

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MAY 4, 2021**

Members Present: Chairman Wallace
Peter Vargulich
Suzanne Melton
Jennifer Becker
Jeffrey Funke
Laura Macklin-Purdy
Colleen Weise
Laurel Moad

Members Absent: James Holderfield

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.
Ellen Johnson, City Planner
Ciara Miller, Economic Development Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

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

2. Roll Call

Chairman Wallace called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the March 30, 2021 meeting of the Plan Commission.

Motion was made by Ms. Macklin-Purdy, seconded by Mr. Funke and unanimously passed by voice vote to approve the minutes of the March 30, 2021 Plan Commission meeting.

5. Election of Officers

Motion was made by Ms. Macklin-Purdy and seconded by Ms. Becker and unanimously passed by voice vote to elect Todd Wallace as Chairman.

Motion was made by Ms. Macklin-Purdy and seconded by Mr. Funke and unanimously passed by voice vote to elect Peter Vargulich as Vice Chairman.

6. First Street Redevelopment PUD – First Floor Uses (William F. Bochte)

Application for Special Use (PUD Amendment)

a. Public Hearing

Minutes – St. Charles Plan Commission

Tuesday, May 4, 2021

Page 2

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

Motion was made by Ms. Becker, seconded by Mr. Funke and unanimously passed by voice vote to continue the public hearing to May 18, 2021 at 7:00pm.

7. Charlestowne Lakes (Patrick Cook, DR Horton)

Application for Concept Plan

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

8. Shanahan PUD – Barrington Motor Sales & Service – 3825 Commerce Dr. (Barrington Motor Sales)

Application for Special Use

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. Macklin-Purdy, seconded by Ms. Becker and unanimously passed by voice vote to close the public hearing.

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. Macklin-Purdy and seconded by Ms. Melton to recommend approval of a Special Use for Barrington Motor Sales & Service, 3825 Commerce Drive.

Roll call vote:

Ayes: Melton, Funke, Vargulich, Becker, Macklin-Purdy, Moad, Weise, Wallace

Nays: None

Absent: Holderfield

Motion carried 8-0

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

10. Weekly Development Report

11. Meeting Announcements

a. Plan Commission

Minutes – St. Charles Plan Commission

Tuesday, May 4, 2021

Page 3

Tuesday, May 18, 2021 at 7:00pm Council Chambers

Tuesday, June 8, 2021 at 7:00pm Council Chambers

Tuesday, June 22, 2021 at 7:00pm Council Chambers

b. **Planning & Development Committee**

Monday, May 10, 2021 at 7:00pm Council Chambers

Monday, June 14, 2021 at 7:00pm Council Chambers

12. Public Comment

13. Adjournment at 8:02 p.m.



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Transcript of First Street Redevelopment PUD

Date: May 4, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x

In Re: First Street :
Redevelopment PUD -- First :
Floor Uses, Application :
for Special Use, PUD :
Amendment :

-----x

HEARING
St. Charles, Illinois 60174
Tuesday, May 4, 2021
7:00 p.m.

Job No.: 336725A
Pages: 1 - 9
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand
14 Reporter, and a Notary Public in and for the State
15 of Illinois.

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Transcript of First Street Redevelopment PUD
Conducted on May 4, 2021

1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 LAUREL MOAD, Member

8 PETER VARGULICH, Member

9 COLLEEN WEISE, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of
13 Community & Economic Development

14 ELLEN JOHNSON, Planner

15 CIARA MILLER, Economic Development
16 Planner

17 MONICA HAWK, Development Engineer

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Transcript of First Street Redevelopment PUD

Conducted on May 4, 2021

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

2 CHAIRMAN WALLACE: All right. This
3 meeting of the St. Charles Plan Commission will
4 come to order.

5 I'll do the roll call.

6 Wallace, here.

7 Holderfield.

8 (No response.)

9 CHAIRMAN WALLACE: Melton.

10 MEMBER MELTON: Here.

11 CHAIRMAN WALLACE: Funke.

12 MEMBER FUNKE: Here.

13 CHAIRMAN WALLACE: Vargulich.

14 MEMBER VARGULICH: Here.

15 CHAIRMAN WALLACE: Becker.

16 MEMBER BECKER: Here.

17 CHAIRMAN WALLACE: Macklin-Purdy.

18 MEMBER MACKLIN-PURDY: Here.

19 CHAIRMAN WALLACE: Weise.

20 MEMBER WEISE: Here.

21 CHAIRMAN WALLACE: Moad.

22 MEMBER MOAD: Here.

23 CHAIRMAN WALLACE: All right. Please rise
24 for the Pledge of Allegiance.

Transcript of First Street Redevelopment PUD

Conducted on May 4, 2021

5

1 (The Pledge of Allegiance was recited.)

2 CHAIRMAN WALLACE: Item 4 on the agenda is
3 presentation of minutes of the March 30th, 2021,
4 meeting of the Plan Commission. Is there a motion
5 to approve?

6 MEMBER MACKLIN-PURDY: So moved.

7 MEMBER FUNKE: Second.

8 CHAIRMAN WALLACE: All right. Moved and
9 seconded. All in favor.

10 (Ayes heard.)

11 CHAIRMAN WALLACE: Opposed?

12 (No response.)

13 CHAIRMAN WALLACE: Item 5 is election of
14 officers. And the way that we normally do this
15 for those who have not -- first of all, I'm sorry.
16 I didn't introduce our new people. I called your
17 names but Colleen Weise and Laurel Moad. Welcome.
18 Both were appointed last night at the City Council
19 meeting. Welcome to the Plan Commission.

20 MEMBER WEISE: Thank you.

21 MEMBER MOAD: Thank you.

22 CHAIRMAN WALLACE: And election of
23 officers, the way that this is normally done is we
24 will entertain a motion for chairman and vice

1 chairman, entertain a motion, and vote on that.

2 That's typically how we've done it in the past.

3 So what I would do is I would ask for
4 nominations and I suppose -- it's always a little
5 awkward being the chairman and asking for
6 nominations for chairman, but I will ask for
7 nominations. If anyone wishes to be the chairman,
8 please speak up.

9 MEMBER MACKLIN-PURDY: I will speak up
10 that Todd Wallace continue to be the chairman of
11 the Plan Commission.

12 CHAIRMAN WALLACE: All right. Is there a
13 second?

14 MEMBER BECKER: Yes.

15 CHAIRMAN WALLACE: Okay. Thank you. And
16 are there any other nominations? Please if anyone
17 is interested, feel free.

18 All right. Then we'll vote on that. All
19 in favor.

20 (Ayes heard.)

21 CHAIRMAN WALLACE: Opposed?

22 (No response.)

23 CHAIRMAN WALLACE: All right. And now for
24 vice chairman, any nominations for vice chairman?

Transcript of First Street Redevelopment PUD

Conducted on May 4, 2021

7

1 MEMBER MACKLIN-PURDY: First of all, does
2 there have to be a vice chairman?

3 CHAIRMAN WALLACE: There doesn't have to
4 be one. It could be vacant, but it would be good
5 for there to be one.

6 MEMBER MACKLIN-PURDY: Okay. I would like
7 to nominate Peter Vargulich.

8 CHAIRMAN WALLACE: All right. Is there a
9 second?

10 MEMBER FUNKE: I'll second.

11 CHAIRMAN WALLACE: All right. It's been
12 moved and seconded. Any other nominations?

13 (No response.)

14 CHAIRMAN WALLACE: Okay. All in favor,
15 aye.

16 (Ayes heard.)

17 CHAIRMAN WALLACE: Opposed?

18 (No response.)

19 CHAIRMAN WALLACE: All right.

20 Congratulations, Peter.

21 And Item 6 on the agenda is First Street
22 Redevelopment PUD, first floor uses, William F.
23 Bochte. This is an application for special use,
24 PUD amendment. This is a public hearing.

Transcript of First Street Redevelopment PUD
Conducted on May 4, 2021

8

1 And is Mr. Bochte here?

2 MR. COLBY: Mr. Chairman --

3 CHAIRMAN WALLACE: Yes.

4 MR. COLBY: -- there is a request in the
5 packet from the applicant for this public hearing
6 to be continued to May 18th. It was previously
7 continued from March 30th.

8 CHAIRMAN WALLACE: Okay. All right.
9 Accordingly, I would request a motion to continue
10 this item to the next meeting, which is May 18th.

11 MEMBER BECKER: So moved.

12 MEMBER FUNKE: I'll second.

13 CHAIRMAN WALLACE: Moved and seconded.

14 Any discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: All in favor.

17 (Ayes heard.)

18 CHAIRMAN WALLACE: Opposed?

19 (No response.)

20 CHAIRMAN WALLACE: That motion passes
21 unanimately.

22 (Off the record at 7:06 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 10th day of May, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois



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Transcript of Charlestowne Lakes

Date: May 4, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Charlestowne Lakes :
(Patrick Cook, D.R. :
Horton) Application for :
Concept Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, May 4, 2021
7:06 p.m.

Job No.: 336725B
Pages: 1 - 42
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand
14 Reporter, and a Notary Public in and for the State
15 of Illinois.

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Transcript of Charlestowne Lakes
Conducted on May 4, 2021

1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 LAUREL MOAD, Member

8 PETER VARGULICH, Member

9 COLLEEN WEISE, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of
13 Community & Economic Development

14 ELLEN JOHNSON, Planner

15 CIARA MILLER, Economic Development
16 Planner

17 MONICA HAWK, Development Engineer

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

2 CHAIRMAN WALLACE: Item 7 is Charlestowne
3 Lakes, Patrick Cook, D.R. Horton. This is an
4 application for a concept plan.

5 The St. Charles Plan Commission conducts
6 concept plan reviews with applicants prior to
7 going through the expense of filing an actual
8 application with the City.

9 What we will do is we'll be presented with
10 the plan and then give feedback to the applicant
11 regarding good and bad about the plan and make
12 suggestions prior to filing the actual application
13 before the City.

14 Next, we have a public hearing. This is
15 not a public hearing, and so our procedure is kind
16 of informal. We'll ask for questions and comments
17 from Plan Commissioners and any member of the
18 public; and then at the end, I'll just ask Plan
19 Commissioners to kind of wrap up and give, you
20 know, comments both positive and negative about
21 the proposed plan.

22 Any questions? Okay. Is the applicant
23 present?

24 MR. COOK: Yes, sir.

Transcript of Charlestowne Lakes
Conducted on May 4, 2021

5

1 CHAIRMAN WALLACE: And I would just ask
2 anyone who wishes to speak if you could just state
3 your full name, spell your last name, and state
4 your address for the record. Thank you.

5 MR. COOK: Patrick Cook, 621 West
6 Jefferson Avenue, Naperville, Illinois.

7 Good evening. Thank you for the time
8 tonight. As I said two seconds ago, my name is
9 Patrick Cook. I am from D.R. Horton. With me
10 tonight is Vince Rosanova, attorney from Rosanova
11 & Whitaker, based in Naperville; Rich Olson,
12 principal at Gary R. Weber Associates, a
13 well-established land planning and design firm
14 based in Wheaton, Illinois; and Jeff Ende who is
15 the land development project manager at D.R.
16 Horton in Chicago.

17 THE REPORTER: Excuse me. Could you spell
18 the last names, please.

19 MR. ROSANOVA: Vince R-o-s-a-n-o-v-a.

20 MR. ENDE: E-n-d-e.

21 THE REPORTER: Thank you.

22 MR. COOK: So D.R. Horton is the contract
23 purchaser of the property being discussed tonight.
24 If you recall, some of the Plan Commissioners were

1 probably part of the concept review last fall when
2 Mr. Joe Segobiano was in front of you guys on the
3 same piece of land.

4 Since that time, Joe and his firm have
5 closed on the land, and we now own it. We are the
6 contract purchasers working with his firm to get
7 to the point where we are tonight.

8 Our intent tonight is, as stated, we'll
9 give you a brief overview of the project, listen
10 to your feedback, and then answer any questions
11 you have about what we propose to do at
12 Charlestowne Lakes.

13 So D.R. Horton -- D.R. Horton is one of
14 the country's most experienced home builders
15 building high quality homes under D.R. Horton,
16 Emerald Homes, Freedom Homes, and Express Homes
17 with prices ranging from \$200,000 on up to over a
18 million, named the 2017 builder of the year.

19 We maintain operations in 29 states and 88
20 metro areas. As of last fiscal year, we will
21 close 65,000 homes across the United States. So,
22 in essence, we tend to know what we're doing here
23 in terms of home building.

24 D.R. Horton has had a presence in Chicago

1 for well over 50 years. Much of that tenure came
2 from the acquisition of Cambridge Homes in the
3 late 1990s. We're currently active in roughly 30
4 communities across Chicago. We have closed 700
5 homes in the year 2020.

6 We have the expertise to get complex
7 projects off the ground. One of our most
8 successful current projects is the Motorola campus
9 redevelopment in Schaumburg; and certainly, if the
10 Plan Commission has the time over the next few
11 weeks or months, I'd certainly encourage you guys
12 to visit that community, as the project we're
13 building there is similar to this site.

14 It's a three-story walkup row home. The
15 main difference is that Schaumburg has much more
16 of an urban architectural style, but it's a
17 similar project that we're proposing here for
18 Charlestowne Lakes.

19 In terms of the parcel, this is 30 acres
20 northeast of Charlestowne Mall. This is known as
21 the Oliver-Hoffman property. It came into the
22 City of St. Charles in 1991. It has remained
23 undeveloped since that time.

24 I won't get into the deep history of the

1 parcel; but in 2006, Walmart had proposed to build
2 a supercenter on site. That never came to
3 fruition, and it ultimately led to a 2009 consent
4 decree which stated kind of three big points: The
5 first being a street must come in from the
6 north/south connecting Charter Avenue to King
7 Edward Avenue, be classified RM-3 zoning on part
8 of the site and BC zoning on another portion of
9 the site, and it's stated that any development
10 must come into the City via PUD.

11 The current ownership was in front of you
12 last fall. It came in with a very similar
13 proposal to what we're doing tonight. They had
14 two residential uses kind of bifurcated by that
15 north/south street.

16 One thing our team had the advantage of is
17 kind of learning from that presentation what the
18 Commission's comments and questions were; and I
19 think as you'll see as we go through tonight, I
20 believe our plan addresses most, if not all, of
21 the issues that plan had back in the fall of 2020.

22 Just kind of a quick refresher, this is
23 the 2013 St. Charles comp plan. Kind of in that
24 red circle there, you can kind of see the area

1 highlighted. You know, in 2013, this was
2 designated as multifamily residential and/or
3 regional commercial. In the East Gateway Subarea
4 at the same time, that is what is envisioned for
5 this area.

6 The development here we're proposing
7 includes 164 homes. 102 of those homes will be
8 rear-loading townhomes and 62 paired townhomes.
9 The 102 rear-loading townhomes will minimize
10 garage spaces and create a very attractive
11 streetscape along those focal points in the
12 community, being King Edward Drive as well as from
13 Foxfield Drive. You'll get pretty attractive
14 vistas from going east to west, north of the
15 parcel.

16 Also we feature two-car garages as well as
17 two-car driveways and parking spaces. The
18 north/south street maintains the identified access
19 points in the consent decree from 2009.

20 The plan maintains over 10 acres of open
21 space as well as the detention. That's roughly
22 30 percent of the entire site, as well as kind of
23 pocket portions along King Edward Avenue.

24 The plan includes RM-2 setbacks and street

1 widths, includes sidewalks to increase pedestrian
2 connectivity throughout the area and includes a
3 walkway connection stub to the Charlestowne Mall
4 to the south.

5 Now, we fully realize that area is kind of
6 in a transition point. You can't actually
7 envision a drive on that north side of the mall,
8 but while not a complete connection, we are
9 still -- for a future connection, we view that as
10 a pretty important part to getting the pedestrian
11 access to whatever that area will eventually
12 evolve into.

13 Elevations that we're proposing on the
14 screen here, as you see, it's a very attractive
15 modern craftsman style home. The Waterford homes
16 will range from 1600 to 1800 square feet and offer
17 three beds and three baths.

18 Generally across Chicago and the country,
19 these homes are filled with young families, you
20 know, those without kids or planning kids, single
21 professionals, households without kids, single
22 parents, and honestly, just those trying, you
23 know, to access the St. Charles schools with a
24 more manageable home size.

1 The paired townhomes are a little bit
2 different lifestyle. It's a more traditional
3 two-car, front-load garage. These homes are also
4 roughly 1800 square feet, up to four bedrooms,
5 will have full basements.

6 While that product also appeals to a very
7 similar demographic as the walkup row homes, you
8 know, we generally see this second product have
9 more of an empty nester, downsizer demographic.
10 We think that will be amplified here given that on
11 this site, most of these homes will have open
12 space or green space.

13 A kind of quick summary here. We think
14 Charlestowne Lakes lives up to the stated
15 objectives in the 2013 comp plan for the area, the
16 consent decree, and the East Gateway Subarea. It
17 achieves a pretty healthy revitalization of the
18 area. It improves connectivity and circulation
19 and really enhances the character of that area.

20 If you go back through some of the stated
21 goals and objectives of the 2013 comp plan for
22 this area, you know, this is a distinctive site
23 plan. It maximizes the streetscape throughout.

24 One of the comments that the Commission

1 had before was the amount of garages the previous
2 applicant had. You know, we minimized that at key
3 parts of the community.

4 We preserve a lot of open space here. You
5 know, some of that is just naturally the way it
6 shakes out, but roughly a third of the site will
7 remain open. And it's very strategic the way it
8 plays out that we come off Foxfield Drive, you
9 know, you can get a pretty nice view there with
10 the detention pond, green spaces, and really, you
11 know, the fronts of the three-story row homes
12 looking up to the area.

13 What we're building does comply with the
14 consent decree, the zoning. It's consistent with
15 the regional planning standards and kind of keeps
16 the whole area and brings that area all together.

17 We're offering multiple housing types here
18 that are constructed of a variety of (inaudible),
19 and really as discussed, we kind of developed the
20 site with somewhat (inaudible) zoning given the
21 evolution of the commercial retail area, given the
22 challenges of the Charlestowne Mall.

23 So with that said, that concludes our
24 presentation here. We're certainly open to your

1 comments and questions. Thank you.

2 MEMBER FUNKE: I've got a couple of
3 questions. I like the density. I like the fact
4 that you're creating nice -- I mean, you know, the
5 detention, wetland areas, that open space, and
6 maintaining the trees on the property.

7 My question is can you -- is there a way
8 that you can create some sort of a park space
9 where you have paths, walking paths, or rest
10 stations in that area to compliment the
11 development?

12 MR. COOK: Yeah. That's something we'll
13 work through and consider. You can see there on
14 Charter Avenue or King Edward Avenue, there's kind
15 of two green spaces kind of there, where they
16 have -- you know, I'll point to them here.
17 They're kind of here and here.

18 There's certainly room for benches or some
19 kind of walkway. There's also -- you know, we do
20 have sidewalks that connect through the whole
21 area. You know, depending on topography, you
22 know, could we loop a walkway around the detention
23 ponds? We have to see how it shakes out in
24 engineering, but that's certainly something we'll

1 look into.

2 MEMBER FUNKE: The density of the
3 townhomes and counting -- I mean, typically, you
4 would have guest parking. Do you guys anticipate
5 any areas you're going to have guest parking
6 around the townhomes?

7 MR. COOK: We will look into that. I
8 mean, right now we do have -- each row home has a
9 two-car garage and at least two-car driveway
10 parking, which I believe lives up to the stated
11 code here, but certainly, we will, if needed, add
12 to that.

13 MEMBER FUNKE: And I'm counting 50 feet.
14 If you take out the parking at 18 on both sides,
15 that's 36. You've got a 14-foot drive. So I
16 don't think 50 feet is going to be enough.

17 MR. COOK: Certainly, we'll look into
18 that.

19 MEMBER FUNKE: You've got your 18-foot
20 driveways, and you'll probably need at least 20 to
21 24 feet.

22 MR. ENDE: A couple things about this
23 project. The garages are actually recessed a
24 couple of feet from the second-story overhang.

1 MEMBER FUNKE: Okay.

2 MR. ENDE: So the driveway is longer than
3 the courtyard space.

4 MEMBER FUNKE: That's fine. As long as we
5 can see that somewhere in the plan, so we know
6 that that works.

7 MR. COOK: Thanks for asking. You do pick
8 up -- we see the 50 in the back to back. You can
9 pick up 8 additional feet of, essentially,
10 pavement there.

11 Thanks, Jeff.

12 MEMBER FUNKE: And then as to the
13 single-family homes, it would be nice to see --
14 are you guys planning on positioning the
15 driveways? I see you have a lot of -- I think in
16 that one rendering showing, you know, a very, very
17 large garage door in the front. Is there a way to
18 kind of downplay the garage door and the size of
19 the entrance, you know.

20 MR. COOK: Yeah. We'll certainly look at
21 that and certainly the challenge of that
22 driveway --

23 MEMBER FUNKE: Right.

24 MR. COOK: -- is a little bit more than

1 the typical style, but we'll look into that and
2 possible solutions to that.

3 MEMBER FUNKE: Appreciate it. Thank you.

4 MEMBER MACKLIN-PURDY: I have a couple
5 questions. I know that Pete will get into
6 landscaping, but I just have just some questions.

7 If you given any kind of consideration to
8 buffering around the project to create some kind
9 of separation between the rear lots and the new to
10 the old?

11 MR. COOK: Yeah. You're referring to the
12 south part of the property where you transition to
13 the Charlestowne Mall area?

14 MEMBER MACKLIN-PURDY: The rear yards
15 adjacent to the nonresidential.

16 MR. COOK: Yeah. Certainly, there's --
17 you know, if you go out there now, there's some
18 existing vegetation out there. At the time of
19 engineering, we'll look to see if it's appropriate
20 to put a fence or some kind of landscape buffer on
21 that back side to better, you know, create some
22 separation between the future use there.

23 MEMBER MACKLIN-PURDY: And then there's
24 only one walking path that you've kind of

1 designated.

2 MR. COOK: The whole community has
3 sidewalks, and there are sidewalks that will flank
4 the entire street that comes north/south through
5 the town homes, through the row homes, through the
6 areas. The one we did point out is just a
7 connection to the future development of
8 Charlestowne.

9 MEMBER MACKLIN-PURDY: Right. And then
10 did you denote what kind of materials the units
11 are going to have?

12 MR. COOK: It's not denoted. That's
13 something we'll certainly work through with
14 Commission staff.

15 MEMBER MACKLIN-PURDY: Okay.

16 MEMBER BECKER: I have some questions.
17 I'm sorry.

18 MEMBER MACKLIN-PURDY: I'm done. Yes.
19 I'm finished.

20 MEMBER BECKER: I can't see through the --

21 MEMBER MACKLIN-PURDY: I know there's a
22 glare.

23 MEMBER BECKER: Sorry about that.

24 I thought maybe we could talk a little bit

1 about the requested variances. It looks like in
2 the staff memo, there aren't any variances
3 requested. Am I reading this correctly, that
4 really you're only requesting a variance for the
5 six townhome configurations as opposed to five in
6 a row?

7 MR. COOK: Yeah. That's the only one
8 we're requesting is to have the consent decree
9 change to the RM-2 zoning. We are limited to the
10 stated setbacks and pavement widths and driveway
11 widths. Correct.

12 MEMBER BECKER: So from the site plan,
13 which is on page 24, how many of the buildings --
14 I was trying to count them. It's just such a
15 small scale. Could you maybe give a percentage of
16 how many buildings would be requesting a variance?

17 MR. COOK: Yeah. We could either try to
18 count now or -- Rich stated approximately 12
19 buildings.

20 MEMBER BECKER: And then when we reviewed
21 the plan last fall, I think we had significant
22 discussion about the sizes of the streets and how
23 parking was really condensed. Are these
24 regular-sized streets then this time,

Transcript of Charlestowne Lakes
Conducted on May 4, 2021

19

1 regular-sized parkway and sidewalk?

2 MR. OLSON: So Charter Drive or King
3 Edward Avenue, whatever it's called, the street in
4 this area is 66. These are private driveways and
5 alleys in the rear-loading product, but these
6 streets are all 66, and this one is 80.

7 MEMBER BECKER: I think that's a
8 significant difference from last fall. I think we
9 had a lot of discussion about the fact that
10 everything was so condensed in the other site
11 plan, and we were worried about pedestrian access
12 and the curve -- the sidewalk on the curve. This
13 seems to have a lot more breathing room in it.

14 MR. COOK: Exactly, with that 50-foot
15 pavement.

16 MEMBER BECKER: Okay. Thank you.

17 CHAIRMAN WALLACE: Okay. Other questions?

18 MEMBER VARGULICH: I have some questions
19 for you.

20 MR. COOK: Yeah.

21 MEMBER VARGULICH: At this point, the
22 duplex or paired townhomes, however you term them.

23 MR. COOK: Fancy terms.

24 MEMBER VARGULICH: Duplex, as I understand

1 them. Are those intended to be fee simple, or are
2 they going to be kind of handled the way that
3 typically a townhome would, where all of the lots
4 will be maintained under a common POA?

5 MR. ROSANOVA: Vince Rosanova on behalf of
6 the airport. So certainly it will be fee simple
7 ownership, but the homeowners association would be
8 responsible for the maintenance. This way it
9 remains uniform, very similar to the townhome
10 section.

11 MEMBER VARGULICH: Okay. Sure. Sure.
12 Will the -- I guess, I'm not trying to go too far.
13 I'm assuming you'll come back, which would be
14 great. But I think one of the things that you
15 said -- I'm seeing a little different types of
16 multifamily projects, especially with the duplexes
17 versus townhomes, is that on the fee simples,
18 would a POA have the ability to restrict the types
19 of fences and things like sheds and stuff like
20 that? Because sometimes that can get a little
21 hinky after a number of years.

22 MR. ROSANOVA: We absolutely agree, and
23 the answer to that question is yes. There will be
24 those restrictions in the CCRs. This way 10,

1 20 years down the road after the airport is gone,
2 we know that the quality and the continuity will
3 remain.

4 MEMBER VARGULICH: Okay. A couple things
5 on the site plan. I notice that you're
6 reconfiguring the geometry of King Edward Drive
7 extended or Charter One Avenue, and I mean, I'm
8 okay with that.

9 I don't know how that plays out with the
10 consent decree or all that gets ironed out as part
11 of that when it gets processed, but I don't have
12 any problem with that if you guys can reconfigure
13 that to create a better site plan instead of
14 sticking to that. So I think that's fine.

15 I like the access that you're planning to
16 the south, to the potential redevelopment.
17 Hopefully, in the near future or far future of the
18 Charlestowne property. I would just suggest that
19 you look at the grading there once you get into a
20 more detailed design. Because the common -- the
21 driveway that parallels right there is up in the
22 air quite a bit topographically.

23 And so where you're actually connecting
24 might be a little elevated. So you might want to,

1 you know -- you might have to shift the lots.
2 Just something to look at to make sure that, in
3 fact, they don't change the grade, that you can
4 tie in there. Just an idea.

5 I would agree with Commissioner Funke. He
6 commented a little bit about the depth of the
7 space between the units at grade level for the
8 parking as well as a driveway.

9 I honestly can't see why that shouldn't be
10 considered close to 60 feet because if you think,
11 in reality, people don't -- aren't going to pull
12 up and, like, tap the garage door from a parking
13 space standpoint. And so they're going to be off
14 the garage door a couple of feet. So I think
15 making sure you have 18 feet of parking area, plus
16 the driveway, and you can just kind of look at
17 that and tweak that a little bit. But I think
18 that's a worthwhile thing as far as the
19 relationship behind the units.

20 MR. OLSON: We'll definitely look at that,
21 but right now we figure we have the 60 feet. So
22 you definitely have a full stack, plus the drive
23 aisle, plus the full stacking for parking. It's
24 just underneath the overhang of the building.

1 MEMBER VARGULICH: Okay.

2 MR. ROSANOVA: We can do a better job of
3 getting a better exhibit when we come back.

4 MEMBER VARGULICH: Yeah. Just show us
5 what's set maybe in the -- when you talk about
6 where people are parking.

7 On the parking for the townhomes, and I'm
8 not a fan of paving the world, but I think that
9 because the two spots behind every townhome can
10 get easily filled, if somebody has more than one
11 or two guests over; and it's not like you're going
12 to go park in front of your neighbor's garage, you
13 know, versus if you had more parking spaces or
14 surface spaces.

15 So I think it would be worthwhile to
16 consider some additional surface spaces for
17 visitors and look for opportunities to do that,
18 you know, in a meaningful way, that you don't park
19 way around the corner that people would never use,
20 if you will. If you can just look at that.

21 MR. ROSANOVA: We will. That makes a lot
22 of sense. If there's places that logically we
23 could put guest parking, I think that we'll come
24 back with a plan that shows that.

1 MEMBER VARGULICH: I agree that if we can
2 add some more pathways to, say, like extending
3 from Building No. 11 on the townhomes behind lots
4 21 and 23 and then tying that into Foxfield
5 Drive. Because there's a public sidewalk that
6 runs along Foxfield Drive right now.

7 So you kind of create a loop around the
8 pond just by extending to the west and then to the
9 north; and then on the east side of the property,
10 kind of extending from Building No. 7 along the
11 east property line back up to Foxfield Drive. You
12 have a sizable open space of, I'm guessing, 4 or
13 5 acres there between the wetland and the
14 detention pond. That might be a nice way to,
15 again, create a loop around the pond.

16 It looks like you're showing some private
17 open space along Charter Drive on both sides, and
18 I think that's fine. I don't know if we need
19 another public park unless, in your discussions
20 with the park district, they feel it's necessary.

21 But you have a pretty sizable park to the
22 north, and they do not want to manage something
23 that doesn't hit a certain number of acres for
24 them. So I'm sure there's -- from the standpoint

1 of serviceability.

2 MR. ROSANOVA: Correct. We anticipate
3 that will be the case, that they don't want these
4 small parks. So we anticipate the homeowners
5 association.

6 MEMBER VARGULICH: Sure. I would like in
7 the way of connectivity for you to consider at the
8 far northeast corner of the property reserving
9 some land that could be a right-of-way extension
10 from Foxfield Drive south into the Petkus
11 property.

12 So that at some point, when the Petkus
13 property is developed, there would potentially be
14 a connection from that property to the north to
15 Foxfield, since basically Foxfield is an arterial
16 street for us. And I think that -- or somewhat of
17 an arterial street for St. Charles.

18 And I think not at least trying to plan
19 for that would be unfortunate. I think we would
20 be talking about a minor, a very minor amount of
21 land up there in the corner. You're not really
22 using it for any -- other than detention, which is
23 important, but hoping that as you go around from
24 an engineering standpoint, that can be at least

1 considered and talked about with our staff, about
2 reserving an area for a right-of-way in the
3 future.

4 There's some pieces of land on the
5 southeast corner and southwest corner that don't
6 seem to be tying to any of the lots there.

7 MR. COOK: You're talking about the little
8 finger sticking out there.

9 MEMBER VARGULICH: Yeah.

10 MR. ROSANOVA: You know, in the short
11 term, it's a wonderful marketing window to make
12 sure that we get exposure to sell these at a
13 reasonable pace. In the long term, there's no
14 defined plans. If we don't come up with any good
15 ideas, it's likely to remain open space that will
16 be maintained by the homeowners association.

17 MEMBER VARGULICH: And then there was
18 questions from the other commissioners about
19 buffers to potentially the west and the south with
20 the Walmart. Really, I guess, less to the west
21 since there's two ponds that are there that will
22 likely never move.

23 But I guess to the south it would be nice
24 to provide some kind of a landscape buffer. I

1 understand that fences can be used and be
2 effective. I think the long-term maintenance of
3 fences is always one of those things that is a
4 challenge.

5 And so to the point that there could be a
6 planting buffer there, I think that would be
7 worthwhile from the standpoint of those lots that
8 back on, you know, to the Charlestowne property.
9 My guess would be that whatever the development
10 is, you know, it would probably be at a higher
11 intensity. It just seems there would be some
12 redevelopment issues and costs associated with the
13 mall property, so if there could be some type of
14 buffer.

15 Understanding that there's some utility
16 easements that run along that property line from
17 east to west, so it creates some issues as far as
18 approval for some kind of planting buffer; but if
19 you guys could explore that with whoever owns
20 those easements, I would appreciate it.

21 I would -- I don't know how the eastern
22 group of townhomes are, buildings 1 through 9 -- I
23 realize you're kind of respecting the wetland and
24 some of that tree mass that's there; and from what

1 I looked at on the property, those areas are not
2 what I would call high quality vegetation.

3 So there's more detail that can be
4 investigated as far as that, but I think it's a
5 really compact area that could be maybe expanded a
6 little bit to the north to give you a little room
7 to do the geometry for a roadway. You know, it's
8 a private drive.

9 I'm pretty sure that the fire department,
10 especially for buildings, you know, like, 1, 2, 4,
11 and 7, et cetera, are going to want to have good
12 access along that private driveway. And so maybe
13 using a little more land to the north might be
14 worthwhile to kind of work out some sort of the
15 geometry there from the site plan.

16 I don't have any issues with the overall
17 density of the project at all. It's more just
18 thinking about some of these other functional
19 things that are not directly tied to the site
20 plan.

21 And again I appreciate the plan. Thanks
22 for coming back from the first round. I
23 appreciate you guys listening to all of us
24 previously, and hopefully, we'll get to see you

1 guys again.

2 MR. ROSANOVA: Thank you for your
3 comments.

4 MR. COOK: Thanks for the feedback.

5 MEMBER FUNKE: I've got one more thing. I
6 just noticed on the elevations that it looks like
7 you've got -- is the garage set below grade 4 or
8 5 feet? From the front elevation, it looks like
9 the garage is set below grade.

10 MR. ENDE: There's a 3 1/2 foot difference
11 between the elevation of the front of the house
12 and the rear. So that it's, you know, on the
13 anthill in the front yard. Right.

14 MEMBER FUNKE: Right.

15 MR. ENDE: We just raised it.

16 MEMBER FUNKE: You know, I would just be
17 cautious because the tighter these buildings are
18 together, then the harder it's going to get down
19 into that 3 1/2 feet. Right. You've got to slope
20 down. You're, essentially, creating retaining
21 walls, right, around the garage doors?

22 MR. ENDE: Typically, no. What we do
23 is we come in at grade, and basically the
24 buildings -- the elevations of the buildings are

1 set by the garages, and then we build up the front
2 yards.

3 MEMBER FUNKE: Oh, you build up the front.
4 Okay.

5 MR. ENDE: Occasionally, we do have the
6 corners. There may be some walls to make the
7 transition around the side. For the most part
8 we try --

9 MEMBER FUNKE: Is it 4 1/2 feet?

10 MR. ENDE: We're typically -- actually
11 it's sooner.

12 MEMBER FUNKE: Yeah. If we can see that
13 elevation. It's kind of -- it doesn't reflect
14 that in the site plan.

15 MR. COOK: Yeah. We'll certainly get that
16 to you in the next step.

17 MEMBER FUNKE: Thanks.

18 MEMBER MELTON: I have one question. The
19 TBD on the compliance table, I was kind of
20 reviewing that earlier, and I noticed the minimum
21 front yard, what the requirements state, and when
22 you look at the proposed, it doesn't make sense.
23 And then I looked at the computation of the one
24 above for the maximum building heights. Maybe

1 just look at that and correct that.

2 I just want to make sure that that's --
3 the response or the proposed is duplex two stories
4 and TH 3 stories. That doesn't make sense in the
5 front yard, at least in the packet that I have.

6 MR. COOK: Yeah. We'll go back and look
7 at that.

8 MEMBER MELTON: That's it.

9 CHAIRMAN WALLACE: I just have a couple of
10 questions.

11 One of them is for staff or two of them
12 are for staff. First of all, what's the
13 feasibility of a four-way stop at Foxfield and
14 King Edward?

15 MS. JOHNSON: Can you hear me?

16 CHAIRMAN WALLACE: Yep.

17 MS. JOHNSON: I can't state the
18 feasibility at the moment, but we will require a
19 traffic study for this development. So a traffic
20 impact study will also look at the adequacy of the
21 intersections and whether any improvements would
22 be necessary.

23 CHAIRMAN WALLACE: And that would apply to
24 Charter One, Smith also.

1 MS. JOHNSON: Yes.

2 CHAIRMAN WALLACE: Okay. All right. Has
3 there been any consideration, I know that the mall
4 is in a state of flux, but to basically taking
5 where lot 10 is and creating a vehicular cross
6 access to the property to the south? What's your
7 feeling on that?

8 MR. COOK: We took a look at that in the
9 past. So we discussed it as a team. Yeah, I
10 mean, it's something to look at. Yeah.

11 CHAIRMAN WALLACE: And as far as the
12 townhome, the six townhomes -- the six townhome
13 units, I mean, is that something that is an
14 economic necessity to have some of them be six
15 units or what?

16 MR. COOK: Yeah. It's part of the
17 equation. Right. I mean, to get those a little
18 tighter and a little more density, absolutely.

19 CHAIRMAN WALLACE: Let's see. Has there
20 been any thought at all to actually -- I know that
21 you're proposing fee in lieu for affordability.
22 Has there been any thought to incorporating
23 affordable units?

24 MR. COOK: Yeah. I was working with staff

1 on some of this stuff. You know, we looked into
2 it. I think, you know, it was possible. I
3 think -- I get nervous from a corporate standpoint
4 of trying to ensure we can live up to some of the
5 calculations. That's a -- you know, it's very
6 hard to kind of pinpoint some of those moving
7 scales of income qualifications, and so that's the
8 reason we opted to create a fee in lieu as of now.

9 CHAIRMAN WALLACE: Okay. And this is a
10 small one. Do you propose to change the name of
11 the street from Charter One Avenue?

12 MR. COOK: Whatever the Village or City
13 wants. I've seen it as Charter Avenue, and I've
14 seen King Edward in a few places, so.

15 CHAIRMAN WALLACE: I know. I mean my
16 thought would be to change it from Charter One
17 Avenue. I'm not a big fan of that name. Okay.

18 Any other questions? Comments?

19 MEMBER VARGULICH: I just have one.

20 CHAIRMAN WALLACE: Yeah. Go ahead.

21 MEMBER VARGULICH: I realize that there's
22 a difference with the townhomes, especially from
23 the east side to the west side as far as access
24 from a vehicular standpoint from private drives,

1 but I think that currently you're a little bit
2 offset from aligning the driveways with the street
3 across -- you know, across King Edward.

4 There could be a better alignment of those
5 private driveways so that they feel and act more
6 like a street even though I understand they are
7 private. I think it would be better from a
8 traffic circulation standpoint, that you don't
9 have to offset that 50 feet or 70 feet.

10 I think if we can, try to treat it as a
11 private -- or as a public street even those
12 designed as a private one. Because, I mean,
13 within our subdivision standards, there's offset
14 minimums of, like, 100 feet or something like that
15 or whatever is in our subdivision standards when
16 streets, you know, are not going to align. And if
17 it's possible, if you could just look at that.

18 MR. COOK: I guess can you provide a
19 little more color of what actually you're doing
20 with that?

21 MR. ENDE: I understand exactly what
22 you're saying. I'll talk with Rich, and our
23 engineers will look at this and kind of tweak this
24 as a pencil sketch indicating that, and we'll

1 certainly do that.

2 CHAIRMAN WALLACE: I would echo that, but
3 I would also say there's another drive as well.
4 There's two that are on Charter One Avenue, and
5 then there's the third one that is for the three
6 townhome units with this small street in between.
7 So I would say all three of those.

8 MEMBER MACKLIN-PURDY: Yeah.

9 MEMBER VARGULICH: Yeah, yeah.

10 MR. COOK: Understood.

11 MEMBER VARGULICH: I think those are just
12 things that I think from people crossing the
13 street, especially across King Edward, when you're
14 crossing an 80-foot wide public right-of-way, and
15 you're having to do this kind of funny little jog,
16 and for some reason you were crossing, if you
17 will, east to west. I think trying to avoid that
18 as much as you can would be advisable.

19 MR. COOK: Yeah. That makes the most
20 sense.

21 MEMBER VARGULICH: That's probably an
22 engineering comment anyways would be my guess, if
23 your civil engineers could work on that.

24 CHAIRMAN WALLACE: All right. Any other

1 comments? Questions?

2 (No response.)

3 CHAIRMAN WALLACE: Okay. Anything from
4 the audience?

5 (No response.)

6 CHAIRMAN WALLACE: All right. I would
7 just -- without going through everything, any
8 additional comments that you have. I'll just ask
9 each Plan Commissioner if you can kind of
10 highlight positives, negatives, you know, in
11 30 seconds or so. I'll start with Jennifer.

12 MEMBER BECKER: Well, I think this is a
13 significant improvement over the concept plan that
14 we saw last fall, and I appreciate your
15 incorporating our comments into a product that, I
16 think, is going to be a beneficial one, and thank
17 you.

18 MEMBER FUNKE: Actually, I like the
19 layout. I think there's some details you need to
20 work on. I like the open space with the
21 detention, wetland areas, saving the trees,
22 creating those green spaces. You know, just
23 concentrate on what we were talking about earlier.

24 MEMBER WEISE: Having not been here, this

1 is my first meeting. This is the first time that
2 I'm seeing everything today.

3 But I appreciate, obviously, all of the
4 insight and input that you, obviously, took, and I
5 agree. I love seeing all of the open space that's
6 a part of this development. So thank you.

7 CHAIRMAN WALLACE: All right. I would
8 just -- I think that it's -- I think it's a great
9 plan, and I really like it, and I like the
10 density. I like the layout.

11 The only two things that I would suggest
12 would be the cross access, if at all, possible to
13 the south as well as the northeast corner. I
14 agree that that's not something that is really
15 your responsibility to do. It's something that
16 would great if you decided to do it because any
17 future development to the east, that would be a
18 real bonus to the City to have that, so.

19 But other than that, I look forward to the
20 application.

21 MEMBER MOAD: Likewise my first meeting,
22 so the first time I'm seeing it. I also like the
23 density and the layout and the rear access
24 parking.

1 My one recommendation would be that guests
2 typically don't go to someone's garage to enter a
3 building. So there needs to be some front access.

4 CHAIRMAN WALLACE: Along, like, the main
5 road?

6 MEMBER MOAD: I think so, yes. So somehow
7 for guests to enter in the front of the buildings.

8 MR. ENDE: One thing we see with the
9 rear-loaded townhomes, since there are no drives
10 to break up that side of the street, you do get a
11 lot of on-street parking in front of these units.
12 There aren't driveways so there's no -- other than
13 the fire -- there's no restriction on where you
14 can park.

15 Say, that east side of that main street or
16 the central street, there's no reason you can't
17 park on the entire length of that east side. So
18 that is one thing that -- you know, even though we
19 don't call it out as guest parking, it's not mine.
20 We do see that's often where guests can park.

21 MEMBER MOAD: We would just need to ensure
22 that the road was wide enough to accommodate that
23 parking.

24 MR. ENDE: And those streets are, you

1 know, full right-of-way as required. So it would
2 be the 66 of right-of-way, and then is it -- I
3 don't know. What is it back to back?

4 MR. ROSANOVA: I think it's 33.

5 MR. ENDE: 33 back to back.

6 MR. ROSANOVA: But we'll confirm that.

7 MEMBER MELTON: Well, I agree with
8 everything that's been said. The only thing I
9 would add -- I know this is just a concept plan.
10 I would say that in particular with the row homes,
11 I like the, you know, different materials and
12 different look to kind of make it look like
13 individual units even though they're truly one
14 building.

15 That that could somehow be accomplished
16 with the duplexes as well, so that it's not all
17 the same. I think that would really add to the
18 look and feel of the neighborhood. It's such a
19 small area.

20 MEMBER MACKLIN-PURDY: I agree with
21 everything. The only thing I would highlight is
22 that if the demographic of the empty nesters is
23 really what you're going after, then I would look
24 at creating some sidewalk loops and some walking

1 areas. Whether that's around detention ponds or
2 around the whole area, we like to walk. I'm an
3 empty nester just about.

4 MR. COOK: I understand.

5 MEMBER MACKLIN-PURDY: I like to walk and
6 run. And to take a look at the landscaping and
7 the buffer around the property.

8 MEMBER VARGULICH: I like your plans. I
9 know this group has given you a lot of feedback
10 and just to the extent you can, look into all
11 these things, and I think the request of the
12 homeowner, Mr. Hauzer, related to having a
13 stoplight at King Edward and Foxfield.

14 I'm hoping that all the traffic
15 engineering standards, which I understand there's
16 reasons to follow them, I'm hoping that they won't
17 come back and say that one isn't needed. Because
18 as a pedestrian -- you know, I don't live on the
19 east side but on the west.

20 But as a pedestrian, there's a lot of
21 movement over there; and I think that having a
22 stop sign, if it could be integrated, it would be
23 great because, otherwise, I think the only two
24 required stops are basically at both ends of

1 Foxfield Drive from Kirk Road all the way into the
2 subdivision to the east. That's West Chicago.

3 I think having a -- especially since
4 you've got an arterial -- kind of somewhat of an
5 arterial street coming off Smith Road, having a
6 stop sign there would be helpful from a pedestrian
7 standpoint. Hopefully, your traffic study will
8 mete that out. Thank you.

9 MR. ROSANOVA: Thank you.

10 CHAIRMAN WALLACE: All right.

11 MR. COOK: Thank you. Thanks for the
12 feedback, really appreciate it, good detail.
13 We'll be back in due time.

14 CHAIRMAN WALLACE: All right. Thank you,
15 gentlemen.

16 MR. COOK: Thank you.

17 (Off the record at 7:49 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 10th day of May, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois



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Transcript of Shanahan PUD

Date: May 4, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

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In Re: Shanahan PUD - :
Barrington Motor Sales & :
Service, 3825 Commerce :
Drive, Application for :
Special Use :

-----x

HEARING

St. Charles, Illinois 60174

Tuesday, May 4, 2021

7:50 p.m.

Job No.: 336725C

Pages: 1 - 16

Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand

14 Reporter, and a Notary Public in and for the State

15 of Illinois.

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1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 LAUREL MOAD, Member

8 PETER VARGULICH, Member

9 COLLEEN WEISE, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of
13 Community & Economic Development

14 ELLEN JOHNSON, Planner

15 CIARA MILLER, Economic Development
16 Planner

17 MONICA HAWK, Development Engineer

18

19

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

2 CHAIRMAN WALLACE: All right. Item 8 is
3 Shanahan PUD, Barrington Motor Sales & Service,
4 3825 Commerce Drive, Barrington Motor Sales,
5 application for special use.

6 This is a public hearing, and the
7 St. Charles Plan Commission conducts public
8 hearings on behalf of the City Council. The
9 public hearing is for -- is to be presented both
10 for and against the application.

11 Once the Plan Commission feels they have
12 enough evidence to be able to make a
13 recommendation to the City Council, then the
14 public hearing will be closed; and at that time,
15 I'll entertain a motion whether to recommend
16 approval or denial of the application to the City
17 Council Planning and Development Committee.

18 Anyone who wishes to offer any testimony,
19 I'll ask that you be sworn in. Raise your hand.

20 (Witnesses sworn.)

21 CHAIRMAN WALLACE: Is the applicant here?

22 MR. BRANSKY: Oh, yes. Good evening.

23 CHAIRMAN WALLACE: Will you tell the
24 truth?

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Conducted on May 4, 2021

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1 MR. BRANSKY: I will tell the truth.

2 CHAIRMAN WALLACE: Okay. Thank you. Hold
3 on one second.

4 And same as the last one, when you speak,
5 if you could just state your name and spell your
6 last name and state your address for the record.

7 MR. BRANSKY: Sure.

8 CHAIRMAN WALLACE: All right. Before you
9 begin, anything from staff? Okay.

10 MS. JOHNSON: This is Ciara's project.
11 She is over there.

12 MS. MILLER: Hi. There's no outstanding
13 staff comments to be addressed with this.

14 CHAIRMAN WALLACE: Okay. Thank you.
15 All right.

16 MR. BRANSKY: Okay. Good evening. My
17 name is Sean Bransky. This is my brother Bryan.
18 We are the two owners of Barrington Motor Sales
19 RV. We are currently located on Route 20 in
20 Bartlett. We have been there in that location
21 coming up on 30 years.

22 Our business is 56 years old. Our dad was
23 the founder. Bryan and I have been running it
24 since '92.

1 We're one of the leading RV dealers in
2 Illinois, and we're at a point where in our lives
3 that working six days a week -- we are always
4 thinking of what would be a possible exit strategy
5 for us and having more time with our families.
6 But at the same time, we kind of love what we do,
7 and we don't want to completely exit the industry.

8 So our plan is to relocate our business
9 and scale down to a piece of property that our
10 family has owned for many years on Commerce Drive,
11 which is 3825 Commerce Drive. It's a facility
12 that we feel we can scale down to and really
13 broaden our online presence and approach it that
14 way.

15 So we sell RVs, which is used and new
16 motor homes and travel trailers; and our approach
17 to this would be scaling down our offerings to
18 more smaller type of vehicles. Right now we sell
19 a complete array of anything from a little 20-foot
20 van camper to a luxury 45-foot diesel motor coach.

21 So our plan is to really focus on smaller
22 type motor homes, van campers, small Class A and
23 Class C motor homes, which we're seeing a trend
24 to that market, which is broadening on its own as

1 it is.

2 So that's really about it. We're asking
3 for a special use permit and your approval on that
4 so that we can move to this location.

5 CHAIRMAN WALLACE: All right. Thank you.

6 And I'll point out to the Plan
7 Commissioners for a special use application, we do
8 have findings of fact, and the Plan Commission has
9 to make a determination that all of these findings
10 of fact are in the affirmative in order to
11 recommend approval.

12 If you'll notice in the materials
13 starting -- it's on page 9 and 10. The first one
14 being public convenience and sufficient
15 infrastructure, effect on the nearby property,
16 effect on development and surrounding property,
17 effect on general welfare, and conformance with
18 codes.

19 So that having been said, are there any
20 questions of the applicant?

21 MEMBER BECKER: I have some.

22 CHAIRMAN WALLACE: Okay. Sorry. The
23 sound doesn't really travel too well.

24 MEMBER BECKER: We need to have red

1 lights.

2 I'm looking at your floor plan and just
3 would like to confirm that it looks like you're
4 only going to have vehicle display inside the
5 building. All the parking outside will be for
6 customers and employees?

7 MR. BRANSKY: For the most part, yes.
8 Ciara and I were talking about the existing
9 parking spaces, which there are 13 parking spaces
10 now, and I guess the zoning requires one parking
11 space per 1,000 foot of building space.

12 And I guess it was noted that we -- there
13 was a requirement of 13 spaces, but the building
14 is only 10,400 square feet. So Ciara mentioned
15 that we were able to use three now of those spaces
16 for vehicle display.

17 Also there's a loading dock area that
18 would allow us to park two or three vehicles
19 there. That will work for us because the bulk of
20 our inventory will be stored in an off-site lot, a
21 holding lot. Then we bring vehicles in as needed
22 for showings or prepping or deliveries in that
23 sense.

24 On the inside, you can see from the

1 diagram, yes, that a lot of vehicle display will
2 be in there. But we're not talking about a lot of
3 vehicles. We're planning on having six or eight
4 vehicles inside at the most. So it won't be a
5 really high volume business.

6 MEMBER BECKER: And no servicing of the
7 vehicles. It's not a service center, just a sales
8 center.

9 MR. BRANSKY: It will be very light-duty
10 servicing. It will consist mostly of just
11 prepping the vehicles, when they're sold, for
12 delivery. So there won't be any chassis work or
13 heavy-duty work. We won't have, you know, lifts
14 in the building to raise these vehicles up on. It
15 will be very light-duty servicing.

16 MEMBER BECKER: Thank you.

17 MEMBER MOAD: I have a question.

18 CHAIRMAN WALLACE: Yes.

19 MEMBER MOAD: Do you also offer your
20 clients storage service in the wintertime?

21 MR. BRANSKY: Well, on the off-site
22 holding lot, we do plan on having maybe 20 to 30
23 storage spaces.

24 MEMBER MOAD: So those would be staged

1 through this location and then moved on?

2 MR. BRANSKY: I'm sorry?

3 MEMBER MOAD: Would those initially come
4 in to this location on Commerce Drive and then be
5 moved off-site?

6 MR. BRANSKY: They would.

7 MEMBER MELTON: So I understand, is the
8 concept here that you are trying to move towards
9 more online sales as that that's the wave of the
10 future?

11 MR. BRANSKY: Yes.

12 MEMBER MELTON: And this just offers an
13 opportunity for those that maybe want to see it,
14 kick the tires, versus having a full run
15 dealership, service, and all of the vehicles
16 onsite.

17 MR. BRANSKY: Right. We understand that
18 this location really has no exposure. So it is
19 all going to consist of online exposure, and we're
20 going to be focusing more on specialized --
21 certain specialized vehicles. So maybe people are
22 looking for a certain floor plan online that they
23 will be able to find with us.

24 So a lot of our business already is we're

1 making sales just over the phone. They know what
2 floor plan they want. We ran 30 pictures online;
3 and from those pictures, we're working deals right
4 over the phone. They never even really see our
5 dealership.

6 But we're very established. We have a
7 wonderful reputation. We have a good online
8 presence as it is, but our focus is going to be
9 really to broaden that online presence and not
10 having the exposure of a real lot.

11 But at the same time, we understand that
12 we're not going to do the level of business that
13 we're doing now, and that's okay with us because
14 we want more time to ourselves and our families.

15 So we do feel that this will work for us.
16 It's a building that has been in our family for a
17 long time. It's existing. We're both residents
18 of St. Charles. By the way, I know you asked for
19 my address, which is 39W865 Barnside Court. I
20 have been a resident of St. Charles for 25 years.
21 We love the community, and so we're asking for
22 this approval.

23 CHAIRMAN WALLACE: Other questions?

24 MEMBER WEISE: This was kind of touched

1 on, Laurel was asking.

2 So do you anticipate people seeing an RV
3 online, but it might not be there, that you would
4 bring it in if they wanted to see it?

5 MR. BRANSKY: Yes.

6 MEMBER WEISE: So you have the opportunity
7 to bring it in from the storage facility.

8 MR. BRANSKY: Yeah. So we're going to
9 request that people make appointments for this, so
10 we have time to bring it in and set it up, and
11 kind of display it properly.

12 And we know that there's probably going to
13 be those people that just drive in and knock on
14 the door and want to see a certain vehicle. And
15 maybe we can even take them to that holding lot,
16 or maybe it is one we happen to have inside.

17 So we're going to limit our offerings to
18 floor plans that we feel are really desirable.

19 MEMBER WEISE: Thank you.

20 CHAIRMAN WALLACE: Any other questions?

21 (No response.)

22 CHAIRMAN WALLACE: All right. If the Plan
23 Commission feels that they have enough information
24 to be able to make a recommendation, then a motion

1 to close the public hearing will be in order.

2 MEMBER MACKLIN-PURDY: I'll make that
3 motion to close the public hearing.

4 CHAIRMAN WALLACE: All right. Is there a
5 second?

6 MEMBER BECKER: Second.

7 CHAIRMAN WALLACE: Okay. Any discussion
8 on the motion?

9 (No response.)

10 CHAIRMAN WALLACE: All in favor.

11 (Ayes heard.)

12 CHAIRMAN WALLACE: Opposed?

13 (No response.)

14 CHAIRMAN WALLACE: All right. That is
15 unanimous to close the public hearing.

16 Thank you. And now we'll have discussion
17 and recommendation. I guess I'll just start off
18 by asking if there's a motion.

19 MEMBER MACKLIN-PURDY: I'll make a motion
20 for approval for Shanahan PUD, Barrington Motor
21 Sales & Service, 3825 Commerce Drive, Barrington
22 Motor Sales.

23 MEMBER MELTON: I'll second.

24 CHAIRMAN WALLACE: All right. It's been

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1 moved and seconded. Any discussion on the motion?

2 (No response.)

3 CHAIRMAN WALLACE: Okay. I'll do a roll
4 call.

5 Melton.

6 MEMBER MELTON: Yes.

7 CHAIRMAN WALLACE: Funke.

8 MEMBER FUNKE: Yes.

9 CHAIRMAN WALLACE: Vargulich.

10 MEMBER VARGULICH: Yes.

11 CHAIRMAN WALLACE: Becker.

12 MEMBER BECKER: Yes.

13 CHAIRMAN WALLACE: Macklin-Purdy.

14 MEMBER MACKLIN-PURDY: Yes.

15 CHAIRMAN WALLACE: Moad.

16 MEMBER MOAD: Yes.

17 CHAIRMAN WALLACE: Weise.

18 MEMBER WEISE: Yes.

19 CHAIRMAN WALLACE: Wallace, yes.

20 All right. That concludes Item No. 8.

21 MR. BRANSKY: Thank you.

22 CHAIRMAN WALLACE: Any additional business
23 from Plan Commission members or staff?

24 (No response.)

1 CHAIRMAN WALLACE: Okay. We do have our
2 next meeting on May 18th. Are there items besides
3 the one that we continued to that meeting?

4 MS. JOHNSON: Yes, there are.

5 CHAIRMAN WALLACE: Okay. All right.

6 Weekly development report you should have
7 received in your e-mail. Upcoming meetings are
8 shown here on the agenda.

9 Any public comment?

10 (No response.)

11 CHAIRMAN WALLACE: Is there a motion to
12 adjourn?

13 MEMBER FUNKE: I'll make that motion.

14 CHAIRMAN WALLACE: It's been moved.
15 Second?

16 MEMBER MOAD: Second.

17 CHAIRMAN WALLACE: All right. Moved and
18 seconded. All in favor.

19 (Ayes heard.)

20 CHAIRMAN WALLACE: Opposed?

21 (No response.)

22 CHAIRMAN WALLACE: The City of St. Charles
23 Plan Commission is adjourned at 8:02 p.m.

24 (Off the record at 8:02 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 10th day of May, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois