

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, MAY 2, 2023**

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Members Present: Peter Vargulich  
Laurel Moad  
Karen Hibel  
Jeffrey Funke  
Colleen Wiese  
Zachary Ewoldt  
Dave Rosenberg  
Gary Gruber (arrived 7:30 p.m.)  
Chris Studebaker

Members Absent: None

Also Present: Russell Colby, Director of Community Development  
Derek Conley, Director of Economic Development  
Rachel Hitzemann, Planner  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

Chair Vargulich called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the March 7, 2023 meeting of the Plan Commission**

**Motion was made by Ms. Moad, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the March 7, 2023 Plan Commission meeting.**

**5. Election of Officers**

**Motion was made by Ms. Moad, seconded by Mr. Studebaker and unanimously passed by voice vote to elect Peter Vargulich as Chair.**

**Motion was made by Ms. Wiese, seconded by Ms. Moad and unanimously passed by voice vote to elect Jeff Funke as Vice Chair.**

- 6. First Street Redevelopment PUD-Grocery Store Sign, 300 S. 2<sup>nd</sup> St. (SDGFTU, LLC)**  
Application for Special Use (PUD Amendment)
  - 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 Vice Chair Funke to close the public hearing. Seconded by Mr. Rosenberg.**

**Roll call vote:**

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

**Nays:**

**Absent:**

**Motion carried: 9-0**

- 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 Vice Chair Funke and seconded by Ms. Wiese to recommend approval of the Application for Special Use (PUD Amendment) for First Street Redevelopment PUD-Grocery Store Sign, 300 S. 2<sup>nd</sup> St. (SDGFTU, LLC).**

**Roll call vote:**

**Ayes: Moad, Wiese, Funke, Hibel, Ewoldt, Gruber, Studebaker**

**Nays: Rosenberg, Vargulich**

**Absent:**

**Motion carried: 7-2**

- 7. Public Comment - None**

- 8. Additional Business from Plan Commission Members or Staff**

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

- 9. Weekly Development Report**

- 10. Meeting Announcements**

- a. Plan Commission

Tuesday, May 16, 2023 at 7:00pm Council Chambers

Tuesday, June 6, 2023 at 7:00pm Council Chambers

Tuesday, June 20, 2023 at 7:00pm Council Chambers

- b. Planning & Development Committee

Monday, May 8, 2023 at 7:00pm Council Chambers  
Monday, June 12, 2023 at 7:00pm Council Chambers

**11. Adjournment at 7:50 p.m.**



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# Transcript of Hearing

**Date:** May 2, 2023

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES, ILLINOIS

-----x  
In Re: First Street :  
Redevelopment PUD - Grocery :  
Store Sign, 300 S. 2nd Street :  
(SDGFTU, LLC) Application for :  
Special Use (PUD Amendment) :  
-----X

HEARING  
St. Charles, Illinois 60174  
Tuesday, May 2, 2023  
7:00 p.m.

Job No.: 473391  
Pages: 1 - 49  
Reported By: Stephanie A. Battaglia, CSR, RMR,  
CRR

1 HEARING, 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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13 Before Stephanie A. Battaglia, a Certified

14 Shorthand Reporter and a Notary Public in and for

15 the State of Illinois.

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 JEFFREY FUNKE, Vice Chair

4 LAUREL MOAD, Commissioner

5 KAREN HIBEL, Commissioner

6 COLLEEN WIESE, Commissioner

7 ZACHARY EWOLDT, Commissioner

8 DAVE ROSENBERG, Commissioner

9 GARY GRUBER, Commissioner

10 CHRIS STUDEBAKER, Commissioner

11 ALSO PRESENT:

12 RUSSELL COLBY, Director of Community

13 Development

14 DEREK CONLEY, Director of Economic Development

15 RACHEL HITZEMANN, Planner

16 PUBLIC AUDIENCE SPEAKERS:

17 STEVE LEFFLER

18 MIKE FLANNERY

19 MONICA EORGOFF

20 PHIL KESSLER

21 KATHLEEN FLANNERY

22 BOB ZANDER

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I N D E X

| ITEM NUMBER   | PAGE |
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| Five - Passed | 6    |
| Six - Passed  | 45   |



1           CHAIRMAN VARGULICH: Good evening,  
2 everyone.

3           I would like to call the St. Charles Plan  
4 Commission to order.

5           Roll call:  
6           Laurel Moad?

7           COMMISSIONER MOAD: Here.

8           CHAIRMAN VARGULICH: Colleen Wiese?

9           COMMISSIONER WIESE: Here.

10          CHAIRMAN VARGULICH: Jeff Funke?

11          VICE CHAIR FUNKE: Here.

12          CHAIRMAN VARGULICH: Karen Hibel?

13          COMMISSIONER HIBEL: Here.

14          CHAIRMAN VARGULICH: Zack Ewoldt?

15          COMMISSIONER EWOLDT: Here.

16          CHAIRMAN VARGULICH: Dave Rosenberg?

17          COMMISSIONER ROSENBERG: Here.

18          CHAIRMAN VARGULICH: Gary Gruber?

19          (No response.)

20          CHAIRMAN VARGULICH: Chris Studebaker.

21          COMMISSIONER STUDEBAKER: Here.

22          CHAIRMAN VARGULICH: If you guys could  
23 join me in the Pledge of Allegiance, please.

24          (Pledge of Allegiance was recited.)

1           CHAIRMAN VARGULICH: Thank you very much.  
2           Presentation of the meeting minutes from  
3 March 7, is there a motion to approve?

4           COMMISSIONER MOAD: So moved.

5           COMMISSIONER WIESE: Second.

6           CHAIRMAN VARGULICH: And a second, great.

7           All those in favor?

8           (Chorus of ayes.)

9           CHAIRMAN VARGULICH: Opposed?

10          (No response.)

11          CHAIRMAN VARGULICH: None, motion passed.

12          Item 5, election of our officers. How  
13 exciting.

14          Plan Commission Chair and Vice Chair are  
15 to be elected at the beginning of each fiscal  
16 year, so if we just need some nominations for  
17 Committee Chair and then second nomination, after  
18 that we will need a Vice Chair.

19          COMMISSIONER MOAD: I move that Peter Vargulich  
20 continue as our Chair.

21          COMMISSIONER STUDEBAKER: I second that.

22          CHAIRMAN VARGULICH: Thank you.

23          All those in favor?

24          (Chorus of ayes.)

1 CHAIRMAN VARGULICH: Opposed?

2 (No response.)

3 CHAIRMAN VARGULICH: None, motion passes.

4 Thank you all.

5 I would now entertain a motion for our  
6 Vice Chair, please.

7 COMMISSIONER WIESE: I would nominate that Jeff  
8 Funke continue on as Vice Chair.

9 COMMISSIONER MOAD: I second.

10 CHAIRMAN VARGULICH: We have a motion and  
11 a second.

12 All those in favor?

13 (Chorus of ayes.)

14 CHAIRMAN VARGULICH: Opposed?

15 (No response.)

16 CHAIRMAN VARGULICH: None noted, motion  
17 passes.

18 Item 6, this is an application for a  
19 special use requesting a PUD amendment to the  
20 First Street Redevelopment PUD concerning 300  
21 South 2nd Street, which is the former Blue Goose  
22 property, submitted by SDGFTU, LLC.

23 This is a public hearing and the role of  
24 the Plan Commission is to conduct these public

1 hearings on zoning applications that are filed  
2 with the City. All testimony and evidence, both  
3 for and against this application, shall be given  
4 under oath.

5 So our procedure for tonight is first we  
6 will hear from the applicant who will make a  
7 presentation, then we will take questions from our  
8 commission followed by questions or comments from  
9 members of the public.

10 After that we will take additional  
11 comments at a point the public will not have  
12 further opportunity to speak, so one chance.

13 When the Plan Commission feels that it has  
14 gathered enough evidence we will make a  
15 recommendation to the Planning and Development  
16 Committee, we will close the public hearing. Then  
17 the Planning Commission will discuss that evidence  
18 relative to the PUD criteria and vote on this  
19 recommendation.

20 The applicant will then go before the  
21 Planning and Development Committee and city  
22 council.

23 So before we begin, anyone who wishes to  
24 give testimony or ask questions will have to be

1 sworn in, so if you could please stand, again, if  
2 you are going to provide comments or testimony for  
3 tonight.

4 Do you swear the testimony you provide  
5 tonight will be the truth, if so say I do.

6 (Chorus of those saying I do.)

7 CHAIRMAN VARGULICH: We are good to go,  
8 thank you.

9 Whether it is the applicant or someone  
10 from the audience, please come up to the lectern.  
11 We have a court reporter, I want to make sure we  
12 get everybody's comments and their opinions. So  
13 please come up and spell your name, give your last  
14 name, and provide your address for the record.

15 The packet has been posted on the website,  
16 so everything in that packet is part of public  
17 record, so as far as any exhibits or anything like  
18 that are already in the record.

19 Is the applicant ready for their  
20 presentation?

21 MR. HENDY: Good evening.

22 CHAIRMAN VARGULICH: I am sorry, I don't  
23 mean -- I just want to point out that as part of  
24 our application Brian Moss has sent an e-mail to

1 the planning Staff that was part of our record, so  
2 everyone on the Commission has had an opportunity  
3 to read that, and he had some comments being from  
4 a concern standpoint related to the request. So  
5 he won't be here to give additional testimony.

6 Thank you.

7 Please proceed.

8 MR. HENDY: Good evening. My name is  
9 Matt Hendy. I am the contract purchaser of the  
10 Blue Goose with SDGFTU.

11 Just briefly, the reason we are in front  
12 of you tonight is for additional signage for the  
13 proposed grocer that we are in talks with to take  
14 over the Blue Goose.

15 The reason for the sign, as we all know,  
16 whether you are driving on Randall Road or you are  
17 driving in Oak Brook or anywhere else in the  
18 country signage is a key part of any retailer's  
19 success.

20 One of the first things that came out of  
21 our grocer's discussions was there is no  
22 freestanding signage for this 30,000 square foot  
23 location. There is certainly signage on the  
24 building as is typical of any development, but

1 there is no freestanding signage. And, more so,  
2 there is no signage that gets you visibility be  
3 out towards North Avenue, 64.

4 So that was their primary concern in  
5 making this a condition of them entertaining the  
6 site, is to have a sign that can reach up and at  
7 least be visible with their brand to the north  
8 primarily and also obviously to the south, but to  
9 have that freestanding signage expression that  
10 they can use.

11 That's how we came up with the 20 feet,  
12 it's not just a round number, it is actually we  
13 studied it, looked at it, what can get high enough  
14 that it is not too high so the entire thing is  
15 visible, but at least the brand colors/the brand  
16 expression will be visible out to those patrons  
17 heading southbound from farther away than just the  
18 neighborhood block.

19 The reason for the 1-1/2 foot high signage  
20 for the grocer, as you can see here, is their logo  
21 is double stacked, so it is one line on top of  
22 another, and we played around with lots of  
23 different sizes, but this seemed to be the one, as  
24 you can see here, that fits the most

1 proportionally to the actual sign face.

2           We thought about where it should go. This  
3 seems to be the right location, there is already  
4 electric out to that general area. It fits  
5 without going too far close to the roadway. It is  
6 an unused area today and it fits with their  
7 requirement to make their signage expression more  
8 visible to patrons coming southbound and  
9 northbound along the western side of their  
10 building.

11           Again, here this just goes to part of the  
12 study and how we want to be able to see that from  
13 far away, yet you don't have to see the entire  
14 sign from far away, you just get a glimpse of the  
15 top of the circle, which is a brand expression  
16 that they use, it is in other locations throughout  
17 the country.

18           I am happy to answer any questions you  
19 have. I know it is short and sweet, but I am here  
20 to answer whatever questions you have.

21           VICE CHAIR FUNKE: I have a couple questions.

22           Why is it circular, is the logo their logo  
23 circular?

24           MR. HENDY: It can be. In a lot of



1 locations it is.

2 VICE CHAIR FUNKE: Are they typically  
3 circular?

4 MR. HENDY: Every brand has got different  
5 -- typical is a tough word, but, yes, they do use  
6 circular branding.

7 VICE CHAIR FUNKE: The other question is can  
8 they incorporate some materials from like the  
9 building to make it look like it is similar, like  
10 the cast stone or cast block that is on the  
11 building, maybe instead of using the steel as the  
12 base they could do like a rectangular block?

13 MR. HENDY: It is a great question.

14 So I think the reason for the steel is  
15 obviously structural load, wind load, snow load,  
16 you don't want to have a kite that can fall over,  
17 that's a disaster.

18 When you start -- there will be some give,  
19 like any sign does, like any pole like when you  
20 drive down the street in the middle of a storm you  
21 have traffic signal poles, we have all seen them  
22 move, there is some give there.

23 We did think about it, and when you put a  
24 masonry structure around that there is the

1 potential for cracking, falling, because it will  
2 have a little bit of give naturally just given the  
3 size and the height.

4 VICE CHAIR FUNKE: I get it.

5 I am saying we can -- this looks very  
6 industrial, it is very similar. I am wondering if  
7 you can clad the column with the material that's  
8 in front of the building.

9 MR. HENDY: Like I said, if you have --  
10 you will always have a steel member in the middle  
11 to hold it up, and if you put something around it  
12 there is always going to be a little bit of give.  
13 I haven't seen a sign that is 20 feet high that  
14 has got a single pole like that, I have seen signs  
15 that are 20 feet up.

16 VICE CHAIR FUNKE: I am not saying going the  
17 top, just the base.

18 MR. HENDY: Just at the base? Certainly  
19 something we can look at.

20 VICE CHAIR FUNKE: Up to the green portion.

21 MR. HENDY: Right, that's what I am  
22 talking about, up to the top.

23 VICE CHAIR FUNKE: How tall is that?

24 MR. HENDY: Great question.

1           It is eight feet, so --

2           CHAIRMAN VARGULICH: 12 feet.

3           MR. HENDY: 12-ish feet.

4           VICE CHAIR FUNKE: I think structurally you  
5 could do that.

6           MR. HENDY: We can certainly look into it.

7           VICE CHAIR FUNKE: If the column is moving it  
8 is not going to affect the stone enclosure or the  
9 blocking, I think it is blocked they have on the  
10 outside. I think it will look nicer and it is  
11 going to relate more to the building.

12          MR. HENDY: Certainly something we can  
13 take a look at.

14          COMMISSIONER WIESE: I just had a question, was  
15 there something planned around the base of it or  
16 is it just going to be like -- or are you  
17 planning, do they have a typical type of landscape  
18 or design that they put around the base of it?

19          MR. HENDY: There is no typical. There is  
20 plant material in that area now. Throughout the  
21 entire site we are going to be upgrading all the  
22 plant material.

23          COMMISSIONER WIESE: So just try to keep it  
24 natural plants.

1 MR. HENDY: Exactly.

2 It is not going to just be sitting there  
3 on its own, for sure.

4 COMMISSIONER HIBEL: How would the height of a  
5 sign like this compare if put on Randall Road? I  
6 am just trying to draw comparison. We are going  
7 into a smaller town, quaint, charming, and you  
8 kind of want to avoid the commercial look of  
9 something, just wondering what the comparison  
10 would be if it were to be on Randall Road versus  
11 31.

12 MR. HENDY: It's a tough question because  
13 we have all certainly seen signs, Randall Road is  
14 Randall Road, whether you are on the highway and  
15 you see those monopoles, 50, 60, 70, 80 feet high,  
16 or you see monument signs that are three feet  
17 high, it all depends. We are next to a state  
18 highway here with buildings that flank the  
19 property in several size.

20 Again, the primary reason for the  
21 condition to have such a sign is so that it's  
22 visible from the north. The brand wants to be  
23 seen all the way out to North Avenue, so having it  
24 that tall, that's the reason why. Because while

1 we are on a state highway we are not at the pin  
2 corner, so to speak, we are talked away a little  
3 bit, and so their concern is that visibility out  
4 to the main drag.

5 From a comparative purpose perspective, I  
6 don't know all the sign heights out there, we have  
7 all seen various ranges of it, this certainly  
8 isn't the tallest and it is certainly not the  
9 smallest.

10 COMMISSIONER WIESE: Am I deceived or is it  
11 saying -- is it taller than the sign across the  
12 street at Kevin's or is it the same?

13 MR. HENDY: That came up at the Historic  
14 Commission, I don't think anybody knows exactly  
15 how tall that is. It is similar.

16 COMMISSIONER WIESE: It looks taller in this,  
17 but I am trying to figure out the depth picture.

18 MR. HENDY: It could just be the image,  
19 too. It wasn't intended to look taller, we just  
20 didn't go across the street to see how tall that  
21 was.

22 COMMISSIONER WIESE: Yours doesn't look taller,  
23 theirs looks taller than yours in the image I am  
24 looking at, I was just wondering if their sign is

1 closer in this picture.

2 MR. HENDY: I just don't know.

3 COMMISSIONER WIESE: Okay.

4 COMMISSIONER MOAD: I can appreciate that you  
5 want visibility from North Avenue, and people  
6 driving down North Avenue may not necessarily look  
7 down Route 31.

8 Is there an intention eventually to also  
9 put destination signage along North Avenue?

10 MR. HENDY: Well, we have no right to do  
11 that and there is no guarantees that such a right  
12 would ever be there. There is no intention to  
13 chase that down.

14 If there was the ability to put signage on  
15 North Avenue I am sure we would put it in front of  
16 the tenant and they would love to take a look at  
17 it.

18 As of now post this discussion and if we  
19 were able to gain acceptance of the sign height I  
20 don't think there is -- there is not a plan to go  
21 and look for more signage, if that's the question.

22 COMMISSIONER MOAD: And do you know offhand if  
23 this sign is taller than or equal to the Francesca  
24 building that is on the other end of the parking

1 lot?

2 MR. HENDY: It is intended to be slightly  
3 taller than the top of it, so you can see the  
4 green just a little bit to the top.

5 COMMISSIONER HIBEL: Would this grocer be  
6 subleasing any part of the building or is it  
7 solely the grocer?

8 MR. HENDY: The grocer, they would take  
9 the entire building.

10 COMMISSIONER HIBEL: Entire building, okay.

11 COMMISSIONER ROSENBERG: Question, in other  
12 small downtown areas has always this grocer used a  
13 20-foot sign or have they used smaller ones to fit  
14 in with the two-story layouts.

15 MR. HENDY: Certainly not always.

16 In this instance being a block along, a  
17 long block off of North Avenue, which obviously  
18 has the most cars per day on it, that is the  
19 rationale for the larger sign. But certainly in  
20 other occasions they don't need such a high sign  
21 because they already find themselves on the  
22 dominant street.

23 Route 31 is a great street, it is just not  
24 the dominant street.

1           CHAIRMAN VARGULICH: How many stores are  
2 in the Chicago area?

3           MR. HENDY: They have a few. I don't know  
4 offhand. It is more than ten.

5           CHAIRMAN VARGULICH: More than ten?

6           MR. HENDY: Yes.

7           CHAIRMAN VARGULICH: More than a few,  
8 okay.

9           And how many of them are in what I would  
10 call modest scale downtown, modest scale  
11 communities like St. Charles 33,000.

12          MR. HENDY: I think across the country  
13 they have got many.

14          CHAIRMAN VARGULICH: But specifically to  
15 Illinois.

16          MR. HENDY: I wouldn't know, I would be  
17 speculating. I don't know how many in Illinois  
18 specifically to answer that that question.

19          CHAIRMAN VARGULICH: And what is their  
20 typical service radius? Every store has one.

21          MR. HENDY: Sure, I mean, like any grocery  
22 store, it depends, some grocery stores pull from  
23 10, 15 minutes away, some grocery stores only pull  
24 from two to three minutes away. We anticipate



1 this store will pull from that 10- to 15-minute  
2 drive-time radius.

3 CHAIRMAN VARGULICH: So 10 to 15 minutes  
4 would be what they would be anticipating for the  
5 bulk of the traffic.

6 MR. HENDY: Exactly.

7 CHAIRMAN VARGULICH: People driving  
8 through town, need something, whatever, stop, but  
9 as far as how they view our community they are  
10 seeing it as a 15-minute maximum?

11 MR. HENDY: I wouldn't put parameters on  
12 it. I think that is just typical, as you said,  
13 not maximum.

14 CHAIRMAN VARGULICH: Well, I am trying to  
15 understand why would you need 20 feet when you are  
16 in the middle of a small downtown if your pull  
17 radius is only a 15-minute drive?

18 MR. HENDY: I think it is due to the fact  
19 that you have got two major state highways that  
20 intersect several hundred feet to the north,  
21 several hundred yards to the north specifically to  
22 where the front of this building is. And the  
23 signage that's currently afforded by the PUD only  
24 has signage on the side of the building.

1           The reason for the amendment is so that  
2           signage can be enhanced so that the visibility of  
3           whomever the tenant is, this potential tenant, any  
4           other potential tenant has the reach to get to the  
5           dominant street, which is typical in most retail  
6           developments. You want to have signage to where  
7           the majority of the cars or traffic is. And in  
8           this circumstance you have got only building  
9           signage which is clearly not visible out towards  
10          Route 64, that's the intention.

11           CHAIRMAN VARGULICH: And if I live 10  
12          minutes away, 15 minutes away and I was going to  
13          come to this location, why would I need that sign  
14          to help me find it?

15           MR. HENDY: Well, I would say that every  
16          retail development, successful retail development,  
17          typically has some signage package. Just on the  
18          building isn't typical. Typically there is a  
19          monument sign, there is a freestanding sign of  
20          some point. It is just typical around the country  
21          and in small towns.

22           You want to have as much signage like the  
23          gas station does across the street. I think what  
24          we are asking for is something that's right around

1 that same ballpark in terms of size sign, I think  
2 our building is ten times as large as that  
3 building, so we are looking to have signage that's  
4 commensurate with what other successful retail  
5 developments and other signage that already exists  
6 on the street.

7 CHAIRMAN VARGULICH: Fair enough.

8 Any other questions?

9 COMMISSIONER EWOLDT: I think it is going to be  
10 illuminated. Is it the intention where the whole  
11 green and I guess white elements of the letter  
12 would be illuminated or is it going to be  
13 something like the white letters pop? I am trying  
14 to understand that illumination at night.

15 MR. HENDY: It is a great question.

16 The tenant is going to be responsible for  
17 applying for its permit to do the actual, what the  
18 actual sign will say, it's not going to say  
19 GROCER-GROCER. The intention for us is to build  
20 something like a cabinet, so to speak up, there  
21 and then the tenant will come in with their sign  
22 face in exactly how it is lit.

23 What the details are behind how that sign  
24 will be lit, it will be internally illuminated of

1 course, but how much it will be internally  
2 illuminated, meaning will the green look like a  
3 giant green lollipop? I think they are not there  
4 yet in terms of their design to come before you if  
5 that's going to be necessary. But I would  
6 absolutely drill down at that point in time when  
7 the tenant comes before you to show you exactly  
8 how the sign is going to look at the end of the  
9 day.

10 COMMISSIONER EWOLDT: I have a question for my  
11 Staff, would the illumination of the sign be so  
12 close to the right-of-way cause issue with the  
13 code as it is now or is that something that  
14 downtown has not necessarily I guess  
15 asterisked.

16 MR. COLBY: We haven't observed issues  
17 with this type of sign. Depending on the  
18 intensity of the lighting that's used, as long as  
19 it is not directly exposed it typically is not an  
20 issue.

21 One other point I would add, the sign is  
22 located in the Historic District so the final  
23 design will have to go for a certificate of  
24 appropriateness before the Historic Commission so

1 it will review the actual details on the  
2 construction of the sign.

3 CHAIRMAN VARGULICH: If this is successful  
4 do they come back with a final design for us or  
5 only for a COA?

6 MR. COLBY: No, it would only be for a  
7 COA.

8 The zoning approval is being requested for  
9 a sign this size in these basic dimensions being  
10 presented.

11 CHAIRMAN VARGULICH: Thank you.

12 COMMISSIONER EWOLDT: Thanks for answering my  
13 question about the lighting.

14 CHAIRMAN VARGULICH: Anybody else at this  
15 point?

16 We can come back after public comment. It  
17 might drive some other questions for us.

18 All right, thank you very much.

19 So anyone wishing to speak? Please come  
20 up one at a time and, again, give us your name and  
21 address, please.

22 MR. LEFFLER: Hello, my name is Steve  
23 Leffler, spelled L-E-F-F-L-E-R. I live across the  
24 street from this location in Milestone Row, I am

1 up on the second, third floor. My balcony from my  
2 balcony I will be able to see this sign very  
3 clearly.

4 And I am all for it, I want to be able to  
5 go to a grocery store across the street from my  
6 house, and it is one of the reasons attracted me  
7 to downtown St. Charles.

8 On the stuff that was mailed to my house  
9 it said what the grocer is and I drive right now a  
10 half hour to that location to go to one of those  
11 locations and I bypass all the rest of the grocery  
12 stores in town here.

13 I would love to have this here and I think  
14 you guys should do whatever is necessary to get  
15 them in.

16 And that's pretty much it.

17 CHAIRMAN VARGULICH: Thank you.

18 MR. FLANNERY: Hello, my name is  
19 Mike Flannery, and we live, my wife Cathy and I,  
20 live over at 71 Cobble Stone Drive, that's  
21 Flannery, F-L-A-N-N-E-R-Y.

22 We lived in St. Charles one chapter before  
23 in 1997 to 2004, absolutely fell in love with this  
24 community. My wife and I are not from here, we

1 are from Cincinnati, and in 2012 we decided to  
2 come back to St. Charles and purchase what would  
3 be our future retirement home. One of the main  
4 reasons is the wonderful job you all have done and  
5 your predecessors in planning this community.

6 If we look around we see the architecture,  
7 historic architecture, we see the wonderful  
8 environment in the history all coming together to  
9 create a character that is unique around the  
10 country, and that's what drew us here, that and  
11 the people. We have lived in other communities,  
12 other states.

13 I can think and I don't know if it is  
14 Whole Foods for sure, I saw it on the schematic,  
15 if it's not Whole Foods I will use that as an  
16 example, that's a large corporation that evidently  
17 has married the local communities very  
18 successfully helping the communities preserve  
19 their ambiance, their environment, the way they  
20 present themselves to the community without  
21 corporatization of those historic communities, and  
22 our experiences rely on the signage on the  
23 building, period.

24 I think of Country Club Plaza in Kansas

1 City, two of these grocers, Whole Foods in  
2 Ann Arbor, also in Cincinnati, two in well-planned  
3 communities, one of which is a little bit  
4 difficult to see, and there are no street signs at  
5 the corners, they rely on building signage and  
6 their marketing communication strategies and this  
7 wonderful thing, blessing and curse called a  
8 cellphone, and if people are looking for retail  
9 they can easily find it, they don't need the  
10 street signs, so I just present that to you.

11 Thank you.

12 CHAIRMAN VARGULICH: Thank you.

13 MS. EORGOFF: Hello, I am Monica Eorgoff.  
14 My husband, Bob Zander, and I live at 535  
15 Brownstone right there.

16 We have lived in the area for five years  
17 and just like the other gentleman we spent decades  
18 living in Chicago so we are used to seeing a lot  
19 of signs.

20 One of the key reasons, honestly, for us  
21 to choose St. Charles, besides the beautiful  
22 community, was proximity to a grocery store. For  
23 decades we were able to walk to nine grocery  
24 stores in Lincoln Park in Chicago and probably one



1 of the darkest days was last year when the  
2 Blue Goose announced that they were going to be  
3 leaving and we are like, I said, we better pack up  
4 and move, we have got to go by a grocery store  
5 somewhere. One of the best days was when I saw  
6 online that there was going to be this hearing, a  
7 strong possibility of a grocer coming here.

8 With all the new development downtown and  
9 residential it seems like it is imperative and a  
10 big draw to be able to have a grocery store, and  
11 we are in total support of whatever the Planning  
12 Commission and the City can do to get a wonderful  
13 grocery store that is proposed downtown.

14 MS. REPORTER: Can I get the spelling of  
15 your last name?

16 MS. EORGOFF: Eorgoff, E-O-R-G-O-F-F,  
17 Monica.

18 MR. KESSLER: Good evening, I am Phil  
19 Kessler, that is K-e-s-s-l-e-r. My wife Sue and I  
20 live at 345 South 2nd Street, which is immediately  
21 across from the building, and we are in favor of  
22 this proposal.

23 I actually like the sign in the sense of  
24 it's kind of retro design, so in a sense that you

1 look at the metal post, and I appreciate some of  
2 the earlier comments about possibly softening it  
3 with masonry or something, but actually if you  
4 look at the sign at Kevin's across the street,  
5 which was formerly I believe a Texaco many years  
6 ago, that sign has the steel posts, so it kind of  
7 fits in that regard.

8 I would say, and there was some other  
9 comments about the illumination and the intensity,  
10 that that's something that should be looked at as  
11 it moves forward.

12 Other than that I really have no problem  
13 with it and, again, I am pleased to see something  
14 like this moving forward, and we just can't wait  
15 until something goes across the street again.

16 Thank you.

17 MR. LEFFLER: May I add just one? Again,  
18 my name is Steve Leffler.

19 Every day I leave Milestone Row, I pull  
20 out, and I drive front of the Blue Goose and I  
21 exit what is their property, but Indiana Avenue,  
22 and cross the street to go to work. Sometimes  
23 bushes in the area there haven't been trimmed up  
24 too much. It is kind of hard to see as you are

1 exiting westbound there.

2 My concern with doing a larger or anything  
3 around the sign would be that it might block  
4 visibility as you are turning. It is a good  
5 distance, but you don't want it to be so big that  
6 it might cause more obstructed visibility there at  
7 that corner.

8 Thank you.

9 (Commissioner Gruber arrived and joined  
10 the proceedings.)

11 MS. FLANNERY: My name is Kathleen  
12 Flannery, my husband spoke a while ago, and I  
13 would just like to add a little bit that we  
14 absolutely love Historic Downtown St. Charles and  
15 we have lived, as you heard, a few places and with  
16 the grocery store that we believe this to be there  
17 was no signage like this, and as you pull up to  
18 this and where you are proposing this you are  
19 practically right upon the store as it is. I feel  
20 with this large sign and the Historic Downtown  
21 St. Charles we don't want to be Randall Road, and  
22 I just feel that it devalues the properties that  
23 are around St. Charles downtown area.

24 So that's all I have to say.

1 CHAIRMAN VARGULICH: Thank you.

2 MR. ZANDER: I am Bob Zander, wife of  
3 Monica, 535 Brownstone Drive.

4 I understand that is really all about a  
5 business decision about the sign. I think we are  
6 working with a company here, major retailer that  
7 is very knowledgeable on what is going to be  
8 successful without being annoying to any  
9 residents. I am sure that's a given and they have  
10 a history of doing this successfully.

11 I think the thing that I would like to  
12 point out is the fact that it doesn't look like  
13 the sign is going to be that intrusive and I think  
14 really it is not about the sign, it has to be more  
15 about what is going to drive the economy of  
16 St. Charles, I think that's what it all comes down  
17 to.

18 It will drive more business to the  
19 downtown area, which is going to help out all the  
20 other retailers in this area, and it is also a  
21 very competitive industry, as you know. They are  
22 taking a chance at putting something in this  
23 historic area because people can drive another  
24 five minutes further and go down to Randall Road

1 and see one store after another, so to have  
2 something that's going to be close, that's going  
3 to help out other retailers, it is going to help  
4 out the residents that live here, they will be  
5 driving a greater boom of people to live in this  
6 area, which is going to help out the economy.

7 Thank you.

8 CHAIRMAN VARGULICH: Thank you.

9 Anyone else?

10 (No response.)

11 CHAIRMAN VARGULICH: I wanted to make  
12 sure.

13 Thank you all for your comments both for  
14 and against the applicant.

15 I think at this point the Plan Commission  
16 can decide if they have had enough information to  
17 make a recommendation to the planning and  
18 developing committee so we can close the public  
19 hearing.

20 We still have our Item 6(b), further  
21 discussion and determination of what we recommend.

22 Can we have a motion to close the public  
23 hearing if everyone feels that way?

24 VICE CHAIR FUNKE: I make a motion to close

1 the public hearing.

2 CHAIRMAN VARGULICH: Motion.

3 Second?

4 COMMISSIONER ROSENBERG: Second.

5 CHAIRMAN VARGULICH: Roll call on that?

6 Laurel Moad?

7 COMMISSIONER MOAD: Yes.

8 CHAIRMAN VARGULICH: Colleen Wiese?

9 COMMISSIONER WIESE: Yes.

10 CHAIRMAN VARGULICH: Jeff Funke?

11 VICE CHAIR FUNKE: Yes.

12 CHAIRMAN VARGULICH: Carol Hibel?

13 COMMISSIONER HIBEL: Yes.

14 CHAIRMAN VARGULICH: Zac Ewoldt?

15 COMMISSIONER EWOLDT: Yes.

16 CHAIRMAN VARGULICH: David Rosenberg?

17 COMMISSIONER ROSENBERG: Yes.

18 CHAIRMAN VARGULICH: Gary Gruber?

19 COMMISSIONER GRUBER: Yes.

20 CHAIRMAN VARGULICH: Chris Studebaker?

21 COMMISSIONER STUDEBAKER: Yes.

22 CHAIRMAN VARGULICH: Myself, yes.

23 So now that we have closed our public

24 hearing we will move on to Item 6(b).

1           The Plan Commission will discuss the  
2 information we have gathered as relates to the  
3 criteria of the PUD and any other thoughts and  
4 recommendations that we have or if we have from  
5 our public comment if there is any additional  
6 questions.

7           Anyone?

8           COMMISSIONER ROSENBERG: I have just have  
9 one question.

10           I mean, how detrimental would it be for  
11 the sign to be 12 feet? I mean, that intersection  
12 right there, it is such a tight intersection with  
13 the buildings, I mean, you are driving, is it  
14 really going to catch your eye, oh, I didn't know  
15 it was there? I am all in favor of having a  
16 grocery store, but to have the store, everyone  
17 went there, if you didn't know where it was you  
18 looked it up on your phone or online.

19           That sign just seems really large for that  
20 area and I would just want to know how different  
21 would it be if it were at the 12 feet.

22           COMMISSIONER EWOLDT: I think the height  
23 with the visual impacts with it being taller, there  
24 is less opportunity for it to be impacting on

1 drivers 31 and other intersections from all the mass  
2 of the sign.

3 COMMISSIONER ROSENBERG: As far as a blind spot?

4 COMMISSIONER EWOLDT: Yes. So with it being  
5 higher the actual sign itself is elevated outside  
6 of the line of sight. If you lowered it even if  
7 they reduced the size of the box, what's allotted  
8 12 foot, I think that would be more of an  
9 obstruction than this in that case from a visual  
10 standpoint.

11 COMMISSIONER STUDEBAKER: The gentleman said  
12 that section of bush when you are trying to pull  
13 out of that on Indiana when it gets tall you can't  
14 see, so if it was lower I agree 100%, it would  
15 actually be more of a deterrent.

16 COMMISSIONER EWOLDT: And in theory a 12-foot  
17 sign could go there, that's larger, wider, more of  
18 a base rather than a pole sign, so from a design  
19 standpoint the balance might be better from a  
20 safety perspective and visibility perspective, I  
21 think you are balancing, you know -- that's my  
22 opinion on that.

23 CHAIRMAN VARGULICH: I would offer that  
24 the sign is not close to Indiana, the sign is on



1 the northwest corner of the property, so it is not  
2 next to the driveways. This has no influence on  
3 site visibility from Indiana at all.

4 COMMISSIONER EWOLDT: It would be for Chestnut  
5 -- driveway, so there would be some applications  
6 for the neighbor if it was lower.

7 COMMISSIONER MOAD: If somebody turns.

8 COMMISSIONER EWOLDT: Just consider what is  
9 around there.

10 COMMISSIONER WIESE: I was going to say I  
11 actually appreciate this is what I would consider  
12 a minimalist sign, I like that it is just the pole  
13 because I think it makes it not as obtrusive and  
14 not as obstructive, and considering I am looking  
15 at the sign right across the street at the very  
16 least appears as tall, if not taller, and I don't  
17 see that as kind of impeding the downtown or  
18 taking away from downtown.

19 I can appreciate that retail is a tough  
20 business so I can understand, I mean, I don't know  
21 all the parameters that go into what this grocer  
22 considers in the pole and that all makes sense,  
23 but I also understand retail is a tough business,  
24 so I want it to be successful and I want it to

1 pull as many people as it can because I think as  
2 the gentleman spoke the more people that come to  
3 this the better it is for our community, better it  
4 is for the businesses or restaurants, but I also  
5 think the design is simplistic and minimal, and I  
6 like that, I like that it is not super impactful  
7 in terms of taking away from the landscape or the  
8 vision of that area personally.

9 CHAIRMAN VARGULICH: A quick question.

10 In building a sign that met our ordinance  
11 how far away does it have to be setback from the  
12 right-of-way, five feet or ten feet? Or I guess  
13 it is a PUD, but --

14 MR. COLBY: The setback requirement would  
15 be 10 feet. It is only permitted from the line of  
16 zoning to be 12 feet tall, so it is a shorter  
17 sign, so part of the setback requirement is for  
18 the visibility impacts.

19 CHAIRMAN VARGULICH: Thank you.

20 VICE CHAIR FUNKE: I would say that I think  
21 the reason why they are doing 20 feet is because  
22 the building, Francesca's new restaurant, is  
23 probably 15 or 16 feet to the top of the parapet,  
24 what that means is coming from North Avenue if you

1 have a 12-foot sign or even 14-foot sign you are  
2 not going to be able to see it.

3 So, I mean, being an architect I think the  
4 studies show you are trying to pull people in from  
5 North Avenue, I think it is an important thing,  
6 because the site is set back, right, and it is  
7 hard to see the sign. You can see it here in the  
8 picture they show that the signage on the building  
9 is blocked by the trees, the landscaping that they  
10 have.

11 I am actually for it because I think it  
12 will help the business and with all the traffic  
13 that we have on North Avenue I think they need it,  
14 to be honest with you, a couple architectural  
15 things here and there, but all in all I think it  
16 will be very helpful and it would help the  
17 business thrive.

18 CHAIRMAN VARGULICH: Gary?

19 COMMISSIONER GRUBER: I am in favor it is going  
20 to make it successful. I am in favor of anything  
21 that is going to be enabling them to be successful  
22 in the investment in that part of the city, and I  
23 don't think it is that obtrusive to the property,  
24 and I think the ability to draw off North Avenue

1 is critical to their success so I would be in  
2 favor.

3 CHAIRMAN VARGULICH: On this application  
4 and if it is an amendment to the PUD, so with an  
5 amendment to the PUD this approval rides with the  
6 property, not unique to this applicant, not unique  
7 to this store, is that right?

8 MR. COLBY: Correct. It is specific to  
9 this lot.

10 CHAIRMAN VARGULICH: Right.

11 MR. COLBY: Where it is requested, only  
12 permitted on the single sign on this lot.

13 CHAIRMAN VARGULICH: But if this is  
14 approved and they go away then whoever comes next  
15 can use this approval.

16 MR. COLBY: Correct. The sign could be  
17 reused, the face could be changed.

18 CHAIRMAN VARGULICH: So this isn't a  
19 unique approval just for this potential client or  
20 potential.

21 MR. COLBY: It is specific to the  
22 property.

23 CHAIRMAN VARGULICH: Correct. Thank you.

24 COMMISSIONER EWOLDT: Just to add one thing,

1 for this user from an east-west perspective, it is  
2 one-foot wide, so that the actual visual impact  
3 from someone looking from east towards the west  
4 towards the river they wouldn't be impacted as  
5 much as someone driving along the road, grab  
6 attention, so I think it is important also, it is  
7 not going to be too obtrusive from all the  
8 residences, it mostly focuses on 31 and  
9 North Avenue grabbing that attention.

10 CHAIRMAN VARGULICH: Any further  
11 discussion, questions, we have any additional  
12 questions for our applicant?

13 COMMISSIONER ROSENBERG: No, just a comment,  
14 kind of a general concern, we make the exception  
15 for this one or something else, are we going to  
16 make exceptions for other signs up and down  
17 Route 31 and then we are looking not like it does  
18 now, just a concern I have.

19 CHAIRMAN VARGULICH: It is fair,  
20 absolutely.

21 COMMISSIONER EWOLDT: I think this site presents  
22 unique characteristics.

23 CHAIRMAN VARGULICH: It is an amendment to  
24 a unique PUD. It isn't a gross change or a

1 generalized change to our signage ordinance.

2 COMMISSIONER ROSENBERG: I agree, but someone  
3 else will say you approved this one --

4 CHAIRMAN VARGULICH: And there are future  
5 properties that could be redeveloped to the north  
6 of North Avenue, as you go north there is a  
7 parking lots and other properties to the north,  
8 and so depending on how that is assembled and how  
9 it is, there is no application, but that could be  
10 part of it. It is hard to say. It is hard to  
11 say.

12 COMMISSIONER MOAD: Every property is considered  
13 individual.

14 CHAIRMAN VARGULICH: Only in a PUD  
15 application.

16 COMMISSIONER GRUBER: To Dave's question, there  
17 is no precedent that would be set, so anything  
18 that would be in addition along that line would  
19 still have to go through this process.

20 CHAIRMAN VARGULICH: So with that is there  
21 anything that we have additional questions from  
22 Staff before we get to some of our procedures?

23 Rachel, anything, everybody is good?

24 Thank you again for that application

1 review. So at this point we would looking for a  
2 motion of this application.

3 VICE CHAIR FUNKE: I will make a motion, I  
4 will make a motion for verbal for the First Street  
5 Redevelopment PUD grocery store sign 300 South 2nd  
6 Street SDGFTU, LLC application for special use.

7 COMMISSIONER WIESE: Second.

8 CHAIRMAN VARGULICH: Motion and a second.

9 Is there any discussion on the motion?

10 And I would just offer since from here we  
11 will not see this again, assuming it moves forward  
12 and goes through the process of application, the  
13 only group that will see this again will be  
14 Historic Preservation for a COA.

15 Is there any thought on some of the  
16 questions that Zac mentioned about lighting, do we  
17 feel like do we want to put any restriction from  
18 our view as an example to the green portion of the  
19 sign is not illuminated, it is only the letters  
20 illuminated, anything like that? Just asking that  
21 question before we finish the motion.

22 VICE CHAIR FUNKE: Are there not lighting  
23 ordinance requiring them to maintain certain  
24 lumens?

1           CHAIRMAN VARGULICH: Yes, yes. But I  
2 guess the question becomes do you want to see the  
3 entire green be illuminated on it or just the  
4 white part, whatever it said, whatever those  
5 letters end up being, not GROCER-GROCER.

6           COMMISSIONER MOAD: I think I would have to  
7 understand what the brand's logo is in order to  
8 even make a comment.

9           CHAIRMAN VARGULICH: Well, they are not  
10 sharing it.

11          COMMISSIONER EWOLDT: I think we get the point.

12          CHAIRMAN VARGULICH: I think we can guess.

13          COMMISSIONER MOAD: In terms of what lumen  
14 standards are.

15          COMMISSIONER EWOLDT: I think we can trust Staff  
16 in the COA process, that boards has its purpose, I  
17 think we can trust them.

18          CHAIRMAN VARGULICH: That's fine. I just  
19 wanted to ask that before we complete our process  
20 here.

21                 So we have a motion and that motion is  
22 that the application for special use requesting a  
23 PUD amendment from the First Street Redevelopment  
24 PUD concerning 300 South 2nd Street, which is the



1 former Blue Goose property, and submitted by  
2 SDGFTU, LLC, for approval, are we still good on  
3 that?

4 Rollcall.

5 Laura Moad?

6 COMMISSIONER MOAD: Yes.

7 CHAIRMAN VARGULICH: Colleen Wiese.

8 COMMISSIONER WIESE: Yes.

9 CHAIRMAN VARGULICH: Jeff Funke?

10 VICE CHAIR FUNKE: Yes.

11 CHAIRMAN VARGULICH: Karen Hibel?

12 COMMISSIONER HIBEL: Yes.

13 CHAIRMAN VARGULICH: Zac Ewoldt?

14 COMMISSIONER EWOLDT: Yes.

15 CHAIRMAN VARGULICH: David Rosenberg?

16 COMMISSIONER ROSENBERG: No.

17 CHAIRMAN VARGULICH: Gary Gruber?

18 COMMISSIONER GRUBER: Yes.

19 CHAIRMAN VARGULICH: Chris Studebaker?

20 COMMISSIONER STUDEBAKER: Yes.

21 CHAIRMAN VARGULICH: Myself, no.

22 Motion passes. Thank you very much.

23 Thank you for the public for

24 participation.

1           So now we are at the point where there is  
2 any public comment just in general? Anything to  
3 share?

4           (No response.)

5           CHAIRMAN VARGULICH: No.

6           Additional business from the planning  
7 commission or members of Staff? Anything, Russ or  
8 Rachel?

9           Will we with a meeting on the 16th or  
10 whatever it is or yet to be determined?

11          MS. HITZEMANN: Still to be determined.

12          We have a PUD preliminary planning meeting  
13 for revised plans before we schedule a date.

14          CHAIRMAN VARGULICH: I just have a  
15 question for Staff, is there any general  
16 information about the consultant selection related  
17 to the downtown parking study or the police  
18 station feasibility study?

19          MR. COLBY: The downtown parking study we  
20 issued an RFP and we received responses and we  
21 have reviewed those, so expecting to present our  
22 recommendation for the consultant in the next  
23 coming months.

24          The discussion regarding the police

1 station site and possible RFP we need to return  
2 back to the Planning and Development Committee  
3 with a scope to have the committee review that  
4 scope and provide direction on how to proceed with  
5 issuing RFP for that.

6 CHAIRMAN VARGULICH: So the RFP on the  
7 police station site study feasibility study is  
8 still yet coming, so you haven't issued that out?

9 MR. COLBY: Correct. It needs to be  
10 presented to the Planning and Development  
11 Committee for direction.

12 CHAIRMAN VARGULICH: And department  
13 studies in general, how many people responded to  
14 that to our RFP?

15 MR. COLBY: Four responses.

16 CHAIRMAN VARGULICH: Okay, good, all  
17 right. And we might get the decision in  
18 a couple months?

19 MR. COLBY: Yes.

20 CHAIRMAN VARGULICH: Okay, great.

21 COMMISSIONER WIESE: Do you know how long the  
22 study will last, do they give those parameters or  
23 different for each one depending on who you pick?

24 MR. COLBY: I think it varies, but do I

1 think we are hoping to have the study completed by  
2 later this year.

3 COMMISSIONER WIESE: By this year?

4 MR. COLBY: Yes, late in this calendar  
5 year.

6 CHAIRMAN VARGULICH: So we may have a  
7 meeting on the 16th, stay tuned, you will get an  
8 e-mail. Is there a motion for  
9 adjournment?

10 COMMISSIONER ROSENBERG: So moved.

11 COMMISSIONER WIESE: Second.

12 CHAIRMAN VARGULICH: All in favor?

13 (Chorus of ayes.)

14 CHAIRMAN VARGULICH: St. Charles Planning  
15 Commission complete at 7:50 p.m.

16 (End of meeting.)

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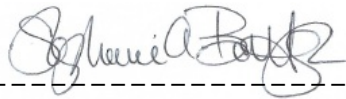
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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF DUPAGE )

4 I, STEPHANIE A. BATTAGLIA, do hereby  
5 certify that I reported in shorthand the  
6 proceedings had at the meeting aforesaid, and that  
7 the foregoing is a true, complete, and accurate  
8 transcript of the proceedings at said meeting as  
9 appears from my stenographic notes so taken and  
10 transcribed under my personal direction, this 9th  
11 day of May, 2023.

12  
13   
14 -----

15 Certified Shorthand Reporter  
16  
17

18 CSR No. 084-003337 - Expires May 31, 2023  
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