're moving forward tonight, you know, we are
6 fully ready to engage and get final engineering to
7 make sure that we are staying on schedule. Time
8 is money, as we all know. We need to provide
9 homes for people, and we are not slowing down;
10 we're just here to give you an update on the
11 progress where we are.

12 So let's just take a general look. This
13 is our subject site. You've got Brooke Toria
14 Estates that is zoned RS-4 and a PUD to our east.
15 You have Cornerstone Lakes property to our north
16 which is zoned R-3 in West Chicago, also
17 Cornerstone Lakes to our northwest with RM-2 with
18 a PUD, as well, the proposed Charlestowne Lakes
19 subdivision which you all heard earlier is going
20 to be RM-2 from RM-3. The insurance group is to
21 our south, and then we have Smith Road as our
22 southern boundary. Across the street we have some
23 vacant property. We also have Pheasant Run Trails
24 that is also RS-4 and then the Walmart that is to

1 our south and west that's business, as well.

2 Here's our updated site plan. So most
3 notably from the last time you-all saw us, as I
4 mentioned, we are keeping the wetlands, but we are
5 also providing that 1.66 area park dedication to
6 our east. We are creating a retention basin to
7 capture all of our runoff but also the runoff that
8 would be running through our site through those
9 wetlands and having a controlled outfall to the
10 West Chicago stormwater system.

11 We heard you on the plan being a little
12 bit too dense last time. We went from 340 units
13 down to 320 units. May not seem like a lot, but
14 that is a big deal for us, and we tried to make
15 sure that we are also paying attention to our open
16 space. I believe our open space on the last plan
17 was somewhere just north of 30 percent. On this
18 plan we're at about 55 percent open space in
19 totality. That's inclusive of our wetlands, all
20 of our landscaping, our detention area, and also
21 not including that parkland dedication area.

22 Also, on the plan we revised the entry
23 point for better stacking purpose. There's more
24 of a rounded that comes in versus a direct shot

1 just to have stopping a little bit. The clubhouse,
2 and Building 1, and the buildings to the east,
3 2 and 3 remain similar configuration, as did a
4 large portion of the eastern portion of our site.

5 The reason why a lot didn't change on the
6 site is because we did retain the wetlands and
7 also because we are looking at that parkland
8 dedication. So we had a limited area that we
9 could plan in. So we tried to, you know, create
10 those spaces that the residents would be able to
11 get to from an amenity standpoint but also pay
12 very close attention to circulation and parking.
13 On this plan I believe we went from 525 spaces
14 previously, we thought that was a little light, it
15 was a ratio of 1.54. On this plan we're at 595,
16 and I think we're at about 1.87 for parking. So
17 wanted to make sure that we had enough parking for
18 our residents. Some of that can be used as
19 storage if it's not being used by residents but
20 also having area enough for visitors. Obviously,
21 we hear the comment about the number of cars folks
22 have, and we wanted to be conscious of that, as
23 well. So that's an addition of 74 spaces, by the
24 way, going from 524 to 598.

1 We also amenitized the detention basin.
2 There is a path that goes around it that connects
3 to our internal sidewalk network. We are also
4 providing sidewalk connections for our residents
5 to get over to the proposed park area. And then
6 as it relates to the public access that we have
7 been working with -- trying to work with staff on,
8 we're not done yet, but we have proposed a
9 10-foot-wide public access easement to the south,
10 the south and west portion of our site north of
11 the office building that would provide a connection,
12 a potential connection to the Charlestowne Lakes
13 property and then to the proposed extension of a
14 10-foot bike path that goes along Smith Road.

15 We feel like that is a great public
16 connection that can be facilitated. I understand
17 that there was a desire for us to bring public
18 traffic through our development, but our
19 development is private, it is gated, and it is
20 fenced, so we would like to provide this option as
21 an alternative for people to be able to get from
22 Charlestowne Lakes east going into that park district
23 using existing proposed public infrastructure.

24 Those are the big changes from the site

1 plan perspective, so I will move on to expenditures.

2 So springs at St. Charles will bring
3 St. Charles some revenue. Our average household
4 rent -- I'm sorry -- our average household
5 expenditure in totality is about 72,000 to 129 per
6 household. Taking out the rent that's about
7 52,611. If we look at that total expenditure per
8 household, that's about 23, almost 23 and a half
9 million that could be potentially brought to
10 St. Charles from our community.

11 So let's take a look at the Springs. This
12 is an image of one of our resort style pools.
13 You'll notice as we go through these images what
14 our proposed buildings are going to look like and
15 what our proposed community has to offer.

16 So let's first talk a little bit about
17 what I talked earlier about the Springs. So it's
18 all market rate, high-quality, two-story garden
19 townhome-style housing option. All of our units
20 are direct entry. There are no common corridors.
21 As you pull up into the parking lot or you pull
22 into your garage, you are able to walk directly
23 into your unit, whether it's from your garage if
24 you have a unit with a garage attached to it, or

1 through your front door. We also have detached
2 parking garages that are scattered throughout the
3 site for other folks who do not have a direct
4 entry garage that are available for rental.
5 Again, we own and manage all of our properties, so
6 you will always have Continental staff on-site for
7 landscaping, for maintenance, for everything.

8 Anticipated resident profile. So this is
9 on the high end. I understand that from our
10 school worksheet we are looking at about 38 children
11 that we're looking at for a potential development
12 here. On average our Springs developments are about
13 9 percent children. So that's about 55 children
14 for the 320 homes and the 600 residents in total
15 that we would be looking at here.

16 Our rent range is compatible with net
17 market rate as stated earlier, between 1510 and
18 2250. That would be going from our studios all
19 the way up through our three-bedrooms. There are
20 four apartment types, studios, one-bedrooms, two-
21 bedrooms, and three-bedrooms.

22 Property management. As I was just
23 speaking about earlier, we have our own property
24 management on-site. We've won a couple awards for

1 our property management. It's 24-hour maintenance
2 staff, full-time leasing agents and property
3 managers. We also have a rigorous screening
4 criteria for who is permitted to rent from the
5 Springs.

6 Some of our community amenities. Our
7 large clubhouse has a resort-style pool, as I
8 mentioned earlier. We have an outdoor patio and
9 grill area, cafe with Wi-Fi throughout,
10 demonstration-style kitchen, 24-hour fitness
11 facility; pet playgrounds, we have a couple of pet
12 playgrounds with agility equipment, pet spa
13 station, and a car care center.

14 So let's take a look at our elevations.
15 We took a new look on our clubhouse and our
16 buildings here. Our clubhouse is a little bit of
17 a modern style. We are using Hardy panel or solid
18 substrate is the term that we're using because
19 right now we're in a little bit of a time that
20 it's hard to get materials. So we do have the
21 option for Hardy. We also have looked at LP siding
22 if we're not able to get some of the Hardy
23 paneling, but at this moment in time we're not
24 seeing many supply chain issues hitting our

1 Chicagoland projects, so it is likely that this
2 will be all Hardy. The other material that you do
3 see there on the clubhouse is that hard board that
4 is the wood-looking paneling that is on the
5 clubhouse tower.

6 These are side elevations. The bottom
7 elevation you'll see the glass garage doors that
8 open into our fitness area, and the other side is
9 the right elevation, very stylish in my opinion.
10 I enjoy these elevations and I also had a little
11 bit of hand in them and I like them. I hope you
12 like them, too.

13 Resident buildings. So we've have two types.
14 We've got an A scheme, B scheme, different colors.
15 Again, trying to go with a little bit more modern
16 clubhouse look. We've looked at a gray brick here
17 with a very light gray if not fully white paneling
18 with some dark-trimmed windows and also gray brick
19 that you can see if you zoom in a little bit on
20 that second story.

21 Each of these homes has a private patio or
22 balcony area that is accessible from the inside of
23 the units. And when you look at the rear elevation,
24 similar architecture along the back. We paid very

1 close attention to have four-sided architecture on
2 all of our buildings as you can see here from the
3 side elevations, as well.

4 None of our buildings go higher than --
5 none of these buildings go higher than, I think
6 31 and a half feet. So we're just below the
7 35-foot maximum that we're looking at here.

8 Here is another color scheme. We did a
9 blue color scheme in this option and the sides.
10 This is our color material board. As I mentioned
11 earlier, we have an Option 1 and Option 2 with the
12 textures. Option 1 is Hardy. It is prefinished,
13 it comes in the colors that you see here.
14 Option 2 would be the paint colors that would be
15 for a primed substrate material that we would have
16 to paint, very, very similar. We tried to make
17 sure if we're not able to get the prefinished that
18 we would be able to make our elevations still look
19 the same as what you see here. Then you have the
20 masonry material and roofing shingle types where
21 we do have those shed roofs. Door colors and the
22 windows.

23 Here's some views of what our apartments
24 would look like. This is the studio. As you can

1 see, you know, ample space, small but ample space
2 for an individual or a couple who would like to
3 have an entry-level apartment.

4 So this is our studio unit. This is our
5 one-bedroom unit, a little bit bigger, a little
6 bit more spread out and separated. Here is our
7 two-bedroom unit. We have bedrooms on either side
8 of the unit. And then here is our three-bedroom
9 unit. We've got a couple of resident interiors
10 from some models that we've done, gives you an
11 idea what some of the bedrooms, living rooms,
12 kitchen areas would look like.

13 And here's a couple of our communities in
14 the area, Crystal Lake, North Aurora, and Springs
15 at Oswego all in the Chicagoland area.

16 Just to go over just really quickly again,
17 quality building materials. We are trying to use
18 Hardy if we can get it, carefully selected color
19 pallet, large windows that bring in more natural
20 lighting, and all of our buildings are less than
21 35 feet.

22 The business side. Projected development
23 time. So right now we're at the Plan Commission
24 hearing. We expect to get to P and Z hearing next

1 week, and we would be looking at a May 2nd Council
2 hearing, and hopefully right after that if we get
3 approval we would be pushing in our civil and
4 architectural plans so that we can keep the ball
5 rolling, and then hopefully have all of our
6 ancillary approvals moving through May and June
7 into July, and then what we would be trying to do
8 is close by September 5th with the groundbreaking
9 the day after. So as you can see, we're on a
10 pretty accelerated schedule, and we're ready to go
11 if we can get support from you-all.

12 So to wrap it up, we're requesting the
13 following entitlements. We would need annexation
14 as a measure of City Council approval. We'd be
15 looking for a PUD zoning consistent with the site
16 plan and the deviations that have been requested,
17 and then we'd also be looking for that zoning map
18 amendment.

19 I am happy and my team is happy to answer
20 any questions that you have.

21 CHAIRMAN FUNKE: Thank you. Do we have
22 any questions from the Plan Commission?

23 MEMBER EWOLDT: Yeah. I drive past your
24 North Aurora site every day. It looks great. I

1 just have one question, though, with the site
2 you're proposing here with I guess the two colors.

3 I have kind of a concern. I would like
4 the idea of white. I'm just concerned about the
5 long-term durability of that. Obviously, as
6 seasons happen in the Chicago area, things get
7 dirty you can see on vinyl siding with other
8 townhomes and homes. So if you were to go with
9 white, is that something that as a management
10 group you would be cleaning on a routine basis, or
11 is it something that, you know, kind of just would
12 be -- you know, happens.

13 MR. HOOD: Great question. As a
14 management group, we would be focused on making
15 sure that, as you see going past our other
16 developments, we maintain that high level of
17 cleanliness and maintained property. So we chose
18 it; we understood that there could be some issues
19 with that color. We are also open if you-all
20 don't necessarily like the color scheme to take a
21 look at some different colors.

22 MEMBER EWOLDT: I personally like the
23 architectural design. I like the blue. I'm not
24 an expert with colors, but I think if we went

1 somewhere more neutral rather than a white, that
2 would complement the blue, but I think it would be
3 easier to maintain long-term, I guess in terms of
4 management from a property standpoint and for
5 residents. If you had to go through cleaning on,
6 let's say a yearly or biyearly basis, that increases
7 costs, and there's a lot of notifications, there's
8 a lot of extra needs to that.

9 So I'm sure across the country you have
10 other color pallets. So if you have something
11 else I think that complements that blue, I
12 personally think that would fit into other designs
13 you see in the region but also make you still
14 unique to your site.

15 MR. HOOD: Sure. And we have used -- as you
16 can see, we've got some cooler grays that we can
17 definitely take a look at. I hear it. It is -- I
18 mean, it's an operations concern and it would
19 cause an issue and cost. But they look cool.

20 MEMBER EWOLDT: They do look cool. It's
21 just one of those things where I'm thinking for
22 everybody.

23 And then, you know, you originally
24 discussed in your first concept proposal -- I know

1 some of your sites are gated, meaning there's a
2 gate to get in and out, and as you said, there are
3 a few that are not based on the community. Are
4 you still proposing that this is a keyed, proxy
5 card gate to drive into the site?

6 MR. HOOD: Yes. And we're doing that for
7 a couple of reasons. It's a security feature for
8 us, and our residents are used to coming into a
9 gated community. They like the fence. We've also,
10 you know, heard -- I think there was a comment
11 when we were here last time, Smith Road is -- you
12 know, Smith Road is a right-of-way that has a
13 curve in it, and there could be the potential for
14 someone to jump the curb at some point. Hopefully
15 not but we would look at that fence as also a
16 potential deterrent or a safety measure to mitigate
17 some of that with the landscaping, as well. So
18 the landscaping would be on the outside and our
19 fence would be on the inside, so you won't really
20 see it.

21 MEMBER EWOLDT: Okay. And, you know, I
22 know you discussed in the concept plan, but just
23 reiterating this, what's the process for if a
24 resident were to have a guest come visit for a

1 weekend or a week? How does a guest, one, enter
2 the property, and two, you know, obviously in a
3 development like this -- you increased your
4 parking, which is great. I mean, that's a concern
5 I do have with apartment complexes and townhome-
6 style places. So you're offering a lot more
7 options. Obviously, some will have less cars,
8 some will have more, but where do you perceive
9 guests, I guess going and parking? Is it kind of
10 a free-for-all or assigned parking?

11 MR. HOOD: Where we have more parking
12 constraints, I'll say, I'll put it that way where
13 we fall under that 1.75 that we typically shoot
14 for, we've had instances where we will assign
15 parking whether it's for residents or for visitor
16 area parking.

17 In this case we can consider that. We
18 have not because we have over and above what we
19 usually do. So, you know, most of the residents
20 are either going to park right in front of their
21 homes, or they're going to park inside of their
22 garage or their detached garage. So if there's a
23 visitor that's coming overnight, they will get
24 buzzed through the gates. They will be able to

1 park near where their person who they're coming to
2 visit is, and we don't see an issue currently with
3 providing parking for everyone that is a visitor
4 and/or a resident.

5 MEMBER EWOLDT: Okay. And I have one last
6 question. Now, you offer 24-hour maintenance.
7 Does the maintenance staff live on-site, or is it
8 the kind of site located nearby?

9 MR. HOOD: Some of our maintenance staff
10 do live on-site. Some of our leasing staff also
11 live on-site. So there's usually one or two people
12 who work in our operations who live at the
13 property. If for some reason they don't live at
14 the property, they are a phone call away, and they
15 come directly to the property for those calls.

16 MEMBER EWOLDT: Thank you for answering my
17 questions. Like I said, I like the plan, I like
18 the changes you made. I appreciate you coming back.

19 MR. HOOD: Thank you.

20 MEMBER HIBEL: Thanks again. One thing I
21 recall we spoke about was school bus maneuvering
22 in picking up the 35 potential children on-site.
23 Do you have something that shows that, or do they
24 get through the gate? Because obviously they're

1 not going to pick up on Smith Road.

2 MR. HOOD: Yes. So there is the potential
3 for -- as with emergency vehicles, there's a spot
4 where you drive through the gate and you're able
5 to come through the gate as an emergency vehicle
6 and make your circulation throughout. We would
7 have something similar for a school bus. If that
8 was something that the City would be looking for
9 us to provide. I have not run the turning radii
10 for that but I can do that. We have to do that
11 for the large emergency vehicles when we come for
12 final engineering, so we would be willing to take
13 a look at how that process would work.

14 MEMBER HIBEL: Okay. That would be good.

15 And I drive past the South Elgin site.
16 Where is the pickup -- do the buses go into that
17 property?

18 MR. HOOD: I'm actually not sure.

19 MR. ROZNIK: It's kind of a mix -- my name
20 is Konrad Roznik with Continental Properties.
21 It's kind of a mixed, kind of community dependent.
22 The school districts create a really good
23 relationship with the on-site team where they
24 coordinate access for the school buses to either

1 access our property or for making pick-up
2 internally in front of the clubhouse for those
3 school-aged kids.

4 MEMBER WIESE: I want to see -- I know
5 there's a lot here on the pedestrian connectivity.

6 MR. HOOD: Yes.

7 MEMBER WIESE: So I was trying to wrap my
8 head around it when I was going back and forth
9 through the drawings. I know that staff would
10 rather see to the northern side of the property
11 and you're proposing closer to the south. Has
12 there been any more resolution in providing better
13 access and more of a direct access to the park?
14 Because I know that that's kind of where things
15 were based on the notes we have here.

16 MR. HOOD: Sure. So we understood staff
17 had a comment of potentially providing that access
18 to the north of Building 8. We've -- we are
19 mitigating a portion of the wetland to be allowed
20 to have this building here, and we're allowed up
21 to a certain amount with the Army Corps of
22 Engineers. So you can kind of see the wetland
23 line going through just the building here, and
24 there's an application that is being reviewed

1 currently by the Army Corps for the permission of
2 this site plan how it's laid out.

3 With that, we would try not to provide any
4 additional public access area -- let me see if I
5 can zoom in here -- north of this sidewalk and
6 outside of our gate because that would increase
7 our impact that we're already kind of at the limit
8 for. So that's why I was trying not to impact
9 that wetland any further.

10 However, understanding that this is a
11 private development and that it is ed, I would not
12 have a problem with in this area where that
13 sidewalk is currently on the north of Building 8
14 to provide a door or gate entry for our residents
15 to be able to go west, but we're not trying to
16 have the public come through our private gated
17 community.

18 MEMBER WIESE: So.

19 MR. HOOD: So what I've done or I've tried
20 to do -- sorry if I interrupted you.

21 MEMBER WIESE: No, no, go ahead.

22 MR. HOOD: Down here on the southern portion
23 of the property we're proposing a 10-foot-wide
24 access easement that would traverse east and west

1 and go and hit the proposed 10-foot bike path that
2 goes along Smith Road all the way up to the park
3 district. So you would have that unimpeded public
4 access along this area.

5 MEMBER WIESE: So they'd have to go all
6 the way around?

7 MR. HOOD: Yeah, I think currently where
8 this sits is -- I don't have it up right now, but
9 two of the buildings that are along what would be
10 their eastern edge and our western edge that have
11 a sidewalk that wrap around looks like maybe a
12 drive area, there would be the potential for a
13 connection down to the sidewalk, but that would
14 take some further coordination with Charlestowne
15 Lakes.

16 MEMBER WIESE: And there's not something
17 that can go -- because that's a wetland and the
18 detention basin, is there a path up along the south
19 side of that detention basin or does it go up?

20 MR. HOOD: It goes -- so on the inside of
21 our development we have a sidewalk that goes right
22 here, and then you have another sidewalk that goes
23 up and along the detention basin down through
24 here. There's a connection here going into the

1 parkland, the proposed parkland, and then we have
2 our sidewalk connections that go to the rest of
3 our buildings and sidewalk network that you see
4 throughout.

5 MEMBER WIESE: That path, though, around
6 the detention basin, that sits on the outside of
7 your --

8 MR. HOOD: That sits on the inside of our
9 fence.

10 MEMBER WIESE: And there's not a way to
11 put another gate or something that would maybe
12 like section that area so that it would be able to
13 provide like a thoroughfare for walkers to get --

14 MR. HOOD: So you'd be asking for a public
15 access easement along the side of the property for
16 them to get north here?

17 MEMBER WIESE: Yeah, I'm just thinking if
18 there's a way for you to have a fence -- or a gate
19 or something that allowed people to get -- I mean,
20 I understand the whole purpose of having a fenced
21 area is so that it's minimizing. I'm just trying
22 to think out loud if there's anything that could
23 be done to minimize everyone from going around to
24 the south.

1 MR. HOOD: So if you're looking at trying
2 to do something like that, then we're looking at
3 impacting -- in my opinion, we're impacting
4 wetland further. Which if we impact it over a
5 certain amount almost triples our timing on permit
6 because it goes from being a minimal impact to a
7 larger impact, and with that larger impact, then
8 we have to show why we can't find another way to
9 do it --

10 MEMBER WIESE: Got it.

11 MR. HOOD: -- and it's difficult. And I
12 can have our wetland consultant speak a little bit
13 more to that, but I'm just giving you the general
14 whys of -- why we're doing this or asking to do this.

15 MEMBER HIBEL: One question. Is there a
16 reason for the chain-link fence? Because it
17 changes from the front.

18 MR. HOOD: It's something that we
19 typically do in our developments. We usually do a
20 decorative fence along the frontage, and then for
21 areas that are not typically visible by the public
22 we'll provide chain-link, black chain-link.

23 MEMBER EWOLDT: Where is that chain-link
24 going to be?

1 MR. HOOD: It would start along here along
2 the park district property and go along the back
3 here and come down this side, obviously, on the
4 inside of the landscaping and then come down this
5 side and along the frontage here.

6 MEMBER EWOLDT: I think, you know, with
7 that other development being so close and I guess
8 that southern portion of the fence, I think it
9 might be more prudent to include more ornamental
10 fencing. I can see your justification for by the
11 retention basin given that there's going to be
12 some landscaping buffer, but with it being close
13 to the proposed property to, I guess your west, I
14 think it might be nice to have some more
15 ornamental like your front gate. I think it would
16 be more uniform and appealing for other residents
17 to look at and more unified.

18 MR. HOOD: Yeah, I think that's something
19 we'd be open to. Just so I'm clear, we're talking
20 along the western boundary here, and did you also
21 say along here?

22 MEMBER EWOLDT: Yes, because I think you'd
23 be able to see that from the road and from any
24 business properties. So I think that that would

1 make it more uniform for what the general public
2 and immediate residents would notice on a daily
3 basis.

4 CHAIRMAN FUNKE: I would add it on the
5 north side, too. You have the back yards and the
6 residents seeing the chain-link fence.

7 MR. HOOD: So I understand and we can
8 consider it. But can I just say that there's also
9 going to be a very large 30-foot landscape buffer
10 with significant vegetation along the north side,
11 also the wetland vegetation. It's going to be
12 kind of difficult to see vinyl chain-link back
13 there.

14 CHAIRMAN FUNKE: What's the distance the
15 fence is from the walkway that you have that's
16 going around the retention pond?

17 MR. HOOD: Are you talking about from here
18 to back here?

19 CHAIRMAN FUNKE: Well, no, no. Actually,
20 it looks like you hardly have any room for the
21 fence and the walkway, and then you have a
22 retention pond.

23 MR. HOOD: So this is pictorial. If you
24 look at the engineering drawings, we have to have

1 a certain distance away from the top and to have
2 that path, and I can have Fran speak to that a
3 little more clearly, but I think you'll see it a
4 little bit more clearly in the engineering plans
5 that were submitted, as well.

6 CHAIRMAN FUNKE: The next question I have
7 is, do you have lights around the retention pond?

8 MR. HOOD: We've got lights along that path.

9 CHAIRMAN FUNKE: How tall are those lights?

10 MR. HOOD: They're bollards.

11 CHAIRMAN FUNKE: They're bollards?

12 MR. HOOD: No goosenecks.

13 CHAIRMAN FUNKE: The distance in between
14 the buildings, it looks like they're pretty close
15 to each other. What's that distance at the
16 closest point?

17 MR. HOOD: At the closest point I think
18 you're about 25 or 30 feet. Konrad, am I saying
19 that right?

20 MR. ROZNIK: I would have to look.

21 MR. HOOD: I'd have to look at the
22 engineering drawings right now, but we typically
23 try and keep a 25- to 30-foot distance between
24 buildings. If we usually have more space, it's

1 because this site is so compressed because of the
2 need for detention, it's going to be on the
3 skinnier side.

4 CHAIRMAN FUNKE: Overall I like the changes
5 that you guys have made, and I appreciate the
6 buffer that you have in between your property and
7 the houses to the north, I think that's nice. You
8 know, I wish you could take that and work from a
9 pedestrian standpoint in that area through the
10 wetlands and what have you. It would be nice to
11 have the paths meander through the wetlands just
12 to enjoy the wetlands. It seems like you're
13 secluding everybody -- you're keeping them out of
14 the wetlands.

15 MR. HOOD: I'd love to give the wetlands
16 to the park district so they could do exactly that
17 and have it as a public benefit. I'm not doubting
18 them for that, I mean, I get their reasons, but it
19 would be a great public benefit if that was
20 something that could be utilized exactly as you
21 said.

22 CHAIRMAN FUNKE: Did you say that's owned
23 by the park district?

24 MR. HOOD: No, it won't be. They're not

1 interested in taking that .88 acres of wetland up
2 here to the north. This one over here is mostly --
3 it's a farmed wetland. It's not as nice as this
4 one would be.

5 I mean, what it also comes down to is that
6 that could be a liability issue for us, as well,
7 if we kept that and allowed the public into it.
8 If there was some sort of a public access easement
9 and a maintenance and operation agreement that was
10 taken on by the City, I mean, I'd be open to that.
11 But for us to maintain and have that liability,
12 that's a little different.

13 CHAIRMAN FUNKE: What liability?

14 MR. HOOD: Well, I mean, just people being
15 able to walk back there, trip-and-fall hazards.
16 It would be our property without some sort of an
17 agreement over it.

18 CHAIRMAN FUNKE: I guess my concern is
19 that you're constricting -- I mean, you're
20 basically blocking that whole area off, wetland
21 and landscaped area and not taking advantage of
22 that from a development standpoint, which is
23 unfortunate.

24 But overall I mean, I like the other

1 portions of the site, and, you know, increasing
2 the stacking at the entrance, I think that looks
3 good. The chain-link fence, if you could work on
4 that, do something a little bit nicer around the
5 perimeter especially at the north in that area. I
6 mean, I know you're not going to see it, but from
7 the pedestrian standpoint you're going to see it.
8 You have a nice community, you have nice
9 architecture; it's kind of like why not spend a
10 little bit more money on a nicer fence when you
11 have nice buildings, nice clubhouse, nice pool.

12 You know, see if you could rethink taking
13 advantage of that area up there. Just a thought,
14 just an idea. So thank you.

15 MR. HOOD: Thank you.

16 CHAIRMAN FUNKE: Peter, do you have any
17 comments?

18 MEMBER VARGULICH: Yes. I do want to say
19 to Continental and your team that I think you guys
20 have put together a very thorough package.
21 Obviously, they're preliminarily but there's a lot
22 of information, and like a lot of the other
23 Commissioners I like the architecture and both the
24 clubhouse and the units. I'm not as detailed as

1 Zach on the whole color scheme thing, but I
2 appreciate where you're coming from.

3 I think that unless I'm -- I'm looking at
4 the staff report. I don't think there's any issues
5 with respect to the intergovernmental agreement
6 with West Chicago. I see the 300-foot line, that
7 you guys adhered to that and your buildings are
8 behind it. So as far as, you know, your structures
9 and the proximity to the nearest single-family
10 homes for West Chicago to the north, they're
11 basically a football field away. So I think that
12 that's commendable, and I like all those things.

13 I think the stormwater management -- you
14 know, I'm sure you have worked on this with
15 Manhard. It's really complicated because of all
16 the additional flow that comes through but I
17 appreciate the efforts. I'm sure there's still
18 more to do.

19 And so I think there's a lot that's very
20 positive here. I like the fact that you've worked
21 with the park district related to the parcels
22 that -- I understand they do not want wetlands and
23 things like that. It's just the way they are.
24 But I like the way that you coordinated that entry

1 with them so that now they can use it for potentially
2 some minor parking for themselves as well as
3 providing you with your secondary access into the
4 project.

5 I have a -- I think probably my biggest
6 departure with your plan is something I mentioned
7 in the concept plan was the gated community. I
8 think this is an important concept for all of us
9 to consider is that there are no gated communities
10 in St. Charles, period. There are single-family
11 homes that are gated for whatever those reasons
12 are, but there are no projects multi-family or any
13 other kind that are actually gated.

14 And I think that this is kind of one of
15 those things where you exclude -- you say you want
16 to be in St. Charles, but in effect you don't want
17 to be a part of St. Charles because you're not
18 asking for anyone to just come and join your
19 community or just walk through or -- you know,
20 it's all just kind of walk around the perimeter.
21 Right now your proposal gives somebody almost no
22 time at all -- you need to walk all the way down
23 the common property line to Cornerstone Lakes, I
24 would say maybe 150 feet. Otherwise, you go down

1 to Charter Avenue and just use the sidewalk there.
2 And so as an approach related to the access over
3 to the park, I am not in favor at all of how this
4 is being done.

5 And I think that there was comments by
6 Commissioner Wiese and others related to accessing
7 on the north side. I understand there's a
8 liability issue, but I think that these are things
9 that are done, and I just don't see how it
10 enhances the use of a park by adjacent properties
11 when you have to walk around basically a big
12 island to get to it.

13 I understand why you can't put the park on
14 the eastern -- I'm sorry -- on the western part of
15 the property because you'd lose a lot of density
16 to do that and so I understand that. So I think
17 the tradeoff is that there needs to be access
18 along the north side along the top. And one option
19 is to take your fence and flip it to the other
20 side of the sidewalk or to move it over by your
21 parking and allow the path along the north to be
22 an access path that connects over to the west to
23 Cornerstone and then over to the northwest corner
24 of the park.

1 And as far as the issue of the impact to
2 the wetlands, I would suggest a pedestrian bridge
3 over that 30-foot landscaped zone to minimize or
4 to not have any impacts to the wetland addressing
5 the issue with the Army Corps of Engineers towards
6 impacts. So I think that there's some things to
7 do there, and there's an opportunity to work on that.

8 I have a question related to, have the
9 police and fire department said they signed off on
10 the limitation that they have on gaining access to
11 the property?

12 MR. HOOD: The fire department has seen
13 the plan, and I believe we spoke with -- I'm not
14 sure if we spoke directly with them, but they
15 understood -- and Ellen and Russell can confirm
16 this -- they understood the access system that we
17 use all the time.

18 MS. JOHNSON: Yes. The fire department
19 and the police department have reviewed the plans,
20 and the fire department provided the developer
21 with a number of standards that they will need to
22 meet in terms of access for emergency vehicles
23 into the site through the gate. So they have
24 approved the plan.

1 MEMBER VARGULICH: Okay. Great. That's
2 good to know. Thank you.

3 There was a conversation earlier about
4 school buses and pick-ups and things like that.
5 And I kind of want know -- I understand you say
6 you may work it out or are trying to work it out,
7 which you have in other communities. But
8 District 303 has a very extensive program for
9 individuals with special needs which are serviced
10 in multiple schools here in the St. Charles school
11 district, and those buses pick up their students
12 and take them to the schools from door to door.
13 There's no common pick-up point at the entry by
14 the clubhouse. Their policy is door to door.

15 So I think that's an important thing to
16 sort out with the school district and their
17 operations manager for the bus systems. Because,
18 again, it doesn't matter what other apartment
19 projects are in St. Charles, they do not have to
20 go through gates or anything like that to pick up
21 the kids that they do currently. So I think
22 that's an important comment to be resolved.

23 And it sounds like you're very keen on the
24 whole fencing system. I with the people that

1 share the lack of interest in chain-link. I think
2 I've been to your North Aurora property, and
3 unless I missed it, I think pretty much all the
4 fencing that I remember seeing is ornamental metal
5 fencing for the North Aurora property, but I might
6 have missed someplace where you have chain-link.
7 But I think it all should be ornamental metal, and
8 it should all be set back at the back of the
9 landscape buffer zone. So it should be 30 feet
10 from the property line.

11 And this is an important thing for you as
12 a corporation. If this is one of those things
13 that people have to give them good peace of mind,
14 and it's something that people come to find when
15 they rent from Continental at the Springs, then I
16 don't think they should be bothered by the fact
17 that the fence is not at the property line and the
18 fence closer to their units. Because I think the
19 neighbors specifically to the west are, you know,
20 going to have to look at what you're originally
21 proposing is 5 feet of chain-link fence.

22 I think whether it is ornamental or
23 chain-link, I think it ought to be 30 feet back
24 from the property line, not at the property line.

1 And that goes for all the streets. Along Smith
2 you probably have a challenge there if you have a
3 30-foot setback with the park district property,
4 so there I would say that would be the exception
5 where it would have to be kind of behind the
6 parking, you know, adjacent to them, but
7 everywhere else I don't think it ought to be
8 against the property line at all.

9 You're going to have the northern
10 playground area -- I'm sorry -- pet play area,
11 seems to not have lighting for it. Was there a
12 reason in the lighting plan there was no lighting
13 for that one? There was lighting for the south
14 one but not lighting for the north one.

15 MR. HOOD: No, there actually should be
16 lighting for that. So if it's not there, it's in
17 error and that will be lit. Our pet playgrounds
18 do need to be lit.

19 MEMBER VARGULICH: I'm sure residents use
20 them quite frequently all day.

21 MR. HOOD: Yes, sir.

22 MEMBER VARGULICH: Yeah, I would think so.

23 The landscape plans overall I thought were
24 well done and very extensive. A couple of things

1 are there supposed to be street trees along Smith
2 Road? I didn't see any. There were trees in your
3 buffer but not street trees along Smith.

4 MR. HOOD: So we did see that at the last
5 minute and I apologize for that. That is a comment
6 that we do have from staff. Those parkway trees
7 should be in the -- closer to the right-of-way.
8 So that will be an update that we will be providing
9 on that final landscaping plan.

10 MEMBER VARGULICH: Is the -- I'm having a
11 little trouble following some of the lighting
12 symbols as far as tying them from the symbol to
13 the schedule. So the maximum pole height is
14 12 feet when you're using poles?

15 MR. HOOD: Yes.

16 MEMBER VARGULICH: Okay. That's excellent.
17 That's a lot longer than most of them are, so
18 thank you.

19 MR. HOOD: Sure.

20 MEMBER VARGULICH: Is it possible that the
21 wetland in the northwest corner -- it's a farmed
22 wetland. Is there any reason that there's no
23 enhancements being proposed for that or the buffer
24 area around it?

1 MR. HOOD: The buffer -- sorry; on the
2 north end of it we are enhancing those areas that
3 have not -- that can be. But as far as the buffer
4 area around it, we -- I mean, we can take a look
5 at what plantings can go in there that won't alter
6 the wetland itself from its existing condition.

7 It is just something that we had not looked
8 at. We were a little bit more focused on providing
9 the landscaping that is required by code, and that
10 just wasn't an area that we looked at, but we can
11 take a look at that.

12 MEMBER VARGULICH: Okay. Yeah, I mean, if
13 it's a farmed wetland, the one in the northwest
14 corner, it just seems like it's probably not overly
15 interesting from a planting standpoint.
16 Understanding that the hydric soils are there and
17 all those things that make it a wetland, but it
18 seems like there could be some planting
19 enhancements that also meet with what the Corps
20 expects that property to do, and I would think
21 that you improving the planting within that area
22 would also enhance the overall function of the
23 wetland, you know, beyond whatever hydric soils
24 and other things that are happening.

1 So anything that could be done to look at
2 that to create a more comprehensive look would be
3 great. You're doing a wetland type of mix for
4 your detention basin that you're creating; is that
5 correct?

6 MR. HOOD: Yes.

7 MEMBER VARGULICH: Okay. So it would be
8 nice for that to all have a more consistent or
9 complementary look, you know, when you're all
10 done. I'd appreciate if you'd look at that.

11 Also, the wetland in the northeast corner,
12 the buffer looks like it's just, you know,
13 maintained low grass. I'd ask you to look at
14 changing that to more of a wetland mix or a
15 prairie mix so we can complement what's going on
16 and tie into the treatment that you're putting on
17 your detention basin and give it, you know, a more
18 realistic appearance instead of just mowed grass
19 in certain areas.

20 MR. HOOD: We can definitely take a look
21 at that, as well.

22 MEMBER VARGULICH: On Landscape Sheets L4
23 and L5, it seems like it was showing more wetlands
24 than what you're showing in a lot of the other

1 sheets. So it was one of those things that struck
2 me as odd along the eastern property line that
3 there's a bunch of wetlands shown on those pages,
4 and so I just was confused. So I would ask that
5 you kind of look at that or have that addressed.

6 MR. HOOD: We'll take a look at that. I
7 was trying to pull up the plans here, but I will
8 take a look at that after this and make sure that
9 that is consistent on those sheets.

10 MEMBER VARGULICH: Because you were showing
11 some plantings, you know, in your park dedicated
12 area, which I guess working with the park district
13 may not be the way you want to spend your money
14 giving them plans that they don't really ask for.

15 In pursuing the kind of easement along the
16 south property line adjacent to the office
17 building, it just seems like a very unpleasant and
18 uneventful way to handle pedestrian movement given
19 that you're going to walk next to a parking lot
20 versus when you walk onto the Continental property
21 you're kind of walking next to wetlands and things
22 like that as you're going north. So this is
23 another reason I don't like fact that people are
24 being pushed to the perimeter and left to kind of

1 find their own way over to the park. But maybe
2 that's a bigger topic.

3 But thank you for your time. Thank you.

4 MR. HOOD: Thank you.

5 CHAIRMAN FUNKE: Thank you, Peter.

6 MR. HOOD: So to the comment about the
7 fencing, we can take a look at that. It's something
8 that we hear you. We hear you, Commissioner
9 Vargulich. We'll take a look at it as it relates
10 to the vinyl coated and also the general locations
11 of it.

12 CHAIRMAN FUNKE: Thank you.

13 MR. HOOD: Sure. To that other point, we
14 can also -- to that similar point we will take a
15 look at more public access. If we're able to get
16 comfortable with that, that's something we'll work
17 with staff with.

18 MEMBER WIESE: I was going to say, does
19 that include potentially bringing the fence to the
20 other side of the pathway?

21 MR. HOOD: Potentially, yes. I just want
22 to study it a little bit better, and if we can
23 come up with an option that's equitable for both
24 and safe, then we'll take a look.

1 MEMBER WIESE: Thank you.

2 MEMBER EWOLDT: Kind of going off Peter's
3 comments about the gated aspect, you know,
4 obviously, you have your designs, your wants, the
5 higher community functions and other people have
6 their opinions. Is there a way that you could at
7 least, you know, potentially look at maybe during
8 the rush hour or school drop-offs where the gate
9 might be open?

10 MR. HOOD: Yeah.

11 MEMBER EWOLDT: Maybe through commuting
12 hours or throughout the day, and then maybe
13 closing, you know, in the evening, you know,
14 something where it is more inviting and easier
15 access for, I would say the school buses or for
16 parents, you know, carpooling and those kind of
17 things. If that's something you're willing to
18 consider, that might be something that might be
19 closer to a happier medium if you're set on having
20 a gated community.

21 MR. HOOD: I think that's a good compromise
22 to consider. I would even take it a little bit
23 further to look at some of those public connections
24 that would -- that could potentially go through our

1 site, maybe during certain hours we can make that
2 consideration. Maybe during, you know, nighttime
3 hours it's more safety; we don't really want
4 people kind of around.

5 MEMBER EWOLDT: In theory if you were to
6 provide a gate with northern access, you could
7 limit it. Like most parks are closed at dusk.
8 You could set a time restriction, and, you know,
9 then close your gates, you know, but while still
10 providing ample access to residents during a set
11 time frame. Again, kind of a happy medium trying
12 to think of something that might be handled
13 that way.

14 MR. HOOD: I appreciate that.

15 CHAIRMAN FUNKE: Any other questions?

16 (No response.)

17 CHAIRMAN FUNKE: Before we begin public
18 comment I would like to take note we have received
19 written comment from the following individuals.
20 The comments are provided to the Plan Commission
21 and are part of the record: Lisa Tyers, email
22 dated 1/27/22; Wayne Lam, email dated 2/18/22;
23 Helen Bus, email dated 3/11/22; Jessica Klepacki,
24 email dated 3/21/2; John Peavy, a email dated

1 3/28/22; John Glenn email dated 3/29/22; Ron and
2 Linda Jaeger letter dated 4/5/22; Harry Olec email
3 dated 4/5/22; Michael Price email dated 4/5/22;
4 and Rose Klippel email dated 4/5/22.

5 Do we have any questions from the members
6 of the public?

7 Please state your name and address and
8 spell your last name.

9 MR. MORANO: I'm Joe Morano. I'm at
10 2820 Camden Lane, West Chicago. I'm a member of
11 the Cornerstone Lakes HOA as well as the 7th Ward
12 alderman for West Chicago.

13 There still continues be the same three main
14 issues that I get confronted with about the
15 density and the traffic flow. Putting essentially
16 now two subdivisions, about 1,000 vehicles onto
17 Smith Road only a couple blocks away from the
18 school I think is a big concern.

19 Just looking at -- they had stated that
20 9 percent of the residents would be school-aged.
21 On page 12, I think it was, of the traffic study,
22 it said only 93 vehicles would be leaving during
23 morning business hours. That doesn't account for
24 I guess 80 percent of the adults that live there.

1 So I guess I'm a little confused about that.

2 And then the density. If we look at
3 compatibility of land usage, I don't usually see
4 four- and five-bedroom houses next to 16 apartment
5 buildings.

6 So I guess my last question would be when
7 the residents do flood when the subdivision goes
8 up, who is responsible and who do they call?

9 Thank you.

10 CHAIRMAN FUNKE: Thank you.

11 MS. BUNDY: Good evening, Theresa Bundy,
12 2730 Lehman Drive, West Chicago. I've spoken to
13 you before. This time I actually emailed Russell
14 Colby on February 8th with the same materials kind
15 of notating where all of the wetlands are that are
16 being preserved is also where all of the water
17 drains.

18 According to what was said, there would be
19 an outside flow for the water. I'd like to know
20 where the outside flow is going to be because
21 currently it's my back yard. I don't know if
22 everyone understands. If I could approach everybody,
23 this is my back yard this evening. We didn't have
24 a lot of rain, but this is how much water. Didn't

1 have a huge rainstorm, but this is the amount of
2 water.

3 I have heard preserving the wetlands,
4 having some of the retention ponds are going to
5 slow the flow. That's a lot of flow right now
6 just for the minimal amount of rain that we've
7 had. I'm very concerned for when we do really
8 have a very heavy rainstorm.

9 I've heard that there is plans to have
10 drainage. I would like to know where that
11 drainage is going to be. Is there going to be
12 some drainage in the wetlands area especially in
13 the area that is in the northwest corner? The
14 reason nothing can grow there right now is because
15 it's constantly flooded.

16 The idea was to connect to the West Chicago
17 drainage. I'd like to know where that connection
18 is going to be. Also, there's been mention of the
19 Army Corps of Engineers and that this is protected
20 wetlands. New information to me. Would love to
21 see the documentation on that.

22 And also, like everyone else, I have concerns
23 about traffic. But I'd also like to know, did the
24 planning add any more garbage units? The last

1 time I was here I think there was one garbage unit.
2 Because they have a concierge garbage pickup, what
3 happens when they sell the property? Will that
4 concierge service be maintained?

5 So those are my questions. And I know
6 that you looked into this. We've been dealing
7 with this for 20 years now. We were told, "Don't
8 worry, St. Charles will make sure everything is
9 developed properly so you no longer flood in your
10 back yard." I'm really trusting to you make sure
11 that that happens.

12 I'm going to leave here what I sent
13 Mr. Colby also for anyone who is interested.
14 Thank you.

15 CHAIRMAN FUNKE: Thank you.

16 Any more public questions or comments?

17 MS. GARDAPHE: Hi, Nancy Gardaphe,
18 3736 King George Lane.

19 I'm just curious for Continental, how many
20 properties have you developed that have been sold
21 off and therefore has changed management from the
22 original for Continental? Because it just seems
23 to be -- you know, I know there's an apartment
24 building on the east side that has changed

1 management, and it just seems that the original
2 commitment seems to be -- get downgraded as some
3 apartment complexes' management changes.

4 Also, I'm sorry, I may have missed
5 something, but how far out do your projections go
6 out for demand for rental? How many years do
7 those projections go out? Because right now, you
8 know, our market is more toward the rental, but as
9 things change and maybe the real estate bubble
10 bursts and prices come down or stabilize, there
11 will be more demand for single-family housing.

12 I'm still not clear when it comes to your
13 one-bedroom, two-bedroom and three-bedroom
14 apartments -- or I should say your two-bedroom and
15 three-bedroom apartments, those garages that are
16 attached, are those for a single car, and then do
17 they park their car outside their garage?

18 I'm going to throw in my opinion; I still
19 think it's a very high density. And for those of
20 us who have gone through -- you know, left in the
21 morning and come back in the evening or been
22 around Smith Road, around Smith Road during the
23 start of school or end of school day, there's
24 serious traffic on Smith Road.

1 So with this going in, is there the
2 possibility of expanding this? Because to me that
3 would be -- especially with the school that would
4 be a dangerous street. And at the corner of Powis
5 Road with Smith Road it gets backed up there
6 besides, dropping off the kids at school, the
7 buses, and picking them up at the end of the day.
8 I've experienced it too many times.

9 And from what I interpret here, I understand
10 that you're going to have access on the west of
11 the property into the Charlestowne Lakes, but yet
12 you don't want access on your property. And I
13 feel a little bit taken back by that because, as
14 it's been stated here, as a long-time resident of
15 25 years I walk from Kingswood, into Majestic,
16 into Royal Fox, into Cornerstone Lakes, take
17 different paths, and I don't feel restricted at all,
18 just a change of the scenery.

19 So I have to agree that, you know, gated
20 is like it's okay that our people filter out into
21 the other communities, but, you know, you can't
22 come into our community.

23 That's it. Thank you.

24 CHAIRMAN FUNKE: Thank you.

1 MR. BUNDY: Good evening. Ryan Bundy,
2 B-u-n-d-y, 2730 Lehman, West Chicago. I just had
3 a question about Amazon deliveries and access for
4 that, and would the packages be delivered to the
5 clubhouse for the residents to pick up? Because
6 there's a lot of Amazon deliveries happening all
7 the time, and so the traffic -- the different
8 delivery drivers cause a lot of traffic in the
9 community, so with a gated community I was curious
10 about that.

11 And then the garbage was another situation.
12 Didn't seem like there was enough storage for
13 garbage on-site. And then secondly, snow removal
14 with the parking plan just to make sure that the
15 snow -- there was sufficient place to store the
16 snow.

17 Thank you.

18 CHAIRMAN FUNKE: Thank you.

19 MR. TROCKI: My name is John Trocki. I
20 live at 513 Pheasant Trail, last name T-r-o-c-k-i.
21 My main concern is about the fencing. Because I'm
22 going to be looking directly at this from my unit,
23 and we're talking about chain-link. It's been
24 brought up many times. If we look at the Brooke

1 Toria Estates, they have a solid fence, so I don't
2 have to see everything. So if you're going to
3 build this community right across the street from
4 me, I don't really want to look at it. So the
5 chain-link fence doesn't make sense to me, either.
6 I hope they can adopt a fence similar to the
7 Brooke Toria Estates.

8 Secondly, the gentleman said that they
9 propose for this property 558 adults and only
10 55 children. I find that hard to believe because
11 your two-bedroom and three-bedroom units amount to
12 160 units. I would assume that the two- and
13 three-bedroom units would have children, so I
14 think that number is low.

15 The St. Charles school district schools
16 are often -- maybe not this year, but they have
17 often been over capacity. So we have this
18 development coming up along with the other one near
19 the mall. I don't want to see situations like my
20 son faced where he had to share a locker every
21 year with other students because they were over
22 capacity.

23 The traffic on Smith Road. Smith Road,
24 again, I don't know if any of you are familiar

1 with Smith Road, but it's actually like a drag
2 strip. Once they pass the school -- because most
3 people are a little wary of children -- the speed
4 limit is actually 40 but they're going 60. And
5 the other problem is exactly where this is -- I
6 mean, it's not up there, but along Smith Road I've
7 witnessed in the past seven years at least 12 cars
8 that have left the pavement. So I don't know if
9 we need to look at a different speed limit.

10 And like I said, I find it very difficult
11 to believe when you have 160 units two- and
12 three-bedroom that you're only going to have
13 55 kids.

14 Thank you.

15 CHAIRMAN FUNKE: Thank you.

16 MR. JAEGER: My name is Ron Jaeger at
17 4016 Pheasant Court in St. Charles. I'm one of
18 the letters that you received.

19 My concern is primarily about Smith Road
20 just as the gentleman prior to me. It is very
21 busy especially during school time. Even though
22 it's posted at 40, I'm not seeing anybody at 60,
23 but 50 on a regular basis very definitely. It is
24 a two-lane road with a center lane. We have

1 experienced a number of cars that have passed on
2 that center lane. We've had a number of very
3 close calls at the intersection of our Pheasant
4 Trail and Smith Road because of that. We actually
5 had one car careen off of Smith Road into our
6 signage not too long ago because of excess speed.

7 So the speed of Smith Road is one issue.
8 Everything else around it is basically residential,
9 25 miles an hour, maybe 30 would be more
10 appropriate. There's no barrier to slow down
11 traffic between Walmart until you get to the stop
12 sign down at Powis or Kautz, whatever it is down
13 at the other end. So something in that perimeter
14 probably needs to be -- a four-way wouldn't be a
15 bad idea to put a couple signs on Smith Road to
16 slow it down.

17 West Chicago, even though it's a very
18 residential area has installed speed bumps. For
19 3 miles that's probably not doable, but something
20 needs to be done to slow down Smith. We've talked
21 a lot about people walking from neighborhoods.
22 Smith Road is a place that a lot of people
23 transport Pheasant Run Trails over to the other
24 side and back. There have been some fairly close

1 calls where somebody is cruising down that road at
2 probably 50 miles an hour, somebody with a buggy
3 and somebody else with a kid on a bike, gets to be
4 a little dicey.

5 So Smith Road needs some attention. That's
6 primarily my concern, our concern. Thank you.

7 CHAIRMAN FUNKE: Thank you.

8 MR. HENKIN: Brad Henkin, H-e-n-k-i-n.
9 I'm actually a West Chicago Commissioner; I do
10 what you guys do.

11 So I've been around seeing this happen since
12 2013, heard comments that things would change,
13 such as the Bundys that I know; my kids went to
14 school with theirs, that at some point something
15 would happen with the land that Mr. Petkus owns to
16 be able to possibly change the flow of water
17 there, which is pretty bad. And it's not just
18 their house; there are a number of other houses
19 next to her that this also happens to.

20 So I guess that would -- some way, somehow,
21 somewhere there has to be a concern there to be
22 able to help them. As a realtor, her resale value
23 really has depreciated because of the water back
24 there. I don't think any of you would want to buy

1 that house if you went back there and saw a pool
2 in her yard unless it was a pool.

3 As far as things that I would you ask as a
4 Commissioner, traffic pattern. We're going from
5 one development that has 165 people -- at least
6 they're split off on the two streets. They're
7 going either Smith Road or they're going the other
8 direction on whatever the name of that street is.
9 So that at least is split off. Probably 400 people
10 in there, 300 cars, maybe not all leaving
11 especially now that people are staying home a
12 little bit more working at home.

13 The other development, it's kind of funny
14 we've gone down in units. So we've started
15 between 455 in 2013, and now -- then we were at
16 370, 350, now at 320, and the last time we were
17 here in August they claimed that there were only
18 going to be 30 kids out of 350. We've now gone up
19 to 55 kids. Thank gosh he did that. I think
20 there would still be more than that even though I
21 know the community that it is. But this is
22 St. Charles. Now, granted, I don't live in
23 St. Charles. I'm technically West Chicago; I live
24 in Cornerstone Lakes with St. Charles schools

1 thank gosh for my kids. But as far as the amount
2 of people that are going to be going to the school
3 from both places, you're probably close to 150 to
4 200 kids minimal, and that's someday, somehow
5 getting them to Norton Creek, somehow, someday
6 getting them to the middle school, high school, so
7 on and so forth.

8 I don't see that street with only typically
9 one entrance/exit. They have that other exit that
10 doesn't look like -- it's kind of like far out in
11 the corner from the northeastern end of the
12 street; it looks like it's one way in/one way out
13 pretty much. I don't know how many cars can sit
14 there to get in if that gate is closed, one or
15 two. Hopefully maybe they -- if they do do this
16 development, they'll keep that gate open during
17 the morning time when school buses and things are
18 coming in. Because the traffic you get on Smith
19 Road, it's bad. And if you see it ever in the
20 morning when all those cars are sitting there
21 trying to get turning to get to that -- you know,
22 turning left into the lane to try to drop off
23 their kids or in the afternoon at 3:00, it's
24 also bad.

1 The other thing that I don't understand,
2 320 units. You could build 150 homes there; you
3 could do townhomes there, probably get -- maybe
4 100 homes -- maybe 150 townhomes. When I talked
5 with Mr. Petkus last time, evidently everything is
6 all about money, you know. And, you know, as he
7 sat there and told me about land that somebody
8 sold, family member that she didn't get enough for
9 it, to hear these things, to me money is not
10 always the object. Okay? There are other
11 factors.

12 Do we need -- is there still any development
13 that was going to do apartments that is part of
14 the mall? I think that was -- there is none?
15 Wasn't the other section part of that property?
16 Just curious. Anybody know that?

17 MS. JOHNSON: Are you referring to the
18 development at Charlestowne Mall? Yeah, there was
19 a concept plan for that reviewed by the City over
20 the last few months, but recently the developer
21 has pulled out.

22 MR. HENKIN: We've waited a long time for
23 something to happen with that mall. So evidently,
24 you know, don't know if the demand is there for

1 the apartments that we're looking at, which look
2 high-end again, with -- and it was funny because
3 when I saw the 16-unit development put up a fence,
4 it was like done in a day. I was like wow, you
5 can't even see in there. Having something gated
6 like that, I don't know if that's something that
7 St. Charles wants.

8 Family community? If they're saying there
9 are only going to be 55 kids, is that family or is
10 that something we're trying to move into? Maybe
11 they want to move into something like that, I
12 don't know, but I don't see it's something that
13 reflects St. Charles and their values.

14 That's all. Thank you.

15 CHAIRMAN FUNKE: Thank you. Any more
16 comments or questions from the public?

17 MS. CORNETT: Diana Cornett, C-o-r-n-e-t-t,
18 3729 King George Lane.

19 The tree line, is that going to stay? I
20 know the original plans had notated that, so I
21 wasn't sure if that changed at all.

22 MR. HOOD: On the north side?

23 MS. CORNETT: Yes.

24 MR. HOOD: Yes.

1 CHAIRMAN FUNKE: Thank you. Would the
2 applicant like to respond, answering questions?

3 MR. HOOD: Yes.

4 All right. Bear with me. I've got like
5 20 here, so I'm going to try and answer all the
6 ones that Continental can answer, and then I'll
7 have our consultants come up and answer the
8 remaining civil and wetland-related ones.

9 So a lot about traffic. I do want to
10 remind -- and I apologize for not reminding myself
11 to say this about some of the traffic along Smith
12 Road. We are -- per our traffic report and per
13 our plans we are planning to stripe a left-hand
14 turn lane into our property so there will be
15 proper stacking for us to be able to get into our
16 property from a west to easterly direction. So
17 that's one.

18 As it relates to the first comment, how
19 many vehicles will be leaving, I think you said,
20 versus how many children?

21 MR. MORANO: So, yeah, one of slides
22 showed that there was 9 percent of the residents
23 would be school-aged, but then it also stated that
24 only 93 vehicles would be leaving in the morning

1 during normal businesses hours. So now it doesn't
2 account for 80 percent of the residents that are
3 adults. Are they employed? When do they work?
4 When do they leave?

5 MR. HOOD: Thank you. So I wanted to
6 clear up something about the school-aged children
7 also from 30 to 55 from August to now. I did say
8 in my presentation that that was a range. We
9 looked at the school sheet. It's about 38 right
10 now that we're accounting for. I said 30 back in
11 August when we were at a concept level. We
12 started to run the numbers; at the maximum we're
13 looking at 55.

14 We don't know how many children are
15 actually going to be there. We don't know if
16 people are going to have school-aged children
17 versus babies that they just may be moving in
18 with, babies or children that are not --
19 4 and 5 are not going to school. Maybe they're
20 going to preschool.

21 But my point is is that it's a range, and
22 we don't know until we get in there. I can just
23 look at what we have built and what our resident
24 profile is currently and just give you a general

1 range. So I just wanted to say that.

2 As it relates to our access points, the
3 main access, we are and will consider a gate
4 operation where we would leave the gates open
5 during certain hours. I think we discussed that,
6 as well, if we are to move forward with the gating
7 of this community.

8 As it relates to the eastern drive, you
9 know, we're going to have to run the traffic --
10 we're going to have to run the -- I'm sorry; I'm
11 blanking on it right now. We're going to have to
12 run the movements on it to make sure people are
13 able to get in and out of it from an emergency
14 perspective, but our main gate is where everyone
15 is usually coming into that development. The
16 secondary gate is another egress point; it's not
17 necessarily a main ingress point to come into the
18 development.

19 So currently it is an emergency access
20 that we were proposing on the plan. Again, as we
21 look at the gates and fences and we look at those
22 turning movements, we will reevaluate that.

23 Two- and three-bedrooms with the attached
24 garages. So there's -- and I apologize, I don't

1 have the floor plan here with me, but it is within
2 the package that was submitted, so you'd be able
3 to see which units have direct access to garages.
4 As it relates to the garages and the parking
5 spaces themselves, for those direct-access garages,
6 yes, they will be able to park in those garages.
7 We are not accounting for apron spaces. Those
8 would be the parking spaces that would be in front
9 of the garages, but we are not prohibiting that,
10 either. It's not part of our parking count. It
11 would be much more extra parking if we did count
12 those.

13 But there is the ability for folks to park
14 in front of their garages if they would like.
15 It's not something we have restricted. It is
16 typically restricted if we come to a municipality
17 and they don't want to see that, but it would only
18 provide extra parking here.

19 I know there's a lot of comments about the
20 traffic on Smith Road and the speed. I don't have
21 any control over that. It is something that, as I
22 think was brought up in the previous presentation,
23 is a law enforcement and City issue to take a look
24 at what happens eventually with Smith Road.

1 I don't know if there are any plans to
2 expand at any point. I'm looking at what we're
3 able to plan for right now.

4 If I missed something, please someone
5 remind me, but I'll move on to the question about
6 package delivery. We do have a mail kiosk on our
7 development -- within our development; sorry.
8 There are folks that will be able to -- whether
9 it's Amazon, UPS, FedEx, there's a parcel pick-up
10 portion of our mail kiosk where they can drop
11 packages in.

12 If that is not provided -- which it is
13 provided in this case, it would be -- it could be
14 a situation where it would be at the clubhouse.
15 Again, that is only in situations where we have a
16 restriction where we can't have package delivery
17 at our kiosk. It's very limited. We do have it
18 here. So there is an area with parking next to
19 that kiosk where folks would be able to drive in,
20 park, pick up their package, go back to their home.

21 I heard the comment about the access west
22 of Charlestowne Lakes versus our private gated
23 community. We hear it. We are definitely taking
24 a look at it. I think I mentioned that earlier,

1 so I just want to reiterate that. We are taking a
2 look at that.

3 I do also want to note that when we did
4 look at that potential connection at the southern
5 boundary, we were looking at that as a public
6 access portion. I understand that that's not what
7 I'm hearing folks like, so again, we will take a
8 look at that and come up with a solution there.

9 As far as the Brooke Toria fence, I believe
10 that one is solid. We would not be looking at --
11 if we did move forward with a fencing gated
12 situation, we would not be looking at a solid
13 fence. We -- just that's not something that we
14 would do; it's not something that we would like;
15 it's not part of our branding, and yeah, we just --
16 that's not an item that we'd be looking to propose.

17 Garbage area. So we do have trash. I
18 know the area that we provided may look small, but
19 there's a large compactor in that area where our
20 on-site operation staff picks up the trash, they
21 put it into the compactor, the compactor compacts
22 it. There's also a recycling dumpster area for
23 recyclables in that area. That's generally what
24 we have there. If there is a concern about

1 garbage, that is something that we can keep an eye
2 on from an operations perspective, but we do make
3 sure that our properties are maintained so that
4 garbage does not become an issue.

5 How many years do we keep our properties,
6 and which ones have we sold. I believe the most
7 recent one that we built -- and Konrad, you can
8 correct me if I'm wrong -- was Canterfield we
9 sold, and I believe we held onto that one for --
10 how many years? -- I'd have to look.

11 But we do try to retain most of our
12 properties. I think that is maybe 1 or 2 in the
13 8 to 10 that we have sold in recent years in this
14 general Midwestern area.

15 As far as will the maintaining of the same
16 operations that the Springs apartments provides
17 for those residents in those communities that have
18 been sold, we try make sure that we sell them to
19 someone who is at our level or better so that that
20 standard of care is continued. And I believe when
21 we did sell Canterfield it was -- I'm blanking;
22 I'm so sorry -- but it was a developer who was
23 right there with us and has continued that
24 standard of care that we provide, and I can get

1 you further information on that.

2 I think the rest are wetland and civil
3 questions, so, Fran, if you want to take that.

4 MS. FAZIO: My name is Fran Fazio with
5 Manhard Consulting, and I'm at One Overlook Point
6 in Lincolnshire, Illinois.

7 So this property is the bottom of the
8 chain, let's say. We've got 200 acres upstream of
9 this property, which then is upstream of the
10 North [sic] Chicago property. Of these 200 acres,
11 Kingswood subdivision, Charlemagne subdivision,
12 this new Charlestowne Lakes subdivision, and a
13 portion of the mall.

14 Like the other gentleman before me explained,
15 each of the subdivisions has a detention pond, and
16 then each of those detention ponds has a pipe
17 that's heading toward this particular property.
18 It will head toward Charlestowne Lakes subdivision
19 first, and then it will head over to the property
20 that we're developing, and it will head all over
21 to that one wetland in the corner.

22 Currently what's happening is then there's
23 a series of storm sewers and inlets along the rear
24 yards of the North Chicago property that accepts

1 as much of the water that it can right now, takes
2 it underground slowly, and then eventually
3 releases to the storm sewer that's in the
4 Chicago -- in the North Chicago park district
5 property.

6 What we're proposing to do now is
7 Charlestowne Lakes will collect all of that
8 upstream subdivision in their detention pond,
9 release it to our wetland. We're going to have to
10 maintain the flooding in the wetland because part
11 of the success of the wetland is to keep the same
12 flow of water that's there.

13 So what we're proposing to do is construct
14 berming and some obstructions along our north
15 property line to condense this flooding to the
16 wetland to the levels that it was before. It will
17 spill into the detention pond. The detention pond
18 will hold everything there, including all of the
19 release of this 200 acres upstream, and will
20 release it in a storm sewer to the largest storm
21 sewer that's in the North Chicago park district
22 storm sewer.

23 All of this is outlined in the
24 intergovernmental boundary agreement, and we've

1 been working very specifically with the folks in
2 the engineering department to quantify this, to
3 show how it's going to flow, and then to quantify
4 what's going to go upstream. So we are bound by
5 not only the boundary agreement, the Kane County
6 stormwater management ordinance, as well as the
7 St. Charles stormwater management ordinance, and
8 all of this will be collected and then released
9 slowly through a pipe.

10 It's the simplest way I could explain it,
11 but it's a complex calculation that we've been
12 working on for quite some time.

13 CHAIRMAN FUNKE: Thank you.

14 MR. HOOD: I think that was mostly
15 everything.

16 MS. GARDAPHE: Maybe I wasn't clear in my
17 question about the garages. The garages on your
18 units, whether it's a one-bedroom apartment,
19 two-bedroom apartment, three-bedroom apartment
20 there's probably going to be two people, up to
21 three people living in a unit, but according to
22 your pictures it looks like a one-car garage.

23 And that's why I was asking, is that
24 second car say for two people living in the unit,

1 one is going to sit out on the drive and one -- or
2 is your development going to be looking like a
3 parking lot.

4 MR. HOOD: Thank you for that clarification.

5 So yes, the garages are one-car garages.
6 There is the opportunity if you're looking --
7 actually, let me just get back to this elevation.

8 So there are eight garage doors on the
9 front of each of our 20-unit buildings. The
10 two exterior ones have the ability to be tandem,
11 so you can put two cars in there nose to back.
12 The remaining garages on this elevation are
13 single-car. There is the opportunity for anyone
14 who is leasing a unit from us that has a second
15 car and they want to have a garage spot that they
16 would be able to lease an additional detached
17 garage spot.

18 Again, we did not plan for any of the
19 apron spaces to be used on this development. It
20 does not preclude it, though. But there is ample
21 parking lot parking where folks would be able to
22 not necessarily park in front of their garage if
23 they didn't want to. They could park in a parking
24 space that was very close to their unit.

1 And an example of that, I'll just show the
2 site plan again. Let's just say, you know, you
3 have your garage on Building 7 here, and you have
4 a second car. You would be able to park in these
5 parking areas within the site plan. Same goes for
6 most of any of the rest of these buildings. We've
7 got an overabundance of parking on this plan.

8 Just a final comment, I wanted to thank you
9 all for taking the time to listen tonight. This
10 has been a journey for us, and we are almost
11 there. We will take these comments, and we will
12 come back and make sure that we have updated and
13 given you something else to take a look at.

14 I'm hoping that we can turn all of this
15 around in the next few days, but we will be -- I
16 also wanted to thank staff for working with us and
17 getting us to this point. You guys have been a
18 great help with working through the standards.

19 I also want to thank Mr. Petkus. Mr. Petkus
20 took the chance on Continental. This property has
21 been in his family for a very long time. He is a
22 long-term resident, and his family are long-term
23 residents of St. Charles and they chose us. They
24 chose us because of our development type, they

1 chose us because of our pattern of success, and we
2 just really want to thank him for taking the
3 opportunity to choose us for this development.

4 We hope that we can come back with
5 something that will benefit everyone. I think
6 we're almost there. There's a couple of things
7 that we can take a look at to alleviate some of
8 those concerns.

9 So thank you all again.

10 CHAIRMAN FUNKE: Thank you. Appreciate it.

11 Any additional comments from the public?

12 (No response.)

13 CHAIRMAN FUNKE: If not, if the Plan
14 Commission feels they have enough information to
15 make a recommendation to the Planning and
16 Development Committee of the City Council, a
17 motion to close the public hearing would be in
18 order. Do I have a motion?

19 MS. JOHNSON: Chairman, if I may interject
20 just a point of order. If you would like to see
21 any revisions to the plans or any follow-up to
22 this meeting prior to making a recommendation,
23 then you could choose to continue the hearing to
24 another night, or if you're satisfied and feel

1 comfortable closing the hearing, you can do so.

2 MR. HOOD: Can I make one statement before
3 you go?

4 CHAIRMAN FUNKE: Sure.

5 MR. HOOD: I appreciate Ellen's comments
6 about the potential for continuing. Can we talk
7 about what changes you'd like to see that I could
8 agree to right now so we can avoid that?

9 CHAIRMAN FUNKE: Yes, we can. Do you want
10 to talk about the changes we're looking for? It
11 would be the fencing.

12 MR. HOOD: Okay. Specifically just making
13 it all decorative.

14 CHAIRMAN FUNKE: All decorative.

15 MR. HOOD: Okay.

16 CHAIRMAN FUNKE: And possibly reconfiguring
17 that pathway to accommodate a portion of the --
18 just from a landscape perspective.

19 We talked about Commissioner Vargulich's
20 comments regarding the landscape around the
21 wetlands.

22 MR. HOOD: Yes, we can look at the
23 landscaping along the wetlands to make it a little
24 bit more, I think he said prairie style for the

1 northeastern wetland, and then we'd just look at
2 general updates to plantings for the farmed wetland?

3 CHAIRMAN FUNKE: Correct.

4 MR. HOOD: Yes, we would be comfortable
5 with both of those.

6 CHAIRMAN FUNKE: And then, you know, I've
7 got a concern regarding the pedestrian path around
8 the retention pond. I mean, if there's a way that
9 you can make that more sculptural, right now it's
10 very linear and just follows the path, I mean,
11 from a landscape perspective and decorative
12 perspective.

13 MR. HOOD: We can take a look at that with
14 the understanding that we still need to retain the
15 volume.

16 CHAIRMAN FUNKE: Correct.

17 MR. HOOD: Fran, would kill me.

18 CHAIRMAN FUNKE: I'm speaking with
19 reference to the path. Obviously, the retainage
20 needs to be what it is to accommodate the code.

21 MR. HOOD: So just something a little bit
22 more nonutilitarian? I'll put it that way.

23 CHAIRMAN FUNKE: Correct.

24 MR. HOOD: Yes.

1 CHAIRMAN FUNKE: And we talked about the
2 openness of -- the open gates during the day,
3 making the property accessible.

4 MR. HOOD: I don't have a problem with that.

5 MEMBER EWOLDT: I would even add making
6 that in writing that you won't change that without
7 certain criteria.

8 MR. HOOD: Sure.

9 MEMBER EWOLDT: You just don't change
10 overnight.

11 MR. HOOD: Do we want to specifically talk
12 times now, or do you want to leave that to City
13 Council approval? We are open to the hours of
14 leaving it open during certain hours. I just want
15 to make sure that we can nail that down either
16 here or at a future date.

17 CHAIRMAN FUNKE: I mean, what are your
18 thoughts?

19 MEMBER EWOLDT: From a practical
20 standpoint I'd say 6:00 to 6:00, but obviously,
21 City Council can have their own opinions on that.
22 Because I think people leaving for work, high
23 schoolers, middle schoolers, and then people
24 returning from work in the evening, 6:00 p.m., and

1 after that they can use their proxy card to get
2 in. I think that's a practical approach to it.

3 CHAIRMAN FUNKE: Maybe 6:00 a.m. to
4 8:00 p.m.

5 MR. HOOD: Well, we're no longer going to
6 have daylight savings time, are we? I'd be okay
7 with 6:00 to 8:00.

8 MEMBER WIESE: Where did we leave it with
9 the potential for the fence moving to accommodate
10 the pathway being open access? And then I know
11 Commissioner Vargulich also spoke about potentially
12 having a bridge or something that would minimize
13 the impact of the access to the wetlands.

14 MR. HOOD: So the bridge, I don't think a
15 bridge is something we're going to be able to do
16 for a few different reasons. However, looking at
17 a relocation of the proposed public access
18 easement, understanding that that has to be worked
19 out with staff and potentially the park district
20 to moving that to the north side of the property
21 along the back of the pond to a certain point.
22 And that certain point, looking at this right now
23 I would be comfortable with a connection from the
24 park to the north side of the pond terminating at

1 the front of Wetland No. 2. So basically, if we
2 were to have a public connection go like this and
3 then here and then back.

4 I would also take a look at, as we
5 discussed earlier, since this area is going to be
6 impacted already, the potential to move the fence
7 to the inside of this sidewalk here and provide this
8 as a connection over here in Charlestowne Lakes.

9 If we were able to do that, I don't know
10 if we're going to be able to put an ADA -- I know
11 we're not going to be able to put an ADA-accessible
12 path in the wetland setback area. So that's why
13 I'm saying it's kind of going to be -- unless I'm
14 wrong there, Jeff? I don't know if we're going to
15 be able to put a sidewalk in the setback area.

16 MR. SLAUGH: We'd have to look at the
17 county ordinance.

18 MR. HOOD: We'll take a look and see if we
19 can do it, but I will say I'm open to taking a
20 look at an access path, a public access path along
21 the north side of the property considering we can
22 make it actually work without having some
23 additional wetland impacts.

24 CHAIRMAN FUNKE: We also discussed the

1 lighting.

2 MR. HOOD: Yeah, that's -- that was a
3 mistake.

4 CHAIRMAN FUNKE: Great. Thank you.

5 MEMBER VARGULICH: This is Peter. I just
6 wanted to -- could we clarify something? I
7 appreciate, Frederick, that you're talking about
8 moving the path to the north side to make a
9 connection from the northwest corner of the public
10 park, if you will, around the pond, over to the
11 common property line with the Charlestowne Lakes
12 property. Will that be a path that's 5 feet wide?
13 Because right now you have a 3-foot sidewalk, and
14 that's not conducive to people doing much, if you
15 will. So can that be a 5-foot sidewalk?

16 MR. HOOD: I think we can make a 5-foot
17 sidewalk work.

18 MEMBER VARGULICH: Okay. And then if
19 you're going to have perimeter fencing, then it
20 would be set back at the 30 feet?

21 MR. HOOD: Yes. If we have the perimeter
22 fencing, it would be set back at the 30 feet with
23 the exception of along Smith Road as discussed. I
24 think that one is at 25 feet.

1 MEMBER VARGULICH: Okay. That's fine.

2 And I have one kind of comment/question
3 for staff if Russ or Ellen could -- because of all
4 this discussion about traffic on Smith Road, and
5 too much traffic, and people driving too fast, and
6 all of these things, who has jurisdiction of Smith
7 Road? Is it the County that has that, or is it
8 split between the City of St. Charles and the City
9 of West Chicago?

10 MR. COLBY: Yes. The frontage of this
11 site is City of St. Charles jurisdiction, and then
12 it crosses over to City of West Chicago
13 jurisdiction just to the west of Camden Drive.

14 MEMBER VARGULICH: Okay. So realistically
15 fair, conversation about lots of people, and
16 school, and kids, and all those things, and a big
17 park, your property gets high usage and things
18 like that, so does there have to be some sort of,
19 I believe to look at the safety conditions and
20 look at these things so it's kind of a
21 comprehensive look from, you know, starting down
22 at North Avenue and winding kind of, you know,
23 northeasterly up towards the railroad tracks by
24 the creek to get something that starts to address

1 some of these overarching topics that have in part
2 something to do with this submittal but also in
3 part just because projects keep getting approved
4 and traffic keeps getting increased.

5 MR. COLBY: I think that can be provided
6 as a comment from the Plan Commission that we can
7 present to the Planning and Development Committee
8 and receive some direction if they would like the
9 City to undertake that or ask the developer to
10 assist with providing information.

11 MEMBER VARGULICH: Okay. I agree. I
12 mean, you know, people have brought up a lot of
13 good comments or concerned comments relating to
14 this. And certainly, the traffic that gets
15 generated by Continental is not the only cause of
16 that; it's just part of the contribution. But,
17 you know, people were talking about trying to
18 cross on both sides and it being difficult, so I
19 think we can make that as part of what we're
20 asking the Planning and Development Committee. I
21 think that would be a great idea, Russ. Thank you
22 very much.

23 MR. HOOD: One more point of clarification,
24 and maybe, Ellen, you can answer this one for me.

1 Along the proposed park dedication area where that
2 fence is, because that's such a tight area we
3 would not have a setback along that area for that
4 fence.

5 MS. JOHNSON: Oh, yeah, a setback for the
6 fence isn't required along an interior lot line.

7 MR. HOOD: Perfect. Thank you. Okay.

8 CHAIRMAN FUNKE: Great. Thank you.

9 So if the Plan Commission feels they have
10 enough information to make a recommendation to the
11 Planning and Development Committee of the City
12 Council, a motion to close the public hearing
13 would be in order. Do I have a motion?

14 MEMBER WIESE: I'll make a motion to close
15 the public hearing.

16 CHAIRMAN FUNKE: Second?

17 MEMBER HIBEL: Second.

18 CHAIRMAN FUNKE: So there's been a motion
19 to close the public hearing. We'll do a roll call.
20 Vargulich.

21 MEMBER VARGULICH: Yes.

22 CHAIRMAN FUNKE: Wiese.

23 MEMBER WIESE: Yes.

24 CHAIRMAN FUNKE: Melton.

1 MEMBER MELTON: Yes.

2 CHAIRMAN FUNKE: Ewoldt.

3 MEMBER EWOLDT: Yes.

4 CHAIRMAN FUNKE: Hibel.

5 MEMBER HIBEL: Yes.

6 CHAIRMAN FUNKE: And Funke, yes.

7 This public hearing is now closed. We will
8 now move on to the discussion and recommendation
9 section of our agenda. We will not be taking any
10 additional public comment for this item.

11 Item 6(b), discussion and recommendation.
12 This is the opportunity for the Plan Commission to
13 discuss the information that has been gathered in
14 relation to the findings of fact for map amendment
15 and criteria for PUDs and to discuss our thoughts
16 on the recommendations. Verifying questions may
17 be asked of staff or the applicant if necessary.

18 Is there anything else additional from
19 staff before we begin?

20 MS. JOHNSON: No. I would just add that
21 if you want to add any conditions of approval,
22 binding conditions like the ones that you just
23 were discussing, then that should be made part of
24 the motion as well as resolution of outstanding

1 staff comments.

2 CHAIRMAN FUNKE: Great. Thank you.

3 All right. The floor is open for
4 discussion among the Planning Commission.

5 MEMBER WIESE: No. I mean, I appreciate
6 the willingness to work with us and achieve
7 resolution to not just what the staff had
8 commented but what you heard from us up here. So
9 I appreciate it, and the quickness with which you
10 want to do that is appreciated.

11 MEMBER EWOLDT: Just thank you for coming
12 here, taking our consideration, listening to the
13 residents. It's much appreciated. I think based
14 on what we talked about, those conditions, if we
15 include that, we should be good.

16 CHAIRMAN FUNKE: I agree, too. I
17 appreciate all the hard work you guys put in, and
18 thank you for addressing our comments from the
19 first hearing and working with us on this hearing.
20 So thank you very much.

21 Okay. With that being said, is there a
22 motion on this application with the comments?

23 MEMBER EWOLDT: I make a motion for
24 recommendation to approve with conditions that

1 would include Peter's comments regarding the
2 wetlands, the fence material, the gate access time
3 frame of being open, in addition to all staff
4 comments being resolved. I think that's it.

5 MS. JOHNSON: Did you want to also include
6 the condition about a pedestrian connection along
7 the north?

8 MEMBER EWOLDT: Oh, yeah; I'm sorry. And
9 I'd like to include a pedestrian connection to the
10 north as a condition, that you look into that and
11 see if it's possible to make that happen.

12 CHAIRMAN FUNKE: Is there a second?

13 MS. JOHNSON: There a few more. Do you
14 want me to read what I had for your discussion,
15 and then maybe you can identify if any of those
16 should be included as conditions?

17 Okay. So first, I had fencing all decorative
18 around the perimeter; landscaping around and along
19 the wetlands; more prairie plantings and updates
20 to the plantings for the farmed wetland; pedestrian
21 path along the detention pond to be less linear;
22 open gate during the day between the hours of
23 6:00 a.m. and 8:00 p.m.; if possible, locate the
24 pedestrian connection along the north of the

1 property between the public park site and the
2 neighboring property to the west, and have it be a
3 5-foot sidewalk in width; add lighting to the dog
4 parks; and the perimeter fence to be set back
5 30 feet from the property lines except along the
6 Smith Road.

7 CHAIRMAN FUNKE: Do you want to clarify
8 the motion?

9 MEMBER EWOLDT: Sure. All right. I'm
10 going to clarify the motion. Conditions of
11 fencing material be decorative along the whole
12 property; the pedestrian path location connection
13 to the north with a 5-foot-wide path; the
14 landscaping along that northwestern farmed Wetland
15 No. 3; open gates between 6:00 a.m. to 8:00 p.m.;
16 the correction of lighting to the dog park; and
17 then the setback of 30 feet for the fence except
18 for along Smith Road.

19 CHAIRMAN FUNKE: Do you want to second?

20 MEMBER MELTON: I'll second.

21 CHAIRMAN FUNKE: The motion has been made
22 and seconded to recommend approval for the Springs
23 of St. Charles, Continental 629 Fund, LLC,
24 application for zoning map amendment, application

1 for special use for a planned unit development,
2 application for PUD preliminary plan, public
3 hearing and discussion and recommendation.

4 With clarifications as follows: No. 1,
5 the fencing to be all decorative around the
6 perimeter of the property; landscaping around the
7 wetlands to the northwest and northeast corners;
8 the 5-foot pedestrian path that is more linear on
9 the north end of the detention pond; access to the
10 property would be open from 6:00 a.m. to 8:00 p.m.;
11 a connection to the western property on the north
12 end would be provided; lighting at the dog park;
13 and the fencing to be set back 30 feet on the
14 northern end. Correct? All right. We'll have
15 roll call.

16 Vargulich.

17 MEMBER VARGULICH: Yes.

18 CHAIRMAN FUNKE: Wiese.

19 MEMBER WIESE: Yes.

20 CHAIRMAN FUNKE: Melton.

21 MEMBER MELTON: Yes.

22 CHAIRMAN FUNKE: Ewoldt.

23 MEMBER EWOLDT: Yes.

24 CHAIRMAN FUNKE: Hibel.

1 MEMBER HIBEL: Yes.

2 CHAIRMAN FUNKE: Moad -- and Funke, yes.

3 So the motion has been approved. That
4 will conclude Item 6. Thank you.

5 Item 7, additional business from the Plan
6 Commission and members of staff. Any additional
7 business from members of staff?

8 MS. JOHNSON: No.

9 CHAIRMAN FUNKE: Planning Commission.

10 MS. JOHNSON: We have a meeting, next
11 meeting April 19th.

12 CHAIRMAN FUNKE: Thank you.

13 No. 8 development report. The report is
14 provided in the packet.

15 Announcements of the next meeting is
16 scheduled for April 19th.

17 Any public comment?

18 (No response.)

19 AUDIENCE MEMBER: Just a question about
20 the last action. Is there a decision about Smith
21 Road or not?

22 CHAIRMAN FUNKE: That is not part of the
23 submittal. You're talking about the traffic
24 concerns? No. That wasn't part of the

1 development report.

2 AUDIENCE MEMBER: Staff was recommending
3 something and then it didn't --

4 MR. COLBY: So the Plan Commission
5 discussed whether they wanted to forward the
6 comments to the Planning and Development Committee
7 about Smith Road.

8 (Simultaneous speaking.)

9 THE COURT REPORTER: I can't hear;
10 excuse me.

11 CHAIRMAN FUNKE: Thank you for that.
12 Appreciate it. Adjournment. Is there a motion to
13 adjourn?

14 MEMBER WIESE: I motion to adjourn.

15 MEMBER EWOLDT: Second.

16 CHAIRMAN FUNKE: The meeting of the
17 St. Charles Plan Commission is adjourned at
18 10:43 p.m.

19 (Off the record at 10:43 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 11th day of April, 2022.

My commission expires: October 16, 2025



Notary Public in and for the
State of Illinois