

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, MAY 3, 2022**

Members Present: Peter Vargulich
Colleen Wiese
Zachary Ewoldt
Laurel Moad
Dave Rosenberg

Members Absent: Jeff Funke
Karen Hibel
Gary Gruber
Chris Studebaker

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

1. Call to order

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

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the April 19, 2022 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 April 19, 2022 Plan Commission meeting.

5. Election of Officers

This item was postponed to the next meeting.

6. Harley-Davidson Training Area, 131 S. Randall Rd., Zylstra PUD (Fox River Harley-Davidson)

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 Ms. Moad and seconded by Mr. Ewoldt to close the public hearing. Approved unanimously by voice vote. Motion carried 5-0.

b. Discussion and Recommendation

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

Motion was made by Ms. Wiese and seconded by Ms. Moad to recommend approval of an Application for Special Use (PUD Amendment) for Harley-Davidson Training Area, 131 S. Randall Rd., Zylstra PUD, subject to resolution of staff comments.

Roll call vote:

Ayes: Moad, Wiese, Ewoldt, Rosenberg, Vargulich

Nays:

Absent: Funke, Hibel, Gruber, Studebaker

Motion carried 5-0

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

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

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

Tuesday, June 6, 2022 at 7:00pm Council Chambers

Tuesday, June 21, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, June 13, 2022 at 7:00pm Council Chambers

10. Public Comment - None

11. Adjournment at 7:22 p.m.



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Transcript of Public Hearing

Date: May 3, 2022

Case: St. Charles Plan Commission

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CITY OF ST. CHARLES
PLAN COMMISSION

PUBLIC HEARING
Tuesday, May 3, 2022
7:00 p.m.

PARTICIPANTS:

- CHAIR PETER VARGULICH
- LAUREL MOAD
- COLLEEN WIESE
- ZACHARY EWOLDT
- DAVID ROSENBERG

Job No.: 412176
Pages: 1 - 23
Transcribed by: Mary Ellen Beaulieu

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PUBLIC HEARING

City of St. Charles Plan Commission
Council Chambers
2 E. Main Street
St. Charles, IL 60174

Pursuant to agreement, before Eva Walsh Court
Reporter in and for the State of Illinois.

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P R O C E E D I N G S

CHAIR VARGULICH: Good evening. Call to order, the St. Charles Plan Commission. Roll call. Laurel Moad.

MS. MOAD: Here.

CHAIR VARGULICH: Colleen Wiese.

MS. WIESE: Here.

CHAIR VARGULICH: Jeff Funke. Karen Hibel. Zach Ewoldt.

MR. EWOLDT: Here.

CHAIR VARGULICH: Dave Rosenberg.

MR. ROSENBERG: Here.

CHAIR VARGULICH: Gary Gruber. And Chris Studebaker. All right. Pledge of Allegiance, please.

(PLEDGE OF ALLEGIANCE RECITED)

CHAIR VARGULICH: Thank you. Presentation of the minutes for the April 19 meeting of the Plan Commission. Is there a motion to approve?

MS. MOAD: I'll move.

MS. WIESE: Second.

CHAIR VARGULICH: Motion and a second. All those in favor?

(WHEREUPON, there was a unanimous, affirmative vote of

1 the members present.)

2 CHAIR VARGULICH: Those opposed? Motion
3 passes.

4 Item 5 is the election of the officers.
5 This is for the Plan Commission chair and vice chair
6 as done at the beginning of each year. Because we
7 don't have a full group tonight, we're -- I'm
8 suggesting that we postpone this to, hopefully, our
9 next meeting when we have most or all of our members
10 here. Any discussions or any concern about that?

11 MS. MOAD: Agreed.

12 MR. EWOLDT: Agreed.

13 CHAIR VARGULICH: Okay. All right. Thank
14 you. Item 6, Harley Davidson Training Area at 131
15 South Randall Road is the Zylstra PUD. Application
16 for special use amendment of the PUD submitted by Fox
17 River Harley-Davidson. This item is a public hearing.

18 The role of the Plan Commission is to
19 conduct public hearings on zoning applications that
20 are filed with the City. All testimony and evidence
21 both for and against this application will be given
22 under oath.

23 Our procedure tonight will be for the
24 Application to make a presentation, then we'll take

1 questions from the Commission followed by questions
2 from the audience or anyone else wishing to provide
3 testimony.

4 Then the Plan Commission feels it has
5 gathered enough evidence, it will make a
6 recommendation to the Planning & Development
7 Committee. It will close the public hearing. The
8 Plan Commission will then discuss any of the gathered
9 evidence and findings of fact and vote on a
10 recommendation. The applications will then go to the
11 Planning & Development Committee of the City Council.

12 Before we begin, anyone who wishes to give
13 testimony tonight or ask questions, we would ask that
14 you be sworn in. Can you all stand if you're going to
15 give testimony tonight? Any or all.

16 MR. WOODS: Sure.

17 CHAIR VARGULICH: Sure. All right. Thank
18 you. Do you swear that the testimony you will provide
19 tonight will be the truth? If, say I do.

20 (PARTIES RESPOND AFFIRMATIVELY)

21 CHAIR VARGULICH: Thank you so much. All
22 right. You guys can be seated. When you are
23 speaking, please come up to the lectern, state your
24 name, spell your last name, and provide your address

1 for the record. We have a court recorder, and we need
2 to have all that information for the record, please.

3 Is the Applicant ready to make a
4 presentation?

5 MR. DILLER: My name is Josh Diller, D-I-L-
6 L-E-R. I am counsel for the Petitioner. Thank you to
7 the Commission for considering our application today.

8 What we're seeking -- the current PUD for
9 the Zylstra Center allows us to operate a motorcycle
10 instruction area adjacent to where the dealership is.
11 The PUD is currently limited to allowing it on a paved
12 portion of the property. And what we're seeking to do
13 is also have the opportunity to use the unpaved
14 portion adjacent to the current paved portion to offer
15 a different type of course.

16 Obviously, the paved area, we have trained
17 hundreds, if not over a thousand, you know, people on
18 how to operate a motorcycle, to get their license
19 using a conventional road bike. The unpaved area
20 that's adjacent, what we'd like to do is offer
21 courses. And again, they'd be with an instructor, it
22 would be a curriculum, there would be set hours.
23 People would sign up for it. It's insured, and it
24 would be a different style of operating motorcycles,

1 commonly referred to as adventure bikes.

2 And so the PUD currently says that we can
3 operate on the paved area to have the courses. We're
4 just seeking to have it also say the unpaved area of
5 Plot 9, which is currently up on the display right
6 now.

7 We have a long history of a great
8 relationship with the community, great relationship
9 with the City, responsibly operating the courses in
10 the paved area. Really, there would be no difference
11 on the unpaved area, so not just a -- like a motor --
12 like a dirt track or something like that where anybody
13 could just show up. We'd only be in operation on the
14 days where we have courses where people have signed up
15 specifically to take this course. There's a
16 curriculum. There are trained instructors that would
17 actually operate the course, and additionally, you
18 know, we're not going to be just racing around. It's
19 going to be learning actual maneuvering, how to turn,
20 how to balance, things like that, which will be done
21 primarily at low speeds and low RPMs, so there's
22 really no difference in terms of the sound or anything
23 else that we have on the -- what we're seeking to do
24 versus what we have in the paved area now. And so

1 it's very similar in terms of the use that we're doing
2 on the paved area. It's just we're doing it on the
3 unpaved area.

4 Additionally, another benefit is we would
5 seek to kind of -- right now, it's just an empty lot
6 that is not (indiscernible) in any way. We'd
7 actually, as indicated on our plan, put in a
8 landscaped area around the exterior of it that would
9 have some plants and some bushes, some (**00:06:36)
10 and that type of thing to kind of delineate the area
11 where the course is and kind of beautify the remaining
12 surrounding area.

13 We would not put any fences or anything like
14 that up for obvious safety reasons, in case anyone
15 does go, you know, a little bit off the course. There
16 is a buffer zone that's required under the guidelines
17 that -- I think it's the --

18 MR. WOODS: The Motorcycle Safety
19 Foundation.

20 MR. DILLER: So the Motorcycle Foundation
21 actually has a curriculum that will be taught as part
22 of this, and they have very strict requirements for
23 how much space you have to have, how much of a buffer
24 zone, that kind of thing. So we'd be in compliance

1 with all of that, and, you know, so, really, it's just
2 to amend the PUD so that we can also the unpaved
3 portion.

4 And these guys are the experts, and I will
5 happily (indiscernible) any question.

6 CHAIR VARGULICH: Okay.

7 MR. DILLER: I believe there was one person
8 that did express some concern for the application. I
9 think it was a gentleman that lives about a mile-and-
10 a-half away who was concerned about sound. I think
11 part of it is, you know, maybe not understanding
12 exactly how we're going to be using it. Again, this
13 is not like a dirt bike, you know, course where people
14 are going to be racing around all hours of the day
15 really loud or anything like that. This is really no
16 different than the courses, you know, in terms of the
17 sound level, it would be basically, the same as what's
18 currently going on. So it should be no different.

19 I'd be happy to answer any questions.

20 CHAIR VARGULICH: Okay. All right. Well,
21 I'll open it up to members of our commission. If they
22 have any questions or comments or -- anybody?

23 MR. ROSENBERG: None from me.

24 MR. EWOLDT: Yeah. I have just a couple

1 generic questions. I'm trying to understand. Where
2 would be, I guess, the primary access point for people
3 coming into that course from your paved area? Is it
4 along that eastern portion that's white, I guess?

5 MR. DILLER: That's correct. So along the
6 eastern portion there, there's the parking lot that is
7 immediately east of there. It's paved, and that's
8 where we actually offer the regular, you know,
9 traditional motorcycle courses. There's a parking lot
10 there where people would be able to park their cars,
11 and then they can access the course from that little
12 area. And there -- you know, give or take, it would
13 be about a 20-foot area that we've kind of set aside
14 there. We anticipate it might little bit wider than
15 that, so enough to pull out and have easy access.

16 MR. EWOLDT: Okay. Is that going to be an
17 unimproved surface, or is it going to be like a
18 concrete pad kind of transitioning? I'm just trying
19 to think of material, you know, gravel or whatever,
20 unimproved dirt going into your paved area?

21 MR. DILLER: Yeah. Right now, it's just --
22 it will be like a grass, you know, area, you know,
23 that would be kind of like a field.

24 MR. EWOLDT: Okay.

1 MR. DILLER: Essentially, a grass type of
2 field. You know, I think there -- you know, I think
3 to the extent that it was -- it gets more access, it
4 will be (indiscernible) something like that.

5 MR. EWOLDT: Okay.

6 CHAIR VARGULICH: What is the surface going
7 to be of the course itself?

8 MR. DILLER: So it will be grass, you know,
9 basically like just normal lawn grass kind of thing,
10 you know -- goes kind of down and --

11 CHAIR VARGULICH: I'm sorry?

12 MR. DILLER: Do you want others to speak
13 without going up or?

14 CHAIR VARGULICH: Nope. You have to please
15 come up if you're going to testify.

16 MR. WOODS: Good evening. My --

17 CHAIR VARGULICH: Yeah, your name, please?

18 MR. WOODS: My name is Larry Woods, W-O-O-D-
19 S. I'm actually a resident here in St. Charles, and
20 I'm the person that runs the educational programs for
21 our entire network, not just the location here. Just
22 to answer your question, the transition from the
23 pavement to the current space, they're adjacent.
24 They're directly adjacent to each other. There really

1 isn't going to be any transition. The whole idea is
2 that it's going to be a dirt -- the training is going
3 to be on dirt. So that's the difference between,
4 obviously, the street and the dirt. There's no reason
5 for a pad or anything like that. The transition and
6 the egress, or the entrance and egress out is going to
7 be through our own parking lot that's immediately just
8 adjacent right there.

9 CHAIR VARGULICH: Okay.

10 MR. DILLER: The grass, the -- on the course
11 itself.

12 MR. WOODS: Oh, yeah. On the course itself,
13 it'll be, obviously, kind of what it is right now, but
14 we'll have it improved where they'll -- we'll either
15 seed it or do something so if -- obviously, we don't
16 want it to wash down or anything like, but as you guys
17 can see on there, the landscaping will be around the
18 outside. The interior will just be some sort of, you
19 know, prairie type of grass or something that's easily
20 maintainable that will be ridden over.

21 CHAIR VARGULICH: Okay. Does the surface
22 get contoured at all? I mean, does the grade change?
23 I mean, are you going to change the grade at all? You
24 know, that's in there now.

1 MR. WOODS: No.

2 CHAIR VARGULICH: You know, that's in there
3 now?

4 MR. WOODS? Yeah, no.

5 CHAIR VARGULICH: No. It'll just be the way
6 it is from a grade stand?

7 MR. WOODS: It's slightly -- right now, I
8 don't know if you guys have been back there and seen
9 it, it is slightly crested.

10 CHAIR VARGULICH: Yeah.

11 MR. WOODS: Which actually works out pretty
12 well. It doesn't -- there's not a lot of pooling and
13 things like that when we get weather like we had
14 today.

15 CHAIR VARGULICH: Uh-huh. Okay, okay. I
16 just wasn't sure if you were into it like recontour it
17 or anything like that from a --

18 MR. WOODS: Today, as of right now, there
19 are no plans for that.

20 CHAIR VARGULICH: Okay.

21 MS. MOAD: So on the western side of that
22 property, there's quite a bit of traffic on that road
23 that goes from Oak Street across the Costco property
24 and your property all the way over to --

1 MR. WOODS: Yeah.

2 MS. MOAD: -- Oak Street again. So during
3 training days, how will you prevent a mishap, if you
4 will?

5 MR. WOODS: So you've got to remember, like
6 Josh mentioned earlier, there's a -- what's called the
7 buffer zone or Motorcycle Safety Foundation, known as
8 the MSF has what's called a runoff space. The
9 requirement is 30 feet on either side.

10 MS. MOAD: Thirty?

11 MR. WOODS: Thirty. We actually have 40 on
12 either side for where we intend on having to do this.

13 MS. MOAD: Okay.

14 MR. WOODS: So we have a little bit extra
15 space. Obviously, the one side is our own adjacent
16 lot.

17 MS. MOAD: Right.

18 MR. WOODS: I mean, obviously, we don't want
19 to put up a fence or anything there. I'd rather have
20 them go across the curb and ride out into the street
21 than have them, you know, run into the fence type of
22 thing.

23 MS. MOAD: Sure.

24 MR. WOODS: The chances of something, you

1 know, like going wrong and -- something going wrong
2 are probably less.

3 MS. MOAD: And how would you prevent public
4 access during non-training times?

5 MR. WOODS: I mean, it is -- it kind of is
6 what we have right now. There's really not a lot of
7 people that use that besides ourselves. And, quite
8 honestly, I don't think there's really anyone that
9 uses that lot at the moment.

10 CHAIR VARGULICH: What would be your hours?
11 I mean, you're signing up for a class.

12 MR. WOODS: Yeah.

13 CHAIR VARGULICH: So what would be a typical
14 class time?

15 MR. WOODS: So the typical class, what we're
16 talking about right now is a one-day class. The
17 current training that we have there right now is
18 actually they have two days of riding. This is a one-
19 day. This is for licensed riders, so it's not
20 somebody brand new. To address your question,
21 somebody -- they already have riding experience. They
22 may not have writing experience on the dirt. That's
23 kind of the whole reason for it. It is a one-day
24 class, and we're still kind of playing around all the

1 exact times, but it's probably going to be like a 9 to
2 a 5 type of a thing, and riding is probably going to
3 be more like between 10 and 4 of that 9 to 5. There's
4 some -- you fill out paperwork and things like that
5 before you go out and ride. And then there's some
6 after things that you finish up.

7 MR. DILLER: It's on weekends.

8 MR. WOODS: Yeah. It would be on --
9 primarily would be on weekends, Saturdays or Sundays.

10 CHAIR VARGULICH: And so, you know, I mean,
11 as part of this, you're not claiming that you have
12 lighting or anything added there because it's all
13 daytime hours --

14 MR. WOODS: Correct.

15 CHAIR VARGULICH: -- kind of a thing.

16 MR. WOODS: Yeah. Our riding season goes
17 from April through October.

18 CHAIR VARGULICH: Okay.

19 MR. WOODS: So, really, there's no need for
20 lighting. We're not trying to do anything at night.

21 CHAIR VARGULICH: Okay. All right.

22 Questions? Okay. All right. Thank you.

23 MR. WOODS: You're welcome. Thank you.

24 CHAIR VARGULICH: At this point, I think

1 I'll -- since we have the ability to open it up to the
2 public, whoever that might be today. Mr. Banks?

3 MR. BANKS: I'm good.

4 CHAIR VARGULICH: You're good? All right.
5 Well, you were sitting back there. I wasn't sure.

6 MR. BANKS: Just to give support, that's
7 all.

8 CHAIR VARGULICH: Perfect, perfect. All
9 right. So with no public comment or questions, if the
10 Plan Commission feels we have enough information to
11 make a recommendation to the Planning & Development
12 Committee of the City Council, a motion to close the
13 public hearing would be in accord.

14 MS. MOAD: I move to close the public
15 hearing.

16 MR. EWOLDT: I'll second.

17 CHAIR VARGULICH: All right. Any
18 discussion, anything like that? No. All right. All
19 those in favor of closing the public hearing?

20 (WHEREUPON, there was a unanimous, affirmative vote of
21 the members present.)

22 CHAIR VARGULICH: All right. So at this
23 point, even though there was an opportunity, there
24 will be no public comment going forward, and now we'll

1 have our discussion and recommendation. So this is an
2 opportunity for the Plan Commission to -- if we have
3 any additional thoughts or questions based on the
4 testimony or anyone that was asking questions, to look
5 and see if we have any further recommendations in
6 clarifying any questions. Is there anything from
7 staff related to the application at this point?

8 Rachel?

9 MS. HITZEMANN: I don't have anything
10 additional.

11 CHAIR VARGULICH: Thank you. All right. Is
12 there anyone from the Plan Commission that would like
13 to --

14 MS. MOAD: I think I would just add that I
15 think adding that landscape buffer will be an
16 improvement to the property from the public side of
17 the property as people are traversing the roads behind
18 you.

19 CHAIR VARGULICH: I would agree. I just had
20 one question, one additional question. You're showing
21 a 10 or 20-foot buffer of native plantings around the
22 perimeter, but you mentioned that there is a
23 requirement of 30 feet, and so the course is actually
24 going to be, if you will -- your intended usable part

1 of the course will actually be smaller than the area
2 that you're showing --

3 MR. WOODS: Correct, correct.

4 CHAIR VARGULICH: -- on the map, correct?

5 MR. WOODS: If you look at that picture --

6 CHAIR VARGULICH: Yeah.

7 MR. WOODS: -- that you guys have in front
8 of you, the -- that's kind of the idea where that
9 buffer landscaping would be. That's inclusive of some
10 of that, but it's actually even going to be smaller
11 than that.

12 CHAIR VARGULICH: Smaller than that.

13 MR. WOODS: The usable area is actually --
14 it's only 90 feet long. That space from our parking
15 lot to the road that's behind there --

16 CHAIR VARGULICH: Okay.

17 MR. WOODS: -- is actually about 160 feet.
18 We're only using about 90 of that.

19 CHAIR VARGULICH: Okay. Okay. Great.

20 Thank you. So do we have a motion on this
21 application?

22 MS. WIESE: I'll make a motion.

23 CHAIR VARGULICH: Okay. Please.

24 MS. WIESE: I move to approve the Harley-

1 Davidson Training Area of 131 South Randall Road,
2 Zylstra PUD, Fox River Harley-Davidson application for
3 special use PUD amendment, subject to resolution of
4 law staff comments.

5 MS. MOAD: Second.

6 MR. EWOLDT: Second.

7 CHAIR VARGULICH: Any discussion on the
8 motion? No? All right. Then I'll have roll call.
9 Laurel Moad?

10 MS. MOAD: Yes.

11 CHAIR VARGULICH: Colleen Wiese?

12 MS. WIESE: Yes.

13 CHAIR VARGULICH: Zach Ewoldt?

14 MR. EWOLDT: Yes.

15 CHAIR VARGULICH: Dave Rosenberg?

16 MR. ROSENBERG: Yes.

17 CHAIR VARGULICH: Myself, yes. All right.
18 That concludes Item 6. Thank you, gentlemen.

19 Any additional business from Plan Commission
20 members, staff, anything? Well, do we have a meeting
21 for our next meeting?

22 RACHEL: I don't believe you have anything
23 scheduled for the next meeting?

24 CHAIR VARGULICH: Okay. All right.

1 MS. HITZEMANN: It may be canceled.

2 CHAIR VARGULICH: May be canceled. All
3 right. Fair enough. All right. So maybe you won't
4 miss anything.

5 MS. WIESE: Maybe I won't miss it.

6 CHAIR VARGULICH: All right. So it's
7 scheduled for the 17th, but it sounds like it's iffy
8 at this point, so that's fine. All right.

9 Any generic public comment? No? All right.
10 Is there a motion for adjournment?

11 MS. MOAD: I'll move.

12 MS. WIESE: I'll second.

13 CHAIR VARGULICH: All right. Moved and
14 seconded. All in favor?

15 (WHEREUPON, there was a unanimous, affirmative vote of
16 the members present.)

17 CHAIR VARGULICH: St. Charles Plan
18 Commission is finished at 7:22. Thank you very much.

19

20 (Proceedings concluded at 7:22 p.m.)

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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Eva Walsh, the officer
before whom the foregoing deposition was taken, do
hereby certify that said proceedings were electronically
recorded by me; 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
2022.



Eva Walsh, Notary Public
for the State of Illinois

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CERTIFICATE OF TRANSCRIBER

I, Mary Ellen Beaulieu, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; 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.



Mary Ellen Beaulieu

May 10, 2022