

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, MAY 3, 2016**

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Members Present: Chairman Todd Wallace  
Brian Doyle  
James Holderfield  
Laura Macklin-Purdy  
Tim Kessler  
Tom Pretz  
Tom Schuetz

Members Absent: Dan Frio  
Michelle Spruth

Also Present: Russell Colby, Planning Division Manager

**1. Call to order**

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

**2. Roll Call**

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

**3. Presentation of minutes of the April 5, 2016 meeting of the Plan Commission.**

**Motion was made by Mr. Doyle, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the April 5, 2016 Plan Commission meeting.**

**4. The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1 (SC Outparcel One, LLC; Krausz Companies)**

Application for PUD Preliminary Plan

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Mr. Doyle, seconded by Vice Chair Kessler and unanimously passed by voice vote to recommend approval of the application for PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1 (SC Outparcel One, LLC; Krausz Companies), contingent upon conformance with the architectural features on the south and west side, and subject to resolution of all staff and engineering comments.**

Roll Call Vote:

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Ayes: Wallace, Kessler, Holderfield, Pretz, Schuetz, Doyle, Macklin-Purdy

Nays:

Absent: Frio, Spruth

Abstain:

Motion carried: 7-0

**5. The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4 (SC Outparcel One, LLC; Krausz Companies)**  
Application for PUD Preliminary Plan

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Mr. Doyle, seconded by Vice Chair Kessler and unanimously passed by voice vote to recommend approval of the application for PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4 (SC Outparcel One, LLC; Krausz Companies), contingent upon resolution of all staff and engineering comments.**

Roll Call Vote:

Ayes: Wallace, Kessler, Holderfield, Pretz, Schuetz, Doyle, Macklin-Purdy

Nays:

Absent: Frio, Spruth

Abstain:

Motion carried: 7-0

**6. Additional Business from Plan Commission Members or Staff**

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**7. Weekly Development Report**

**8. Meeting Announcements**

a. Plan Commission

Tuesday, May 17, 2016 at 7:00pm Council Chambers

Tuesday, June 7, 2016 at 7:00pm Council Chambers

Tuesday, June 21, 2016 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, May 9, 2016 at 7:00pm Council Chambers

Monday, June 13, 2016 at 7:00pm Council Chambers

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- 9. Public Comment**
- 10. Adjournment at 8:10 p.m.**



Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
Conducted on May 3, 2016

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HEARING, held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a Certified  
Shorthand Reporter, Registered Diplomate Reporter,  
Certified Realtime Reporter, and a Notary Public in  
and for the State of Illinois.

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
Conducted on May 3, 2016

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PRESENT:

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

BRIAN DOYLE, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: We have a quorum.  
This meeting of the St. Charles Planning  
Commission will come to order.

Let's see. Who do we have?  
Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

Item 3 on the agenda is presentation  
of minutes of the April 5th, 2016, meeting of the  
Plan Commission.

Is there a motion to approve?

MEMBER DOYLE: So moved.

MEMBER SCHUETZ: Second.

MEMBER PRETZ: Second.

VICE CHAIRMAN KESSLER: All in favor?

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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1 (Ayes heard.)

2 VICE CHAIRMAN KESSLER: All right.

3 Item 4 on the agenda is The Quad  
4 St. Charles, Cooper's Hawk, Charlestowne Mall PUD,  
5 Unit 2, Lot 1, SC Outparcel One, LLC, Krausz  
6 Companies. It's an application for PUD preliminary  
7 plan.

8 I'd also point out that similar is Item 5.  
9 It's an application for a PUD preliminary plan, so  
10 I just want to talk a little bit about the  
11 preliminary plan process.

12 We're just going to -- we'll review the  
13 application; we'll have a presentation, I believe,  
14 by the City -- by Russ -- and by the Applicant. And  
15 it's for feedback from the Plan Commission and  
16 members of the public to give direction to the  
17 Applicant on the proposed plan.

18 So we'll go through the presentation, we'll  
19 have questions from Plan Commissioners, we'll have  
20 questions from anybody in the audience, then we'll  
21 go through the Plan Commission and we'll all give  
22 our observation and views on the particular plan.

23 So with that, I believe, Russ, you'll do a  
24 preliminary presentation.

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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1 MR. COLBY: Yes.

2 Just to clarify, this process -- there will  
3 be a recommendation requested from the Plan  
4 Commission at the conclusion of the plan review, so  
5 there will be a vote on the application this evening  
6 if the Plan Commission is satisfied with what's  
7 being presented.

8 But to provide a little bit of background,  
9 The Quad project is the redevelopment of the  
10 Charlestowne Mall property.

11 The Commission may recall back in 2013 the  
12 City approved a PUD amendment for the development,  
13 and the purpose of that was to facilitate a  
14 redevelopment of the site that would include outlot  
15 parcels along Route 64. And that was approved along  
16 with some new zoning and subdivision standards that  
17 would dictate how the lots were to be developed.

18 In 2014 the City approved a preliminary site  
19 engineering plan that included a layout of the  
20 overall development, including the locations and  
21 sizes of the outlots. And then in 2015 the -- there  
22 was a final plat of subdivision approved that  
23 formally created the outlot parcels. And subsequent  
24 to that the -- some site development work was

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1 conducted, including extending utilities to serve  
2 the outlots and, also, relocation of the ring road  
3 to create the building pads that are visible there  
4 today.

5 This process is a review of a PUD  
6 preliminary plan, so we're reviewing for consistency  
7 with the PUD ordinance and the City's zoning  
8 requirements. There's no public hearing required  
9 for this. It's only a plan review.

10 The proposal for Lot 1 is an 11,000-square-  
11 foot restaurant for Cooper's Hawk. They've provided  
12 site engineering, landscaping, building  
13 architecture, and signage plans.

14 Staff reviewed the information that was  
15 submitted, including the use. We also verified that  
16 the building and parking lot met all the applicable  
17 zoning standards. We also reviewed the landscaping  
18 and found it to be in compliance with the  
19 requirements of the PUD.

20 (Chairman Wallace joined the  
21 proceedings.)

22 MR. COLBY: We reviewed building  
23 architecture. There's a comment provided in the  
24 staff memo that the calculations of the south and

1 west facades are still somewhat deficient in terms  
2 of meeting the 50 percent requirement standard, and  
3 I can respond to questions on that if you need it.

4 Additionally, the signage plan shows one  
5 additional wall sign than is permitted. There's a  
6 sign shown at the corner of the building, the  
7 southwest corner, that would constitute an  
8 additional wall sign to one of the two elevations  
9 it's adjacent to. The PUD only permits one wall --  
10 one sign per wall for a wall sign, which would be a  
11 sign that would be flat against the wall plane.

12 They do show a canopy sign that's on the  
13 east elevation facing the parking lot, which is  
14 attached to a structural element projecting from the  
15 building. That's a different type of sign, which  
16 they're permitted to have one of those over each --  
17 on each canopy.

18 Additionally, we provided the -- looking at  
19 the engineering review comments, most of the  
20 comments relate to utility issues that can be  
21 resolved without impacting the site plan.

22 So staff is providing a recommendation for  
23 approval subject to the architectural features on  
24 the south and west elevations being provided up to

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1 the 50 percent requirement and, also, that the sign  
2 plans be adjusted so that the maximum of wall signs  
3 is not exceeded. And so we'd ask that the Plan  
4 Commission's recommendation for approval be  
5 contingent upon conformance with these conditions as  
6 well as resolution of the outstanding engineering  
7 review comments.

8 CHAIRMAN WALLACE: All right. Thank you.

9 Sorry that I'm late, everyone. And let the  
10 record reflect that I'm here.

11 Do we have any questions?

12 MEMBER DOYLE: Chairman, I just have one  
13 quick question for Russ.

14 We don't have an application in front of us  
15 to consider any amendments to the PUD; correct?

16 MR. COLBY: That's correct. This is only a  
17 PUD preliminary plan application.

18 MEMBER DOYLE: Okay. Thank you.

19 CHAIRMAN WALLACE: All right. Is the  
20 Applicant here to make a presentation?

21 MR. MAY: Hi. I'm Chuck May, 185 Heathrow  
22 Court, Lake Bluff, Illinois, representing the Krausz  
23 Companies and the LLC that currently owns the  
24 property.

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1           The design of the building is a -- has been  
2 done by Cooper's Hawk, and I think it would be best  
3 to let them maybe present.

4           Dan, can one of you --

5           MR. BERNATEK: Sure.

6           MR. MAY: -- talk to some of the comments  
7 from staff about the building?

8           MR. COLBY: I can pull up the plans on the  
9 projector, also.

10           (An off-the-record discussion was held.)

11           MR. BERNATEK: I think what we really wanted  
12 to kind of discuss was the issue with the elevations  
13 more so than anything else, so I passed out some  
14 renderings that we've done and that show a little  
15 more detail.

16           The elevations that we're proposing --

17           CHAIRMAN WALLACE: I'm sorry. First of all,  
18 did you already state your name?

19           MR. BERNATEK: I'm sorry. Dan Bernatek with  
20 Aria Architects.

21           CHAIRMAN WALLACE: And if you could just  
22 spell your last name.

23           MR. BERNATEK: Bernatek, B-e-r-n-a-t-e-k.

24           So some contingencies -- some challenges

1 that we had in working through this site and the  
2 elevations were along North Avenue. Along the south  
3 side there is about a 9-foot berm between North  
4 Avenue and then our site as it drops toward our  
5 building.

6 So one of the challenges that we had with  
7 that elevation was how to make that work with our  
8 floor plan and the elevations and everything that we  
9 were trying to accomplish.

10 So in doing these elevations that we have,  
11 CH 2.1 shows the main elevation as you come in the  
12 drive from the parking lot from the mall, shows our  
13 bar patio, some standing-seam metal roofing at the  
14 bar area, which is a glass enclosure; our entry then  
15 is encased in a wood kind of canopy.

16 So it's showing the energy and the  
17 atmosphere of the bar area as you come in from the  
18 mall drive. The southwest view is kind of a view  
19 from North Avenue, and it shows the stucco -- kind  
20 of large stucco wall area, which is where our  
21 kitchen is located.

22 I have a photo, too, that I can pass around  
23 to everybody as far as -- we've done the stuccoed  
24 look to make it appear like concrete in a couple

1 other restaurants that we've done -- I'll pass the  
2 photo around so everybody can see.

3 So the photo shows the look that we're  
4 trying to achieve and the articulation that goes  
5 into that wall, so it's not necessarily a large  
6 stucco or plaster wall. It does have some  
7 articulation, and we do try to make it look like not  
8 a concrete wall.

9 A lot of the finishes that we do use go back  
10 to Napa Valley and using concrete, wood, glass, and  
11 metal as far as the four major components. So in  
12 this case what we've learned through time is that  
13 it's hard to build a tilt-up concrete wall, so  
14 we've done it out of stucco, plaster, and we've  
15 achieved the same look to where, if you didn't know  
16 it wasn't concrete, if you didn't go up and knock on  
17 it, you probably wouldn't be able to tell.

18 So in that regard, as you go into the  
19 southeast view, we did break up that corner with an  
20 angled corner with the standing-seam metal again and  
21 kind of added some articulation that you can see  
22 better on this perspective showing the deeper  
23 reveals and, again, the concrete look to create more  
24 of a concrete panel look as opposed to a stucco

1 look.

2 The northeast view then shows the other area  
3 as you come around from North Avenue. These are  
4 fiber cement panels to give it kind of a cleaner  
5 look but still more of a cement feel to it. It does  
6 show our patio around the corner and then the bar  
7 further back.

8 So our attempt was to try and articulate  
9 that elevation while still keeping our kitchen  
10 functions in that back-of-the-house area. We do  
11 have the height for that wall to screen the units  
12 from the roof, so there -- you won't see any of the  
13 mechanical units up on the roof.

14 So, in general, that was our intent, to try  
15 to meet the criteria of the articulation that was  
16 required. I think that was the main issue with --  
17 with the comments that we had.

18 If there are any other questions regarding  
19 the plan or anything else, I can definitely go over  
20 those, as well.

21 VICE CHAIRMAN KESSLER: I do have a  
22 question.

23 This north elevation that we're looking at  
24 that's on the screen up here, is this the

1 elevation -- Russ, I'm trying to find that -- it  
2 doesn't meet the --

3 MR. BERNATEK: It's the south.

4 VICE CHAIRMAN KESSLER: Oh, the south.  
5 That's what I thought. That doesn't look like it  
6 at all.

7 But where is the south elevation?  
8 It's not in any of these.

9 MR. BERNATEK: It's the --

10 VICE CHAIRMAN KESSLER: I mean, it's kind  
11 of --

12 MR. BERNATEK: It's shown on an angle  
13 between 2.1 and 2.2. It's shown on more of a  
14 perspective as opposed to straight on. The other  
15 elevation --

16 VICE CHAIRMAN KESSLER: Because what we  
17 don't see here is the elevation that's on -- oh,  
18 there's two pages. Okay.

19 MEMBER SCHUETZ: It's on page 36.

20 VICE CHAIRMAN KESSLER: I only have one  
21 page.

22 MEMBER SCHUETZ: No, I mean -- (indicating).

23 VICE CHAIRMAN KESSLER: Oh, 36? Okay.

24 CHAIRMAN WALLACE: So that and that.

1           VICE CHAIRMAN KESSLER: Okay. So here's  
2 my -- okay. South. All right.

3           Look on page 36 here. I guess my question  
4 is, have you done anything to address the question  
5 that -- the concern that staff had?

6           Tell me what has changed from what they  
7 initially saw.

8           MR. BERNATEK: Well, we've shown -- the  
9 renderings that we had proposed originally were a --  
10 it shows more of a flat kind of stucco look; it  
11 shows minimal reveals and more of a general overall  
12 wall. What we are trying to show with these  
13 perspectives was more of the reveals, the ins and  
14 outs that we do have on the elevations. And based  
15 on the photos, there is more articulation to that  
16 elevation than what's shown on the original  
17 elevations.

18           MEMBER DOYLE: I just would like to  
19 understand what the articulation that you were --  
20 you're referring to. Can we see -- so is it the --  
21 is it the grid-like lines that you're referring to?

22           Is it the -- on our rendering there are sort  
23 of little dots. Are these like divots that are in  
24 the side?

1 MR. BERNATEK: Yeah. Those are -- they look  
2 like the concrete rebars. Typically, in a tilt-up  
3 concrete wall, there would be -- as the forms are  
4 pulled off, those would be left behind. So it has  
5 an appearance of a real concrete wall.

6 MEMBER DOYLE: So -- okay.

7 So this is what you're referring to as the  
8 articulation, the -- the sort of grid-like pattern  
9 and the -- how did you refer to that, to those dots?

10 MR. BERNATEK: They would be like a -- in  
11 the forms, when they form a concrete wall, they're  
12 the rebars that are completely left behind as they  
13 pull the forms off.

14 MEMBER DOYLE: Okay.

15 Russ, are these details new compared to what  
16 the staff initially reviewed?

17 MR. COLBY: Yes, compared to what we  
18 initially reviewed. But we did do calculations  
19 based on these plans, and we came up with a  
20 percentage of around 30 percent for both walls  
21 versus the requirement of 50 percent.

22 And the way we calculated that was we  
23 actually took the square footage of each of those  
24 reveal lines in addition to the other elements that

1 we would count, including the signage and the  
2 windows and the cornice, and adding all those  
3 together still came to 30 percent.

4 I think what's maybe unique about what's  
5 shown here is that the patterned element is extended  
6 over the entire wall surface; however, we typically  
7 only count individual elements that vary from the  
8 wall plane to like the banding or windows or like  
9 the cornice, as I mentioned. So this is somewhat  
10 unique of a design, and it requires some  
11 interpretation as to how you would calculate the  
12 percentage.

13 So I would defer to the Plan Commission  
14 to -- if you would want to interpret it in a way  
15 that we could calculate a higher percentage based on  
16 the fact that the pattern extends over the entire  
17 wall, you have the ability to interpret it that way  
18 because the Code requirement is not specific in  
19 terms of how it was calculated.

20 VICE CHAIRMAN KESSLER: It would be, Brian,  
21 like saying that you had siding and you counted  
22 every line in the siding because it's a deviation  
23 from the flat surface.

24 I mean, it's -- the panel is the panel.

1 MEMBER DOYLE: Uh-huh.

2 VICE CHAIRMAN KESSLER: In my opinion, a  
3 panel's a panel.

4 MEMBER DOYLE: Well, I guess my question  
5 is -- initially -- is a point of order, is that  
6 is -- are we being asked in this application to make  
7 a -- to determine whether or not we will accept a  
8 variance from the PUD requirements or to determine  
9 how we are going to interpret the design and  
10 determine whether or not we think it conforms to the  
11 PUD requirements?

12 MR. COLBY: Yes. The question I'm raising  
13 is with respect to the interpretation. It's not a  
14 request for a deviation to the requirement. That  
15 request hasn't been filed.

16 Rather, I'm raising the issue that it -- as  
17 part of the staff review, our interpretation was  
18 that it was deficient, so we have made a  
19 recommendation that it be increased so it meets the  
20 requirement; however, I'm offering -- the Plan  
21 Commission has the ability to interpret the  
22 requirement in a different manner given that it's a  
23 unique situation should you determine that that's --  
24 that that's something that the Plan Commission's

1 comfortable with.

2 MEMBER PRETZ: I -- hold on a second.

3 VICE CHAIRMAN KESSLER: How much do you  
4 need?

5 MEMBER PRETZ: I would think that based on  
6 the empty PUD, but I think the interpretation is  
7 definitely more important here but -- from the  
8 perspective that this is a freestanding building,  
9 away from the original structure itself, and maybe  
10 there's more leniency in how we interpret that.

11 VICE CHAIRMAN KESSLER: Bearing in mind that  
12 this is right on the main street. It's right on  
13 Main Street.

14 MEMBER PRETZ: Uh-huh.

15 VICE CHAIRMAN KESSLER: So when you drive by  
16 it, you don't see this beautiful building. You see  
17 that concrete panel.

18 And I suppose interpretation does come into  
19 play but -- I mean, a concrete panel is a concrete  
20 panel.

21 MR. BERNATEK: I think, though, really, in  
22 driving by, you're going to see more of the side  
23 elevations more so than the straight-on face, south  
24 elevation. You would see the entry elevation as

1 you're coming from the east and the -- you know --  
2 the angled corner as you're turning in or coming  
3 from the west.

4 So it's always a little misleading for us  
5 looking at the elevation straight on because rarely  
6 do you actually see that elevation driving from  
7 either side.

8 VICE CHAIRMAN KESSLER: Uh-huh.

9 MR. BERNATEK: So keep in mind --

10 MEMBER DOYLE: Would you -- just as a --  
11 since we're talking about architecture details here,  
12 would you refer to this as a gridless sort of style,  
13 the part that's concrete?

14 MR. BERNATEK: That's our approach although  
15 it isn't concrete, which is -- it's phony in a way.  
16 So we're trying to make it look as realistic as we  
17 could compared to some of the things that we've seen  
18 in Napa and some of the other wineries that they've  
19 been to. They're all exposed concrete and wood and  
20 natural materials. So -- it's hard to do that in  
21 Chicago on the exterior, so we try and meet halfway  
22 in a lot of regards and still meet the durability  
23 requirements while still giving them the look  
24 overall that they're looking for.

1           MEMBER DOYLE: I just want to make an  
2           observation to the Plan Commission and to the staff  
3           that I think this is a pretty unique question that's  
4           being put to us, to -- to consider whether or not we  
5           want to provide an interpretation to the staff to  
6           use for how they're going to determine whether or  
7           not the requirements in a PUD are being met. That's  
8           unprecedented in my five years on the Plan  
9           Commission.

10           That being said, I think that the reason why  
11           the question's being put to us is we have a design  
12           that's in front of us that has a particular  
13           aesthetic, and, obviously, the Applicant wants a  
14           particular aesthetic that matches their corporate  
15           branding and their corporate style. It's not  
16           unattractive, in my opinion. It's just it's not  
17           something that architectural standards in the PUD or  
18           in the Code really allow for.

19           So the question is, do we have the latitude  
20           and do we think it's advisable for us to exercise  
21           the latitude to say we're going to direct the staff  
22           to interpret this a certain way because we think it  
23           looks attractive potentially; right?

24           Or even though the application isn't really

1 for a variance, we're going to kind of do something  
2 that's a quasivariance.

3 I don't know. I mean, I -- I guess my only  
4 question to the Applicant is, have you considered --  
5 I'm going to table that question for a second  
6 because I'm not certain how to structure it. It's  
7 pretty abstract.

8 MR. BERNATEK: Sure.

9 MEMBER DOYLE: But have you considered any  
10 other architectural details that you could add --  
11 I mean, like, for instance if you look at the --

12 MR. BERNATEK: We did.

13 MEMBER DOYLE: I'm not certain what you  
14 would call the -- sort of the horizontal striations.

15 But is there any way you could add some sort  
16 of banding around one sort of strata of your  
17 concrete or stucco wall --

18 MR. BERNATEK: Sure. Sure.

19 MEMBER DOYLE: -- that would preserve the  
20 appearance but add some additional architectural  
21 variation that would just cut --

22 MR. BERNATEK: We looked at adding some kind  
23 of a canopy or some kind of a metal band across the  
24 facade. We looked at if it's possible to add some

1 windows, whether they were spandrel glass or real  
2 glass looking in the kitchen.

3 And the problem that we ran into is, with  
4 the berm coming off of North Avenue being so high --  
5 if you imagine it's 9 feet above the ground, our  
6 view into the kitchen is 9 feet above the ground --  
7 so any windows would be starting to go into the  
8 structural area of where our building is at. The  
9 parapet wall, again, is raised higher to block the  
10 mechanical units, so our structure is at about  
11 15 feet, top of the structure, 16 feet.

12 So there's really not a lot of room. And  
13 from a scale -- from a proportional standpoint to  
14 get it between this dashed line, which is the 9-foot  
15 mark, and where everything else is, the windows  
16 didn't make sense to us.

17 Adding the metal band -- again, it comes  
18 to -- it's a concrete wall and it's actually acting  
19 as a retaining wall as we're looking into the  
20 structure of it, so it actually is going to be  
21 butting up to the berm.

22 And to have a canopy or something  
23 horizontal, it kind of breaks up the mass and it  
24 kind of doesn't really serve a purpose. There's no

1 walkway. There's no -- we've done a canopy over a  
2 walkway to the entrance to kind of dress it up a  
3 little bit, but there is no sidewalk there. There  
4 is -- there's no pedestrian traffic really along the  
5 building there, so it kind of seemed like we were  
6 just adding it to add something.

7 MEMBER DOYLE: Russ, is the -- so there's  
8 the berm.

9 Is there a portion of the wall that is  
10 effectively hidden by the berm but it's being  
11 counted in the square footage?

12 MR. COLBY: No. The calculation is based on  
13 the visible portion of the wall, above the berm,  
14 more or less, so the part that you can see from  
15 Route 64.

16 VICE CHAIRMAN KESSLER: Is the building --  
17 I mean, you say this is acting as a retaining wall.  
18 That berm is up against the building -- the building  
19 is built into the berm; is that correct?

20 MR. BERNATEK: It will be.

21 VICE CHAIRMAN KESSLER: Or is the wall  
22 visible if you walk up to it below?

23 MR. BERNATEK: No. At the end of the day,  
24 it won't be visible. It will be up to it.

1           VICE CHAIRMAN KESSLER: So it's built into  
2 the berm. So, really, the only wall we have is from  
3 the grade to the top.

4           MR. BERNATEK: This dashed line here,  
5 I think, represents where that berm is.

6           MEMBER SCHUETZ: Which is how many feet?

7           MR. BERNATEK: I thought it was about --

8           MR. ZAPRZALKA: 6 to 8 feet.

9           MR. BERNATEK: 6 to 8 feet.

10          VICE CHAIRMAN KESSLER: Brian, that's  
11 exactly the question that I would raise that you  
12 did, and that is -- you know, this is -- making the  
13 interpretation is opening up that interpretation for  
14 this condition in any application that comes in  
15 front of us, then.

16          And literally -- if you have lap siding, you  
17 could count the lap in every piece of siding and  
18 call that an architectural detail.

19          If we're going to say that that -- I think  
20 this is -- and I don't object to it. I don't. But  
21 I am a little concerned about making that  
22 interpretation rather than saying, "It's okay to do  
23 that; we're making it a variance." I'd be more  
24 inclined to do something like that.

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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1 MEMBER DOYLE: Yeah, but we don't have that  
2 application in front of us.

3 VICE CHAIRMAN KESSLER: I know that.

4 MEMBER DOYLE: Yeah.

5 VICE CHAIRMAN KESSLER: But I think the  
6 implications of making that interpretation are more  
7 far-reaching than this application that's sitting in  
8 front of us.

9 MEMBER DOYLE: I have one more question  
10 about your design.

11 So on the southeast view you have a -- sort  
12 of a -- you have a -- I'm not certain what you call  
13 it, but you cut it at a 45-degree angle and you've  
14 got that horizontal detail again.

15 MR. BERNATEK: Yeah.

16 MEMBER DOYLE: On the corner of the  
17 retaining wall that is on the southwest view -- that  
18 is, if I'm on North Avenue looking to the west --

19 MR. BERNATEK: Sure.

20 MEMBER DOYLE: -- would it be possible to,  
21 on that corner, put that detail, that horizontal  
22 detail, around the corner to create sort of a -- you  
23 know -- just an architectural detail on the corner  
24 that sort of -- I'm not certain what I'd call that

1 in architectural terms but -- Jim, you know what  
2 I'm --

3 MEMBER HOLDERFIELD: You're talking here --

4 MEMBER DOYLE: No, right here.

5 So if I've got, you know, this sort of  
6 detail here, imagine that you take that corner and  
7 you put it right here.

8 MEMBER HOLDERFIELD: Okay.

9 MEMBER DOYLE: Right?

10 So that you bring this detail here that's  
11 around -- that's right here around --

12 MEMBER HOLDERFIELD: Wraps around.

13 MEMBER DOYLE: -- around to the side.

14 MEMBER HOLDERFIELD: So kind of a cornice in  
15 that --

16 MEMBER DOYLE: Cornice, yes.

17 I guess I'm just trying to think of ways  
18 that you could take your existing design elements  
19 and add them to your design that -- without changing  
20 the aesthetic but that would satisfy staff's request  
21 that we recommend that this -- that the plans  
22 conform to the drawing PUD.

23 MR. BERNATEK: And that's something we could  
24 look into. I know, from the design standpoint, the

1 focus was on the corner where it currently shows --

2 MEMBER DOYLE: Uh-huh.

3 MR. BERNATEK: -- so then to add it on the  
4 other corner, it kind of detracts from -- this is  
5 our main corner into the development. That's what  
6 we want to really stand out and pop up. So when you  
7 start adding that to another spot on that corner and  
8 then -- we have it at our entry. It kind of like  
9 really makes the entry that focal point, as well.  
10 To kind of add it to another piece then kind of  
11 detracts from those areas.

12 But it's something we can definitely take a  
13 look at, some kind of material. It's just a matter  
14 of -- like the concrete. Our intention of the  
15 concrete-looking material was that it's a mass and  
16 it's a massive wall. So we broke it up on the one  
17 side, again, to kind of really highlight that angled  
18 entry.

19 If we start breaking it up in too many  
20 places, then it starts to look like concrete planes  
21 instead of a mass.

22 MEMBER HOLDERFIELD: I have to go back to  
23 what Tim was talking about earlier.

24 On the south elevation, the berm, in the

1 illustration that you provided here, it doesn't seem  
2 to be going up that high on the wall.

3 Is that going to go much higher, up to this  
4 horizontal line?

5 MR. BERNATEK: Well, as you can -- it kind  
6 of shows to where there's two bays of, say, reveals  
7 in here. So there's actually another portion of it  
8 that's hidden below the berm. It probably doesn't  
9 show up as well on the corner perspectives but it --

10 MEMBER HOLDERFIELD: But what I meant is --  
11 it's going to be higher than it appears in this  
12 illustration?

13 MR. BERNATEK: No.

14 MEMBER HOLDERFIELD: It's going to come up  
15 further on the wall?

16 MR. BERNATEK: No. It already comes up  
17 where it is on the wall. The wall actually goes  
18 down past.

19 MEMBER HOLDERFIELD: Okay. So you still  
20 have quite a bit of exposure in the wall.

21 MR. BERNATEK: It shows up better on the --  
22 on 82.1, you can kind of see where the floor line  
23 actually is behind the service yard.

24 I don't know if you guys have that one.

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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1 MEMBER DOYLE: I'm sorry. Which one?

2 MR. BERNATEK: 82.1.

3 MEMBER DOYLE: Yeah.

4 MR. BERNATEK: You can kind of see the  
5 drop-off of where our service yard is at and kind of  
6 where that wall is on the north side.

7 MEMBER SCHUETZ: Consider -- oh.

8 MEMBER HOLDERFIELD: I just want to ask --  
9 the issue here with --

10 THE COURT REPORTER: I can't -- use your  
11 microphone, please.

12 MEMBER HOLDERFIELD: The issue here with  
13 this retaining wall that we're talking about, what  
14 would be a simple solution, in your mind, that would  
15 make this compliant other than what they've done  
16 right now?

17 MR. COLBY: Well, I think some of the  
18 options that the architect mentioned are really just  
19 adding additional features to the building. It  
20 could be increasing the size or the amount of the  
21 banding by adding some kind of decorative canopy  
22 feature, some false windows of some type, a larger  
23 cornice.

24 I mean, it's -- I think it would have to be

1 adding some sort of more ornamental items to the  
2 elevation. Given that it's essentially the back of  
3 the building, there's not a lot of opportunities.

4 MEMBER HOLDERFIELD: So that's why I was  
5 thinking a horizontal band across, beneath the  
6 signage, that would be a projection that sticks out  
7 maybe 18 inches from the wall and which would fit in  
8 with some rods coming down at an angle like it's  
9 being supported. Would that be possible?

10 MR. BERNATEK: And that's -- some of the  
11 things that we did actually take a look at -- maybe  
12 not to that extent but -- it does kind of detract,  
13 again, from the overall feeling of that concrete  
14 wall. And if it was a canopy that was over  
15 something where people were walking or something to  
16 that effect --

17 MEMBER HOLDERFIELD: But I'm not looking for  
18 a 3-foot --

19 MR. BERNATEK: No, I --

20 MEMBER HOLDERFIELD: Maybe 18 inches. You  
21 know, just to break up the mass and -- projection.

22 MR. BERNATEK: And I guess that's -- sure.  
23 And we can look into that.

24 Our thought is that the mass is part of the

1 architectural design element, in itself, overall.

2 MEMBER HOLDERFIELD: But it would still be  
3 there, the mass.

4 MR. BERNATEK: Sure.

5 MEMBER HOLDERFIELD: But you're just adding  
6 a band of contrast across there to break up the  
7 issue or gain something.

8 MEMBER SCHUETZ: Have you considered  
9 columnar landscaping maybe to break that wall up?  
10 Just -- not to cover it entirely; I'm not suggesting  
11 that. You still want the element of the wall there.

12 But have you considered, you know, just  
13 strategically placing some very narrow, columnar-  
14 type conifers or something that would be there to  
15 just break it up?

16 MR. BERNATEK: If that would be -- that  
17 would be part of the calculation -- you mean on the  
18 wall itself or --

19 VICE CHAIRMAN KESSLER: You mean  
20 landscaping?

21 MEMBER SCHUETZ: Just --

22 VICE CHAIRMAN KESSLER: We're talking about  
23 the --

24 MEMBER SCHUETZ: I understand what you're

1 talking about, but it seems like you're all focusing  
2 on the look of it.

3 VICE CHAIRMAN KESSLER: Well, we have to  
4 because that's the ordinance.

5 MEMBER SCHUETZ: I understand, you know.  
6 But maybe -- I'm suggesting that it -- if it doesn't  
7 go that route -- that maybe something like this  
8 would be helpful.

9 MEMBER DOYLE: So I just would like to bring  
10 us back to sort of what the Commission's options  
11 are. It seems to me like there are two.

12 We can table the consider -- sort of the  
13 speculation about whether we like the design or  
14 whether we don't like the design or just say it's  
15 sort of out of the scope and, A, submit a  
16 recommendation that includes the condition that the  
17 staff's interpretation needs to be satisfied. Or we  
18 can direct the staff to interpret the PUD according  
19 to some sort of special exception given the design  
20 that's in front of us.

21 VICE CHAIRMAN KESSLER: Brian, would that  
22 meet a special exception?

23 MEMBER DOYLE: I'm not certain. I'm not  
24 comfortable with the latter. I'm just saying that

1 that --

2 VICE CHAIRMAN KESSLER: Because at that  
3 point it wouldn't be special. After this it  
4 wouldn't be special.

5 MEMBER DOYLE: Yeah, I know.

6 And I think the third option is that --  
7 Russ, the Applicant could come back with a  
8 request -- some sort of request to -- for a variance  
9 or an amendment; right?

10 MR. COLBY: Yes. They do have that option.

11 You know, given that the types of changes  
12 that we're talking about are not that significant,  
13 I'm more comfortable recommending approval of the  
14 preliminary plan as it's been presented  
15 conditionally, that the Applicant provide some  
16 additional elements that we've talked about --

17 MEMBER DOYLE: Yeah.

18 MR. COLBY: -- because there's already -- as  
19 I mentioned, it's around 30 percent, so that  
20 requirement, I think, can be met with some simple  
21 changes. It's just a matter of the Applicant  
22 choosing which would work for them.

23 So if the Plan Commission is comfortable  
24 with giving staff the ability to work with the

1 Applicant to do that, we're fine with that.

2 MEMBER DOYLE: Well, I'm comfortable with  
3 that, but if the Applicant -- I guess what I'm also  
4 suggesting to you is that, if you feel strongly that  
5 this is the design that you want, I would be  
6 receptive to an application that asked for some  
7 leniency. We just don't have it in front of us  
8 tonight.

9 So what we have in front of us is to either  
10 do something that feels kind of squirrely, which  
11 I don't think I want to do; to stand on ceremony and  
12 say "The rules are the rules and work with staff to  
13 comply with the rules"; or, through some other  
14 application -- and I don't want it to be a big deal  
15 and a big public hearing like it's a gigantic  
16 amendment to the PUD but -- through some other  
17 process, to consider the characteristics of the  
18 design that you put in front of us and whether or  
19 not we think that it warrants a variance or some  
20 sort of leniency within the context of what you're  
21 presenting. There's just no -- we don't have any  
22 procedural mechanism to consider that tonight.

23 So I'm inclined to make a motion to -- for  
24 tonight -- to recommend approval conditioned upon

1 resolution of the staff comments and simply advise  
2 the Applicant that you are free to come back to us  
3 at a later date if you really feel that this is the  
4 design that you want.

5 MR. BERNATEK: With the right amendment  
6 or --

7 MEMBER DOYLE: Right. Just so that we call  
8 it what it is, which is that you have a design  
9 that's unique, that has its own merits, but that  
10 just does not fall within the requirements of the  
11 underlying PUD.

12 VICE CHAIRMAN KESSLER: Brian, can I --  
13 I just want to understand your motion.

14 It would be to recommend approval  
15 conditional on conformance with the architectural  
16 features on the south and west side -- the  
17 deficiency in architectural features; correct? --  
18 and the number of wall signs?

19 MEMBER DOYLE: Yeah.

20 VICE CHAIRMAN KESSLER: And resolution of  
21 all outstanding engineering comments?

22 MEMBER DOYLE: Yes, exactly what the staff  
23 is asking us to do.

24 VICE CHAIRMAN KESSLER: I would second that

1 motion.

2 MEMBER DOYLE: So to make it formal, then --  
3 I'm just -- Mr. Chairman, is there anything else  
4 that you would like? Do we need to --

5 CHAIRMAN WALLACE: No. I think he voiced  
6 the motion that you made --

7 MEMBER DOYLE: Okay.

8 CHAIRMAN WALLACE: -- and he seconded it.

9 MEMBER DOYLE: So do I need to first it --

10 VICE CHAIRMAN KESSLER: I already  
11 seconded it.

12 CHAIRMAN WALLACE: You made it; he  
13 seconded it.

14 MEMBER DOYLE: All right. Then it's on the  
15 table.

16 CHAIRMAN WALLACE: It is on the table.

17 Before we go into more discussion on the  
18 motion, is there -- okay. That's fine.

19 Is there anything else that you have before  
20 we discuss?

21 (No response.)

22 CHAIRMAN WALLACE: Okay.

23 All right. Any discussion on the motion?

24 (No response.)

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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1 VICE CHAIRMAN KESSLER: We already did.

2 CHAIRMAN WALLACE: Okay. Further  
3 discussion?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Staff --  
6 Russ, do you have anything else for us before we  
7 vote?

8 MR. COLBY: No.

9 CHAIRMAN WALLACE: Okay.  
10 All right. Tim.

11 VICE CHAIRMAN KESSLER: Holderfield.

12 CHAIRMAN WALLACE: Wait. Is everyone clear  
13 on what the motion is?

14 MEMBER MACKLIN-PURDY: Yes.

15 CHAIRMAN WALLACE: Okay. Good.  
16 Go ahead.

17 VICE CHAIRMAN KESSLER: Holderfield.

18 MEMBER HOLDERFIELD: Yes.

19 VICE CHAIRMAN KESSLER: Doyle.

20 MEMBER DOYLE: Yes.

21 VICE CHAIRMAN KESSLER: Schuetz.

22 MEMBER SCHUETZ: Yes.

23 VICE CHAIRMAN KESSLER: Purdy.

24 MEMBER MACKLIN-PURDY: Yes.

Hearing: The Quad, Cooper's Hawk, Unit 2 , Lot 1  
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VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Yes.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Yes.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. That passes  
unanimously.

MR. BERNATEK: Thank you. I appreciate you  
guys hearing us and listening to our design.

CHAIRMAN WALLACE: All right. Thank you.

(Off the record at 7:41 p.m.)

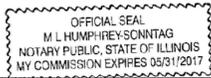
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, 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 10th day of May, 2016.

My commission expires: May 31, 2017

Notary Public in and for the  
State of Illinois

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Regular Meeting including :  
Application for Concept :  
Plan; The Quad, Starbucks, :  
Unit 2, Lot 4. :  
-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, May 3, 2016  
7:41 p.m.

Job No.: 97790B  
Pages: 1 - 30  
Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CRC, FAPR

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HEARING, held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a Certified  
Shorthand Reporter, Registered Diplomate Reporter,  
Certified Realtime Reporter, and a Notary Public in  
and for the State of Illinois.

Hearing: The Quad, Starbucks, Unit 2, Lot 4  
Conducted on May 3, 2016

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- BRIAN DOYLE, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager

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P R O C E E D I N G S

CHAIRMAN WALLACE: All right. Item 5 on the agenda, The Quad St. Charles, Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4, SC Outparcel One, LLC, and Krausz Companies, application for PUD preliminary plan.

MR. COLBY: And this is a PUD preliminary plan for a two-unit building, and the southern unit is going to be a drive-by Starbucks. The drive-through lane is proposed for the Starbucks that will wrap around the building.

Staff reviewed the preliminary plans that were submitted. You may recall that the last time the Commission reviewed a Starbucks with a drive-through, there was a determination made on the use category that it would fall under, under something that's called a coffee or tearoom under our Zoning Ordinance, which is defined as a limited-menu restaurant which is located in conjunction with or on the same premises as a retail use, and so this is allowed as a permitted use -- permitted principal use -- in the PUD.

Additionally, the PUD allows for three drive-through facilities to be provided within the

1 outlots as permitted uses, so in this case the PUD  
2 allows the drive-through as a permitted use and no  
3 special use review is required; however, we're  
4 reviewing the site layout as part of the preliminary  
5 plan, so we do analyze how the drive-through is  
6 laid out.

7 Staff reviewed the plans for compliance with  
8 zoning requirements and generally did not identify  
9 any issues with the building or parking lot.

10 It was noted in the review of the landscape  
11 plan that the building foundation landscaping is  
12 somewhat deficient in the number of trees in the  
13 building foundation area. The PUD provides for  
14 flexibility with the building foundation landscaping  
15 such that you could provide, for example, an  
16 increase in the number of shrubs or perennial  
17 materials in exchange for a reduced number of trees.

18 We provided a comment, though, that we  
19 believe some additional trees or some other type of  
20 landscaping could be provided to the north or west  
21 of the drive-through lane because there is an open  
22 area of the site there, so that comment was  
23 included.

24 Additionally, we did request that some of

Hearing: The Quad, Starbucks, Unit 2, Lot 4  
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1 the ornamental trees along Main Street be replaced  
2 with shade trees, and it doesn't need to be many --  
3 in fact, only two or three -- just to have some  
4 variety in the type of plant materials that are  
5 located along the frontage of the property.

6 With respect to building architecture, we  
7 also identified that this building had a very slight  
8 deficiency of the south and west facades in meeting  
9 the 50 percent standard.

10 I think what happened was the signs that are  
11 shown on the building are slightly too large and  
12 slightly exceed the maximum size that's allowed by  
13 the zoning. So when those were calculated in, it  
14 met the requirement, but, once they're reduced down  
15 to the maximum size that's allowed, the building  
16 will be slightly deficient. But it should be very  
17 easy to correct that deficiency, so we don't believe  
18 that that's an issue of significance.

19 And as I mentioned with respect to the  
20 signage, the square footage limitation is exceeded  
21 on the wall signs, not by a significant amount but  
22 enough that it impacts the architectural features  
23 calculation.

24 So staff's recommending approval of the PUD

1 preliminary plan with the issues being addressed  
2 that I mentioned, the building foundation  
3 landscaping, providing some additional trees, the  
4 architectural features on the south and west  
5 elevations will be increased to 50 percent, which  
6 should be very simple to do.

7 We also noted that the ordinance requires  
8 entrance articulations, so some kind of articulation  
9 of the wall near the entrances to the building, so  
10 that could be in the form of an awning or a canopy  
11 or like a trellis-type design, similar to what  
12 they've proposed on the rear elevation, something  
13 like that along the front. And then, also, the wall  
14 sign sizes would need to be adjusted to meet the  
15 maximum that's allowed by the Code.

16 And we would ask that the Plan Commission  
17 recommendation be conditional upon those issues  
18 being addressed in addition to the outstanding  
19 engineering comments.

20 One other thing I wanted to mention is we  
21 did provide some information regarding the  
22 drive-through stacking. The drive-through stacking  
23 requirement for a coffee or tearoom is five spaces.  
24 We have seen on the plans that they've drawn

1 six spaces starting from the ordering board, but our  
2 ordinance calculates the stacking requirement all  
3 the way to the point of service, so the window. So,  
4 in reality, the site has about 10 stacking spaces or  
5 maybe even 11 if you were to count the holding lane  
6 that exists past the actual drive-through lane.  
7 There's a space identified for someone who is  
8 waiting for an order. So the requirement of the  
9 Zoning Ordinance for drive-through stacking is  
10 exceeded.

11 And, also, for reference, the Starbucks that  
12 the Plan Commission reviewed previously for the  
13 Randall Road location had provided eight drive-  
14 through stacking spaces, and that was based on some  
15 data that was provided at the time that showed  
16 Starbucks drive-throughs in similar locations on  
17 streets with comparable traffic volumes did not --  
18 generally did not exceed seven stacking spaces, and  
19 the observations -- there were a couple of isolated  
20 times where it reached eight spaces.

21 So we believe this site really is  
22 comparable, in terms of the traffic volume, to  
23 Randall Road, so we believe that the stacking that's  
24 been provided and the information that we have to

Hearing: The Quad, Starbucks, Unit 2, Lot 4  
Conducted on May 3, 2016

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1 support it is adequate, that we don't believe there  
2 will be an issue with excess stacking that could  
3 obstruct the site circulation.

4 And that concludes my report.

5 CHAIRMAN WALLACE: Okay.

6 Does the Applicant wish to offer a  
7 presentation?

8 MR. MAY: Chuck May again, 185 Heathrow  
9 Court, Lake Bluff, on behalf of the owner.

10 I would like our architect, Burt Andrews,  
11 from Larson & Darby Group, to address staff's  
12 comments. I think we've attempted to address all of  
13 the comments relative to the building, and  
14 I think -- as he will walk you through that.

15 MR. ANDREWS: Okay. I've got printouts here  
16 and it is our intent to comply with everything.  
17 I have actually updated drawings here which  
18 address -- which I believe address all the comments.

19 Yeah, we adjusted the signage down to the  
20 ordinance-allowed signage. We were a little bit  
21 over, and to compensate for that we brought the  
22 masonry base up one course and added 8 inches there.  
23 And then the banding that articulates the top of the  
24 windows, we've expanded that up 4 inches, and that

1 more than offsets this. We've got the updated  
2 calculation there, which puts us slightly over  
3 50 percent on both of the critical elevations.

4 And then I'll turn it around here for -- and  
5 then we've addressed the issue of articulating the  
6 entryway by adding a fabric awning over the two  
7 entry doors on the front to indicate which one of  
8 the glass bays is, indeed, the opening.

9 So that's -- I believe we've addressed all  
10 your comments, Russ.

11 VICE CHAIRMAN KESSLER: Wasn't there  
12 something about --

13 MEMBER DOYLE: Landscaping.

14 VICE CHAIRMAN KESSLER: -- landscaping?

15 MR. ANDREWS: If you want to address  
16 landscaping.

17 MR. MAY: Yeah.

18 We're willing to take a look at the  
19 additional trees. The only thing I can say is we  
20 spent a lot of money taking down those trees, those  
21 pine trees that blocked the view of Von Maur and  
22 Carson's for a long, long time, and, actually,  
23 Von Maur had an increase in sales, and it was  
24 primarily the result of people recognizing that the

1 store's still open.

2 So we're very -- we want to be very cautious  
3 about what we put back up there. We're tending to  
4 try to keep it open and keep the -- these -- the  
5 Starbucks building is one thing, but we want people  
6 to be able to see Von Maur and Carson's and the rest  
7 of the mall, and so that's very important to us.

8 And we're -- we understand the interest in  
9 putting in some trees. I think we just need to be  
10 very careful as to -- that we don't go back and  
11 create another situation where you can't see the  
12 forest for the trees.

13 VICE CHAIRMAN KESSLER: I think that's a  
14 very wise thing to consider. And if you find that  
15 you need to cut down on trees, then you need to come  
16 with an application to vary because it's --  
17 unfortunately, it's not because we think they're  
18 pretty. It's the ordinance.

19 So you have to --

20 MR. MAY: We took down the trees. The trees  
21 are gone.

22 VICE CHAIRMAN KESSLER: No, I understand.  
23 But the requirement for the landscaping --

24 MR. MAY: Well, the --

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1 VICE CHAIRMAN KESSLER: -- is that --

2 MR. MAY: I'm afraid that's not exactly  
3 correct.

4 MR. COLBY: If I could offer a clarification,  
5 the PUD does allow for reduced number of trees along  
6 the public street frontage, and it allows  
7 flexibility for the building foundation landscaping  
8 to have different plant types.

9 So what's being proposed isn't necessarily  
10 out of compliance with what the PUD ordinance calls  
11 for, but we -- it's more of a design comment, that  
12 we thought there are opportunities to maybe  
13 introduce a couple of additional shade trees for  
14 more variety in the type of landscaping.

15 But we are sensitive to the comment that was  
16 made about blocking the views. That wouldn't be our  
17 intent. So this is not a situation where the --

18 MR. MAY: And I said that we're willing to  
19 look at how we can do that and do so in a reasonable  
20 way to keep from blocking it.

21 So I said -- I said right in the beginning  
22 of my statement that we're willing to look at how we  
23 can put some in there, but we want to be very  
24 careful about maintaining the visibility of the

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1 stores behind them.

2 VICE CHAIRMAN KESSLER: Well, you had me,  
3 sir, at "we're fully willing to comply with  
4 everything," so I was good with that.

5 MR. ANDREWS: Okay.

6 CHAIRMAN WALLACE: All right. Any other --  
7 any questions?

8 MEMBER DOYLE: I -- just for Russ, then.

9 MEMBER MACKLIN-PURDY: I don't have any  
10 questions.

11 MEMBER DOYLE: So the building foundation  
12 landscaping proposal right now is not -- it's not  
13 noncompliant? The staff thought there were some  
14 opportunities to perhaps improve it from a design  
15 standpoint?

16 MR. COLBY: Yes. That's correct.

17 The way the PUD was written, we wanted to  
18 acknowledge the fact that this was a redevelopment  
19 site and there's a lot of constraints with the  
20 property that make it somewhat challenging to meet  
21 our requirements since our requirements are really  
22 more written for a new development scenario where  
23 you would have a lot of space to work with to  
24 accommodate these things.

1           So the intent was to provide flexibility but  
2           still provide something that's comparable in terms  
3           of quality.

4           But based on the space, it looked like there  
5           was some additional room to provide the  
6           additional -- some additional plantings.

7           VICE CHAIRMAN KESSLER: So that -- in the  
8           staff report where you note that the recommendation  
9           for approval should be conditional upon conformance  
10          with these requirements, the building foundation  
11          landscaping isn't, in fact, a requirement?

12          Item 1 in that list is not a requirement?

13          MR. COLBY: Yes. We -- it's more of a  
14          design comment, that we felt that it was -- it was  
15          deficient in providing the landscaping in the area  
16          that was available.

17          VICE CHAIRMAN KESSLER: I understand. But  
18          I want to make sure that, when we talk about  
19          recommending approval, for the conformance with  
20          these requirements, that is not one of the  
21          requirements. Is that correct?

22          MR. COLBY: It's not a Code requirement.

23          VICE CHAIRMAN KESSLER: But it's not a  
24          requirement, either?

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1 MR. COLBY: No. It's a recommendation --

2 VICE CHAIRMAN KESSLER: Okay.

3 MR. COLBY: -- request from staff based on  
4 our review of the plan.

5 MEMBER DOYLE: So, Mr. Chairman, I would  
6 offer a motion.

7 I recommend approval of the PUD preliminary  
8 plan contingent upon resolution of staff comments  
9 regarding architectural features on the south and  
10 west elevations in terms of articulation as needed  
11 and wall sign size limitations and contingent upon  
12 the Applicant making a good faith effort to work  
13 with staff to capitalize on any opportunities to  
14 improve the building foundation landscaping.

15 CHAIRMAN WALLACE: Okay. Is there a second?

16 VICE CHAIRMAN KESSLER: I second. But  
17 I would also add resolution of outstanding  
18 engineering comments.

19 MEMBER DOYLE: I agree. Friendly amendment.

20 CHAIRMAN WALLACE: All right.

21 Discussion on the motion?

22 (No response.)

23 CHAIRMAN WALLACE: I just -- I have a  
24 question regarding traffic circulation.

1 Do we have -- it seems to me that the turn  
2 around through the drive-through is fairly tight.

3 Is there a form -- or a -- what do you call  
4 it? -- template for that?

5 MR. ANDREWS: Yeah. We're -- for that the  
6 civil engineer is here.

7 CHAIRMAN WALLACE: Okay.

8 MR. COLBY: Yeah. The City does not have a  
9 specific standard for that. I would defer to the  
10 engineer to respond.

11 MR. ZAPRZALKA: Good evening. My name is  
12 Mark Zaprzalka, Z-a-p-r-z-a-l-k-a, with Jacob &  
13 Hefner Associates. We're the civil engineer on the  
14 project.

15 We did run truck -- or vehicle-turning  
16 movements in the drive-through to verify that the  
17 drive-through radiuses can accommodate the  
18 movements, and we can provide those for City review.  
19 We can resubmit them.

20 CHAIRMAN WALLACE: Okay. And is there  
21 any thought given to an escape drive for cars that  
22 are in the drive-through?

23 I'm thinking off the top of my head of --  
24 I mean, I know I've been in drive-throughs that

1 don't -- they're simply one lane and, once you're  
2 in, you're in.

3 I mean, what's the -- what are the options  
4 for a car that's in the drive that wants to get out?

5 I don't know. Do -- how have we handled  
6 this in the past?

7 MR. COLBY: It isn't specifically a Code  
8 requirement. I know there's often been times where,  
9 because of site circulation, there was a need to  
10 provide a second lane that wrapped around --

11 CHAIRMAN WALLACE: Yeah.

12 MR. COLBY: -- but it was not necessarily  
13 because there needed to be a -- sort of an escape  
14 route from the drive-through.

15 CHAIRMAN WALLACE: Okay.

16 (An off-the-record discussion was held.)

17 CHAIRMAN WALLACE: I'm just thinking, if a  
18 car breaks down or something like that, how do the  
19 other cars get out. But I guess they go forward and  
20 backward.

21 Okay. Is there anything at the entrance  
22 from the ring road to dissuade or to guide drivers  
23 that are turning left into the Starbucks from  
24 basically crossing lane -- crossing the outgoing

1 lane of traffic, from making a left-hand turn onto  
2 the ring road? Do you see what I mean?

3 I'm just imagining that people may be coming  
4 westbound and will do kind of a little thing into  
5 the -- into the drive-through without really having  
6 a regard for people that are coming out.

7 Are we doing striping? Are we doing any  
8 type of signage or any measures to deal with that?

9 MR. ZAPRZALKA: We do have pavement striping  
10 on the entrance and the exit at the drive-through  
11 lane. We could look into some sort of a yield sign  
12 on the access.

13 CHAIRMAN WALLACE: Yeah. I'm just curious  
14 if you view that as being an issue.

15 MEMBER DOYLE: Todd, do you mean that they  
16 would cut the corner, basically?

17 So going westbound on the ring road and cut  
18 the corner and, basically, driving in the outgoing  
19 traffic lane?

20 CHAIRMAN WALLACE: Yeah. I've seen --  
21 there's another restaurant in town that uses golden  
22 arches that I've seen the same sort of thing happen  
23 going into a drive-through that's similarly  
24 situated.

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1           And I've seen pedestrians almost get hit;  
2           I've seen cars get -- I mean, I've never actually  
3           witnessed an accident, but I have no doubt that it's  
4           happened.

5           And it's the same sort of situation, where  
6           they kind of do a little jig into the drive-through,  
7           so --

8           MR. ZAPRZALKA: Sure. We could definitely  
9           look into that with the Starbucks.

10          CHAIRMAN WALLACE: All right. I don't have  
11          any other questions or -- I don't have comments.

12          Anything else before we vote?

13          (No response.)

14          CHAIRMAN WALLACE: Tim.

15          VICE CHAIRMAN KESSLER: Holderfield.

16          MEMBER HOLDERFIELD: Yes.

17          VICE CHAIRMAN KESSLER: Doyle.

18          MEMBER DOYLE: Yes.

19          VICE CHAIRMAN KESSLER: Schuetz.

20          MEMBER SCHUETZ: Yes.

21          VICE CHAIRMAN KESSLER: Purdy.

22          MEMBER MACKLIN-PURDY: Yes.

23          VICE CHAIRMAN KESSLER: Pretz.

24          MEMBER PRETZ: Yes.

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1 VICE CHAIRMAN KESSLER: Wallace.

2 CHAIRMAN WALLACE: Yes.

3 VICE CHAIRMAN KESSLER: Kessler, yes.

4 CHAIRMAN WALLACE: All right. And that  
5 concludes this item.

6 And on to Item 6, which is additional  
7 business from Plan Commission members.

8 MEMBER DOYLE: Todd, is there any update on  
9 your inquiry to --

10 CHAIRMAN WALLACE: Yes. Thank you for  
11 reminding me. Yes.

12 I did speak with the City's attorney  
13 regarding the question of whether, basically, if --  
14 I guess what we'll call -- an action item can  
15 originate from within the Plan Commission to be sent  
16 via a resolution to the City Council. And I kind of  
17 canned a couple of suggestions and posed them to him.

18 And I -- the one that we -- in discussing  
19 it, the one that we agreed on was -- the first  
20 concern is Plan Commission basically tasking staff  
21 with doing certain things, which really amounts to  
22 an administrative role that the Plan Commission is  
23 taking on, which I don't believe that we have.

24 MEMBER DOYLE: Correct.

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1 CHAIRMAN WALLACE: And so to minimize that  
2 and, really, to direct it from the top, what we came  
3 up with is that the Plan Commission has the ability  
4 to write a resolution that would be forwarded to the  
5 City Council to request that the City Council direct  
6 staff to file an application.

7 I know it seems kind of roundabout, but  
8 from -- just from a procedural standpoint, it makes  
9 the most sense.

10 MEMBER DOYLE: Uh-huh.

11 CHAIRMAN WALLACE: So if the Plan Commission  
12 felt that there was something -- ultimately, we have  
13 to look at what advances the comprehensive plan.

14 MEMBER DOYLE: Yes.

15 CHAIRMAN WALLACE: And if we felt that a  
16 change to the Zoning Ordinance, modification of some  
17 sort would advance the comprehensive plan, then we  
18 could draft and forward a resolution to City Council  
19 asking them to direct staff to file an application  
20 to do whatever it is that we're looking to do.

21 And then it would initiate in the same way,  
22 and then it would be up to City Council --

23 MEMBER DOYLE: -- to decide, yeah.

24 CHAIRMAN WALLACE: And, effectively, what

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1 the City Council would do is they would direct the  
2 City administrator, who would direct the director  
3 of -- what's Rita's title?

4 MR. COLBY: Community and economic  
5 development.

6 CHAIRMAN WALLACE: -- community and economic  
7 development to file an application, which would then  
8 come through the regular chain.

9 MEMBER DOYLE: Okay.

10 CHAIRMAN WALLACE: So -- and I think  
11 anything other than that, us actually asking staff  
12 to do something and having them come back, would  
13 create a new channel that we just have never used  
14 before.

15 MEMBER DOYLE: Right. And I -- and I --  
16 which is why I asked the question at the last  
17 meeting, what the proper framework is.

18 CHAIRMAN WALLACE: Uh-huh.

19 MEMBER DOYLE: So I guess my next  
20 question -- and -- is, do we need to have an item on  
21 the agenda or can any one of the Plan Commissioners  
22 bring, at this agenda item at a future meeting, a  
23 motion --

24 CHAIRMAN WALLACE: Uh-huh.

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1 MEMBER DOYLE: -- with a -- with drafted  
2 language --

3 CHAIRMAN WALLACE: Yes.

4 MEMBER DOYLE: -- prepared so the Commission  
5 can consider it?

6 I just would want -- I know that we have an  
7 agenda and then we have sort of a placeholder agenda  
8 item.

9 I want the rest of the Commission to be  
10 prepared if we do have an agenda item that's going  
11 to take some time --

12 CHAIRMAN WALLACE: Sure.

13 MEMBER DOYLE: -- that it not -- you know,  
14 it's nothing I'd want to bring up at nine o'clock --  
15 at 8:30 or nine o'clock in the evening.

16 CHAIRMAN WALLACE: Well, the City attorney  
17 thought, as far as standing and that, it would be  
18 most advisable -- if there's something that, you  
19 know, the Plan Commission should, you know, make a  
20 resolution, forward a resolution on -- is to bring  
21 it up at one meeting to be added to the agenda of a  
22 subsequent meeting, just from a due process  
23 standpoint.

24 MEMBER DOYLE: Uh-huh.

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1 CHAIRMAN WALLACE: That way, there's public  
2 notice that the Plan Commission will be doing such  
3 and such. I don't think that we are precluded, and  
4 I think that's more just a matter of being as  
5 absolutely careful as possible.

6 MEMBER DOYLE: Yeah.

7 CHAIRMAN WALLACE: I don't think that we  
8 would necessarily be precluded from proposing,  
9 drafting, and approving a resolution at one meeting  
10 because we're not taking action on it that day.  
11 We're not taking action on an application. We're  
12 only forwarding a resolution to the City Council for  
13 them to consider --

14 MEMBER DOYLE: Uh-huh.

15 CHAIRMAN WALLACE: -- which would come back  
16 in a subsequent application.

17 MEMBER DOYLE: Right. Well, then --

18 CHAIRMAN WALLACE: So --

19 MEMBER DOYLE: -- there are two related  
20 items that I would like to put on the table for a  
21 future agenda.

22 One is directly related to the  
23 recommendation that we made at the last meeting  
24 regarding the land use for taverns in residential

1 areas where there's a business local parcel that  
2 abuts residential areas. That is something that  
3 we've identified as a potential --

4 CHAIRMAN WALLACE: Uh-huh.

5 MEMBER DOYLE: -- inconsistency with the --  
6 with what now is in the Code.

7 And the second would be a discussion of the  
8 identification of gun shops and firing ranges as  
9 retail uses or commercial uses in the -- in  
10 Title 17.

11 CHAIRMAN WALLACE: Okay. And you think that  
12 that -- I mean, do you have -- I guess I would  
13 say -- proposed language in the form of a resolution  
14 that can be presented in time to be in the meeting  
15 materials for the next meeting?

16 MEMBER DOYLE: I would prepare it and send  
17 it to you in advance.

18 CHAIRMAN WALLACE: Or to -- send it -- yeah.  
19 Send it to Russ.

20 MEMBER DOYLE: Yes. I would send it to you  
21 in advance so it could be posted on the website --

22 CHAIRMAN WALLACE: Sure.

23 MEMBER DOYLE: -- and available to  
24 Commissioners to review for the meeting.

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1 CHAIRMAN WALLACE: Okay.

2 VICE CHAIRMAN KESSLER: But it's standard --  
3 so you'll have this prior to our next meeting -- you  
4 would have this prepared for our next meeting?

5 MEMBER DOYLE: If the Commission -- if there  
6 are no objections to putting that on the agenda,  
7 then, yes, I would prepare it in time for the next  
8 meeting, and I would frame it in the context of a  
9 resolution to achieve the goals of the comprehensive  
10 plan.

11 CHAIRMAN WALLACE: And that's exactly what  
12 I was going to say so --

13 VICE CHAIRMAN KESSLER: And would you let --  
14 would you let Russ make the determination if there  
15 are no other applications or fit it in where it  
16 could fit in?

17 As opposed to -- I mean, if he has a lot of  
18 business, you know, applicants in front of us, would  
19 we be willing to work on it when we don't have a lot?

20 MEMBER DOYLE: I think that's up to --

21 VICE CHAIRMAN KESSLER: Up to Russ?

22 MEMBER DOYLE: -- Mr. Chairman, and I assume  
23 that the Chairman and staff work together to come up  
24 with the agenda. And so I think it's the Chairman's

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1 prerogative to determine what meeting it should  
2 go on.

3 VICE CHAIRMAN KESSLER: Okay.

4 CHAIRMAN WALLACE: Okay. We have -- then  
5 I would say it should be submitted to staff.

6 MEMBER DOYLE: Okay.

7 CHAIRMAN WALLACE: And then, Russ, prior to  
8 the next meeting's agenda being finalized, we should  
9 have a discussion on exactly what that will -- what  
10 that will look like.

11 MR. COLBY: Yes.

12 CHAIRMAN WALLACE: And we should also  
13 probably forward it to the City attorney just to  
14 take a look at and make sure that it matches -- or  
15 that it conforms to what his recommendation was.

16 MEMBER DOYLE: Is there any precedent in  
17 terms of a format for such a resolution?

18 CHAIRMAN WALLACE: "Whereas, whereas,  
19 whereas."

20 MEMBER DOYLE: I know that one.

21 CHAIRMAN WALLACE: "Be it resolved."

22 MEMBER DOYLE: I can write that if that's  
23 what we want to go with. Or if we want a less  
24 starchy document --

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1 CHAIRMAN WALLACE: I'd say keep it starchy.

2 MEMBER DOYLE: Okay. Fair enough.

3 MEMBER SCHUETZ: He's a lawyer.

4 CHAIRMAN WALLACE: If you can use "here  
5 before," you know, "herein above," things like that.

6 MEMBER DOYLE: I'll pull out all stops.

7 CHAIRMAN WALLACE: Okay.

8 MEMBER HOLDERFIELD: "Now, therefore."

9 CHAIRMAN WALLACE: All right. Any other  
10 business from Plan Commission members?

11 (No response.)

12 CHAIRMAN WALLACE: Staff?

13 MR. COLBY: (No verbal response.)

14 CHAIRMAN WALLACE: No?

15 The weekly development report.

16 MR. COLBY: You know, I think we forgot to  
17 post that in the packet.

18 CHAIRMAN WALLACE: I was going to say  
19 I didn't see it.

20 MR. COLBY: It would have been the same  
21 thing that went out by e-mail last Friday.

22 CHAIRMAN WALLACE: All right.

23 Meeting announcements. Does anyone know if  
24 they will not be at any of the meetings?

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VICE CHAIRMAN KESSLER: June 7th.

MEMBER PRETZ: Why?

VICE CHAIRMAN KESSLER: I'm going to be a  
grandpa.

MEMBER PRETZ: Oh, congratulations.

VICE CHAIRMAN KESSLER: Thank you.

CHAIRMAN WALLACE: All right.

Public comment? Citizen?

(No response.)

CHAIRMAN WALLACE: All right.

Is there a motion to adjourn?

VICE CHAIRMAN KESSLER: So moved.

MEMBER DOYLE: Second.

CHAIRMAN WALLACE: Moved and seconded.

All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Opposed?

(No response.)

CHAIRMAN WALLACE: This meeting of the  
St. Charles Planning Commission is adjourned at 8:10.

(Off the record at 8:10 p.m.)

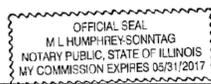
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, 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 10th day of May, 2016.

My commission expires: May 31, 2017

Notary Public in and for the  
State of Illinois