

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, MAY 8, 2018**

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Members Present: Chairman Wallace  
Tom Schuetz  
James Holderfield  
Tom Pretz  
Peter Vargulich  
Laura Macklin-Purdy  
Tim Kessler  
David Pietryla

Members Absent: Jeff Funke

Also Present: Ellen Johnson, Planner  
Rita Tungare, Director of Community & Economic Development  
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. Presentation of minutes of the March 6, 2018 meeting of the Plan Commission.**

**Motion was made by Mr. Kessler, seconded by Mr. Pretz, and unanimously passed by voice vote to approve the minutes of the March 6, 2018 Plan Commission meeting.**

**PUBLIC HEARING**

**4. Meijer PUD – Drive-Thru, Parking, Signage, 855 S. Randall Rd. (Craig M. Armstrong, Elevatus Architecture)**

Application for Special Use (PUD Amendment)  
Application for PUD Preliminary Plan

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

**5. Meijer PUD – Meijer Outlot Development (Alrig USA)**

Application for Special Use (PUD Amendment)  
Application for PUD Preliminary Plan

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

**Motion was made by Mr. Kessler and seconded by Ms. Purdy to close the public hearing for both item #4 and #5 on the Agenda.**

**Roll Call Vote:**

**Ayes: Kessler, Holderfield, Pretz, Purdy, Vargulich, Wallace, Pietryla, Schuetz**

**Nays: 0**

**Absent: Funke**

**Motion carried: 8-0**

**MEETING**

**6. Meijer PUD – Drive-Thru, Parking, Signage, 855 S. Randall Rd. (Craig M. Armstrong, Elevatus Architecture)**

Application for Special Use (PUD Amendment)

Application for PUD Preliminary Plan

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

**Motion was made by Mr. Kessler and seconded by Mr. Schuetz to recommend approval of the Meijer PUD, drive-through, parking and signage at 855 South Randall Rd., Craig M. Armstrong, Elevatus Architecture, subject to resolution of all staff comments.**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Purdy, Vargulich, Kessler, Wallace, Pietryla, Schuetz**

**Nays:**

**Absent: Funke**

**Motion carried: 8-0**

**7. Meijer PUD – Meijer Outlot Development (Alrig USA)**

Application for Special Use (PUD Amendment)

Application for PUD Preliminary Plan

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

**Motion was made by Mr. Kessler and seconded by Ms. Purdy to recommend approval of Meijer PUD, Meijer Outlot Development, Alrig USA, subject to resolution of all staff comments.**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Purdy, Vargulich, Kessler, Wallace, Pietryla, Schuetz**

**Nays:**

**Absent: Funke**

**Motion carried: 8-0**

**Minutes – St. Charles Plan Commission**  
**Tuesday, May 8, 2018**  
**Page 3**

- 8. Additional Business from Plan Commission Members or Staff-NONE**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
  - a. Plan Commission
    - Tuesday, May 22, 2018 at 7:00pm Council Chambers
    - Tuesday, June 5, 2018 at 7:00pm Council Chambers
    - Tuesday, June 19, 2018 at 7:00pm Council Chambers
  - b. Planning & Development Committee
    - Monday, May 14, 2018 at 7:00pm Council Chambers
    - Monday, June 11, 2018 at 7:00pm Council Chambers
- 11. Public Comment**
- 12. Adjournment at 8:16pm.**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

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In Re: Meijer PUD -- :  
Drive-Through, Parking, :  
Signage, 855 South :  
Randall Road. :

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In Re: Meijer PUD -- :  
Meijer Outlot Development :  
(Alrig USA). :

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HEARING

St. Charles, Illinois 60174

Tuesday, May 8, 2018

7:00 p.m.

Job No.: 168446

Pages: 1 - 75

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 TIM KESSLER, Vice Chairman

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 TOM SCHUETZ, Member

9 PETER VARGULICH, Member

10 ALSO PRESENT:

11 ELLEN JOHNSON, Planner

12 RITA TUNGARE, Director of Community and  
13 Economic Development

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Transcript of Meijer PUD  
Conducted on May 8, 2018

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

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

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Here.

7 VICE CHAIRMAN KESSLER: Schuetz.

8 MEMBER SCHUETZ: Here.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Vargulich.

12 MEMBER VARGULICH: Here.

13 VICE CHAIRMAN KESSLER: Pietryla.

14 MEMBER PIETRYLA: Here.

15 VICE CHAIRMAN KESSLER: Purdy.

16 MEMBER MACKLIN-PURDY: Here.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Here.

19 VICE CHAIRMAN KESSLER: Kessler, here.

20 CHAIRMAN WALLACE: All right. Item 3 is

21 presentation of the minutes of the March 6th,

22 2018, meeting of the Plan Commission.

23 Is there a motion to approve?

24 VICE CHAIRMAN KESSLER: So moved.

1 MEMBER PRETZ: I'll second.

2 CHAIRMAN WALLACE: All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed?

5 (No response.)

6 CHAIRMAN WALLACE: The motion passes  
7 unanimately.

8 Item 4 on the agenda is Public Hearing  
9 Meijer PUD, drive-through, parking, signage, 855  
10 South Randall Road, Craig M. Armstrong, Elevatus  
11 Architecture, application for a special use, PUD  
12 amendment, and application for a PUD preliminary  
13 plan.

14 This is the public hearing portion of our  
15 meeting. At this time the Plan Commission is  
16 tasked by the City Council to conduct a public  
17 hearing and gather information to make a  
18 recommendation to the City Council.

19 In doing so, we will request that the  
20 applicant provide evidence that will allow us to  
21 arrive at our decision.

22 Once that has been done, any person or  
23 plan commissioner may present evidence either for  
24 or against the application and we will follow up



1 by -- as soon as we have collected enough  
2 evidence, then the Plan Commission will close the  
3 public hearing.

4 After that, the two items that are on as  
5 public hearing items will also be on the meeting,  
6 Items 6 and 7.

7 Are there any questions regarding  
8 procedure?

9 (No response.)

10 CHAIRMAN WALLACE: All right. At this  
11 time, anyone who wishes to offer testimony,  
12 including asking any questions, I ask that you  
13 raise your hand and be sworn in.

14 (Witnesses sworn.)

15 CHAIRMAN WALLACE: All right. Thank you.

16 Anyone who wishes to speak if they could  
17 approach the lectern, state their name, spell  
18 their last name for the record, and also state  
19 their address.

20 Only one person may speak at a time.  
21 Everything is being taken down by our court  
22 reporter here, and she is very talented but not  
23 talented enough to take three or four voices at a  
24 time. So I would ask that you wait to be

1 recognized by me before speaking.

2 Ellen, do you have anything before we  
3 begin?

4 MS. JOHNSON: No. We can go to the  
5 applicant.

6 CHAIRMAN WALLACE: Okay. Is the applicant  
7 ready?

8 MR. ARMSTRONG: Good evening. Craig  
9 Armstrong, Elevatus Architecture, located at 111  
10 East Wayne Street, Fort Wayne, Indiana. Spelled  
11 A-r-m-s-t-r-o-n-g.

12 I'm here tonight to request an amendment  
13 to the PUD. It's a three-prong approach. The  
14 first prong is presently the PUD has in place the  
15 drive-through to be located at the north end of  
16 the site.

17 Due to safety concerns and flow and the  
18 garden center, all of that, we'd like to propose  
19 and request to relocate that approved northern  
20 drive-through to be at the east end of the  
21 building -- east side of the building on the north  
22 end as you went through the site.

23 So the pharmacy presently is located in  
24 the northeast corner of the building. So

1 naturally trying to keep the drive-through in the  
2 vicinity is what we would like to do.

3 CHAIRMAN WALLACE: How does that compare  
4 with where the garden center is now?

5 MR. ARMSTRONG: So the garden center is  
6 the entire north edge of the site presently, and  
7 right now the main traffic in and out of the  
8 garden center is through the front gates. So the  
9 front approach offers a more straightforward  
10 approach from all aspects of the site.

11 We do intend to use some traffic control  
12 measures coming in from the east to navigate them  
13 to the north end out by the parking, out towards  
14 the front of the parking lot so we can hopefully  
15 keep traffic minimal in the front drive.

16 So presently our crosswalk is shown  
17 towards the rear here to get to this center. It  
18 was recommended by the engineering, and we are  
19 agreeing, that this crosswalk should be moved to  
20 the outside of the five-car stacking requirement  
21 by the ordinance to promote safety.

22 VICE CHAIRMAN KESSLER: So the traffic  
23 will be crossing the stacking area of the  
24 pharmacy?

1 MS. JOHNSON: Pedestrian traffic.

2 VICE CHAIRMAN KESSLER: Pedestrian  
3 traffic.

4 MS. JOHNSON: Correct.

5 MR. ARMSTRONG: Correct. Now, if you'll  
6 note, just like every big box store that I've  
7 seen, the main drive is across the front of the  
8 building, and traffic crosses that main drive.  
9 With the pharmacy drive-through, we anticipate  
10 traffic being much slower, and the drivers will be  
11 more aware. Well, they should be aware anyways,  
12 but accidents do happen.

13 So with this, we have a new element that  
14 we'll be proposing to install for the overhead  
15 TransTrax system. It's architecture will blend  
16 with the existing building elements. There's a  
17 lot of EIFS on the front of this. So it will be  
18 primarily EIFS, and then a flat roof with internal  
19 roof drains at the top so that we don't have any  
20 shed roofs because there's not really that onsite  
21 presently.

22 To give you an idea of what this is going  
23 to look like, we have a decorative guard  
24 protecting the pedestrians who want to walk from

1 the entry to the garden center. That's an extra  
2 level of protection, which that will be extended  
3 to the north end of the drive where the crosswalk  
4 is to control pedestrian traffic measures.

5 VICE CHAIRMAN KESSLER: So not only will  
6 they cross that lane, they're also going to walk  
7 in the lane to get to the garden center in front  
8 of the drive-through window; correct?

9 MR. ARMSTRONG: There's a 6-foot sidewalk  
10 across between the building and the fence.

11 VICE CHAIRMAN KESSLER: How do they get  
12 out of the drive-through? How do they get their  
13 medicine out of the drive-through?

14 So it's an overhead TransTrax system. A  
15 lot of CVS pharmacies, Walgreens are implementing  
16 that. It's a substitute for a pneumatic tube  
17 system. The TransTrax is actually less  
18 maintenance and works just as effectively.

19 There is a window, but there's no  
20 transaction drawer. So all the passage of  
21 pharmaceuticals will be overhead. You will have  
22 digital card readers, and POS systems on the site  
23 so that the customers can pay for their  
24 medications right there.

1           Are there any questions on the pharmacy  
2 element before I move on to the two other aspects?

3           MEMBER SCHUETZ: Yeah. I do.

4           MR. ARMSTRONG: Yes, sir.

5           MEMBER SCHUETZ: A clarification on what  
6 Mr. Kessler asked as far as the pedestrians.  
7 They're going to stay on the other side of the  
8 fence, and then you said that it's like a  
9 pneumatic tube comes over the top like at banks  
10 and such.

11           So they will never be -- they'll never be  
12 able to be in touch with each other, the vehicular  
13 and the pedestrians; is that correct?

14           MR. ARMSTRONG: That's correct.

15           MEMBER SCHUETZ: Okay. Just the  
16 crosswalks, though, they will.

17           MR. ARMSTRONG: Yes.

18           MEMBER SCHUETZ: Okay.

19           MEMBER PRETZ: I have a question with the  
20 garden --

21           CHAIRMAN WALLACE: It isn't on.

22           MEMBER PRETZ: In reference to the garden  
23 center, the entry to the garden center, it will  
24 stay exactly -- that entrance currently there,

1 there's no intentions of changing that; correct?

2 MR. ARMSTRONG: That's correct.

3 MEMBER PRETZ: There's no need to do that.

4 MR. ARMSTRONG: No, sir.

5 MEMBER PRETZ: Okay.

6 MR. ARMSTRONG: We will upgrade the  
7 material to the black ornamental fence, but we  
8 will not replace it.

9 MEMBER PRETZ: Okay.

10 CHAIRMAN WALLACE: Okay. All right. Any  
11 other questions?

12 MEMBER VARGULICH: I had just a question  
13 related to people exiting.

14 MR. ARMSTRONG: Yes, sir.

15 MEMBER VARGULICH: You say you're going  
16 have signage, but they can't turn or make a  
17 U-turn.

18 MR. ARMSTRONG: Correct.

19 MEMBER VARGULICH: That's human nature  
20 that that's probably not going to work.

21 I think we have a lot of conflicts with  
22 people trying to turn, other people coming in, as  
23 well as pedestrian crossings. I think that's  
24 potentially a significant problem between people

1 getting stuck trying to make a left-hand turn,  
2 other vehicles coming down the drive aisles at  
3 them, and then you have people trying to back up  
4 and turn around. It can look very funny, and  
5 you're probably going to end up with fender  
6 benders or somebody bumping into a pedestrian.  
7 You have no other way to set up this drive-through  
8 to alleviate that issue?

9 MEMBER MACKLIN-PURDY: Is there a reason  
10 why you can't go in the back of the building?

11 MR. ARMSTRONG: So because the pharmacy is  
12 one of the high sought after items, if you put it  
13 in the back of the building, it's going to be hard  
14 to find. So putting it on the front for maximum  
15 visibility for the customers is kind of important  
16 for Meijer.

17 The other aspect, and just to go back to  
18 address the traffic control measures. Short of  
19 putting them on a conveyor system -- I understand  
20 the concern. It's definitely something that we've  
21 looked at and compared to the past.

22 But very rarely I've heard of any  
23 instances where they've made a U-turn. I'm not  
24 saying it won't happen, but the signage left,



1 right turn only out is -- and the flow of traffic  
2 that's already going this way, it's really on the  
3 driver, I would think, a little bit.

4 We're trying to control this as much as  
5 possible through signage lanes, curbs, fencing.  
6 So I feel that we've put together a pretty decent  
7 traffic control measure system without barricading  
8 and locking them in.

9 CHAIRMAN WALLACE: All right. Any other  
10 questions?

11 (No response.)

12 CHAIRMAN WALLACE: All right.

13 MR. ARMSTRONG: So the second thing is the  
14 signage. This last, you know, summer, the Plan  
15 Commission, you know, afforded us an amendment to  
16 increase the signage areas. We are requesting a  
17 slight increase again, as stated in our exhibit  
18 response to the Plan Commission letters.

19 All of this -- the bigger the sign, the  
20 more visible it's going to be; and with the  
21 potential of this outlot development in front of  
22 us, that will provide some sort of screening  
23 system from the main intersection here in terms of  
24 what the signage is doing on our building.

1           So pharmacy drive-up, whole and fresh  
2           designates the area to be either home good items  
3           or produce grocery items, and then some tenant  
4           signage that's already existing would remain.

5           The Meijer's sign is a one-for-one  
6           replacement. We'll be removing a couple of signs  
7           on the EIFS canopy that said pharmacy and garden  
8           center to make room for our new pharmacy drive-up  
9           and the other two new signs.

10          CHAIRMAN WALLACE: So there's no increase  
11          in the number or the size of the signs?

12          MR. ARMSTRONG: There would be a slight  
13          increase in the size of the signs.

14          CHAIRMAN WALLACE: Okay.

15          MR. ARMSTRONG: Are there any questions on  
16          the signage piece?

17          VICE CHAIRMAN KESSLER: I do have one  
18          question.

19          MR. ARMSTRONG: Yes, sir.

20          VICE CHAIRMAN KESSLER: Why is the  
21          applicant requesting it? What's your purpose?

22          MR. ARMSTRONG: For that I may have to  
23          call in some assistance from the Meijer  
24          representative who is here tonight, so.

1 VICE CHAIRMAN KESSLER: I mean, other than  
2 the obvious reasons you want a bigger sign.

3 MR. LEVITT: It almost goes back to the  
4 pharmacy drive-through. I think I sort of want to  
5 go back to that and answer your question on why we  
6 wouldn't put it in the back.

7 I'm sorry. My name is Matt Levitt. I'm a  
8 real estate manager with Meijer, 2929 Walker  
9 Avenue, Grand Rapids. L-e-v-i-t-t, I'm a lawyer.  
10 I should know how to do that.

11 MS. JOHNSON: Slow it down. I'm sorry.

12 MR. ARMSTRONG: I'm trying to find the  
13 civil drawing of --

14 MS. JOHNSON: Yeah. It's past.

15 MR. LEVITT: With the pharmacy  
16 drive-through, Mr. -- is it Vargulich? Did I get  
17 that right?

18 MEMBER VARGULICH: Yes.

19 MR. LEVITT: The reason that we have  
20 designed it the way that we have is because there  
21 are -- it's sort of two-fold. The philosophy of  
22 Meijer is that when we provide customer service,  
23 we make eye-to-eye contact. It's the very reason  
24 why we're putting a window in even if we're not

1 going to have the transaction go through a drawer,  
2 like you typically would on a normal  
3 drive-through.

4           So we installed a TranTrax system  
5 specifically for safety reasons. We found that if  
6 you are heading south -- in this case south  
7 instead of north, you're facing the majority of  
8 pedestrian traffic going into the main entryway of  
9 Meijer. And so from a safety perspective, it is  
10 far better to have the eyes of the driver facing  
11 the majority of the pedestrian traffic.

12           With the way that it's being designed with  
13 the walkway that will go directly in front of the  
14 building, any traffic, any pedestrian traffic that  
15 is going from the main Meijer store -- the main  
16 Meijer doors to the garden center is not going to  
17 cross. So the primary concern that we have is  
18 that a driver can see the vast majority of  
19 pedestrians.

20           Now, are people going to try and make a  
21 U-turn out? We hope not. It's certainly a  
22 possibility. We are very much open. If you would  
23 like to suggest certain signage or other things  
24 that you think could make it potentially safer,

1 that's why I'm here is to hear those suggestions  
2 and make sure that you guys are comfortable with  
3 what it is that we're proposing.

4 So if that is an issue, we can certainly  
5 make it a right turn out. We can make signage  
6 that only allows for someone to cross traffic and  
7 go up the parking aisle or make the right turn.  
8 But the key to the southern entryway is that we're  
9 having drivers facing the majority of pedestrian  
10 traffic.

11 The reason that we can't put a pharmacy  
12 drive-through on the back of the building is truck  
13 traffic. We're a 24-hour store. We have  
14 semitrucks coming in 24 hours a day; and to mix  
15 the truck traffic with pedestrian -- or not even  
16 pedestrians, but vehicle, passenger vehicle  
17 traffic is just -- we can't do that. There's no  
18 way to successfully intermingle those two items,  
19 and it would be a complete safety issue.

20 So we put it on the front of the building  
21 where it's visible, where people cannot only see  
22 it to get there, but it's also visible, and it's  
23 out of the way of truck traffic. So that's really  
24 the reason for that.

1 I'm going to have Craig explain the  
2 difference in the signage, and then I'll be able  
3 to better explain to you why it is that we're  
4 seeking the different signs. Part of me wants to  
5 say that it's our standard sign package, but I  
6 want to make sure that I'm looking at the right  
7 thing before I tell you that that's the reason.

8 MR. ARMSTRONG: This was the chart I was  
9 looking for. Apologies for the delay on that. So  
10 the first box kind of tells you which signs are  
11 there today and which ones we're removing.

12 You know, there's no change to the  
13 Starbucks and the U.S. Bank sign. Those are  
14 tenants that are remaining. We're going to  
15 upgrade Meijer's sign, which is the one-for-one  
16 replacement, which is actually less than what the  
17 2017 PUD had approved.

18 Then there are -- the pharmacy drive-up  
19 sign was at 43.88 as approved. We reduced it to  
20 32.3 to fit on the actual EIFS element, given the  
21 EIFS element size, to blend with the existing  
22 architecture.

23 Then on the home and fresh sign, it  
24 accounts for approximately 100 square feet. So

1 the 2018 requested signage square footage is  
2 570.61 square feet.

3 VICE CHAIRMAN KESSLER: Okay. Hold on.  
4 Let me make sure. You're requesting a total  
5 square footage of 570.61 square feet.

6 MR. ARMSTRONG: Correct.

7 VICE CHAIRMAN KESSLER: What was the  
8 previous?

9 MR. ARMSTRONG: 438.

10 VICE CHAIRMAN KESSLER: 438, I see.

11 MR. LEVITT: So the three signs that are  
12 being added -- home, fresh, and pharmacy  
13 drive-up -- that's our new prototype sign package.  
14 So in each of the entryways, you'll see -- above  
15 one of the entryways, you'll see "home," and on  
16 the other side, which is the grocery side, you'll  
17 see "fresh." Those are way-finding signs.

18 One of the biggest complaints that we got  
19 are from shoppers who would go in one door when  
20 they wanted to be at the other entrance.

21 VICE CHAIRMAN KESSLER: It's true.

22 MR. LEVITT: It is true. And so this is  
23 our answer to that is above the main entry doors,  
24 there's going -- having the glass in front of the

1 glass.

2 MR. ARMSTRONG: In front of the glass.

3 MR. LEVITT: In front of the glass. It  
4 will now have pillars that say either "home,"  
5 which is going to be your pharmacy and health and  
6 beauty and do-it-yourself section, and lawn and  
7 garden, and garden center; and then the "fresh"  
8 side will be food. That will be the grocery  
9 store.

10 So we like to really view those as  
11 way-finding signs. They're important because  
12 people then know as they drive in to the Meijer  
13 and look from afar, they know which side of the  
14 store they want to go to. So that's the biggest  
15 reason for home and fresh.

16 It looks like we're removing the welcome  
17 signs. So those are going to be the replacement  
18 for those; and then replacing the pharmacy  
19 drive-up sign, as Craig had said, obviously, with  
20 the change in the building and there being a  
21 drive-up, we would like people to know that that  
22 exists when they're coming in to the center.

23 CHAIRMAN WALLACE: People aren't welcome  
24 anymore?



1           MR. LEVITT: People are absolutely  
2 welcome. They're welcome to buy groceries and --  
3 that's what they're there for. You know, we like  
4 to provide that service, and we don't want people  
5 to walk in the wrong door because it's a huge  
6 complaint that we've received over the years, and  
7 we found at new stores and remodels that people  
8 really like to have the way-finding easily visible  
9 when they drive into the Meijer instead of walking  
10 in and realizing they have to cross the store just  
11 to get the two or three things they came in to  
12 buy.

13           VICE CHAIRMAN KESSLER: Very good. Thank  
14 you.

15           MR. LEVITT: Sure.

16           CHAIRMAN WALLACE: All right. Any other  
17 questions?

18           MEMBER SCHUETZ: I just have a general  
19 question. What is your experience at other  
20 stores? Is this something new as far as the  
21 drive-through pharmacy? I'm not sure.

22           MR. LEVITT: No. This is the prototype.  
23 So this is -- we have a pharmacy drive-through at  
24 every new store and every remodel that we do on a

1 large scale. If it's a larger remodel, we install  
2 the pharmacy drive-through. If you're curious to  
3 see how this would operate, I believe Oswego has  
4 this similar one. Bloomingdale has a  
5 drive-through that's on the front.

6 MEMBER SCHUETZ: That's fine. It was just  
7 my question did you have any experience with this  
8 prototype?

9 MR. LEVITT: Yes. We have 50-plus  
10 pharmacy drive-throughs at this point.

11 MEMBER SCHUETZ: Okay.

12 MR. LEVITT: And that number is expanding  
13 every year. We don't do a project, a remodel  
14 project without putting it in.

15 MEMBER SCHUETZ: All right. Thank you.

16 MR. LEVITT: Sure.

17 CHAIRMAN WALLACE: All right. Any other  
18 questions, Plan Commission?

19 (No response.)

20 CHAIRMAN WALLACE: All right.

21 Go ahead.

22 MR. ARMSTRONG: Craig Armstrong again.  
23 The third tier will be a PUD amendment request.  
24 It is a request for a reduction in parking

1 requirements. Presently, as you'll hear in a  
2 little a bit, there's a planned outlot development  
3 going in in our existing parking lot, which will  
4 unfortunately drop us below the required counts.

5 However, we put together a study with  
6 Meijer's input on how many cars that they actually  
7 need at peak hours; and even with this reduction,  
8 we would still be more than Meijer's anticipation  
9 for car count at this store. So it's just  
10 slightly less than what's required, but it is  
11 less, which is why we are having that as a third  
12 tier to this PUD amendment.

13 Are there any questions on the parking  
14 aspect?

15 MEMBER VARGULICH: I have a question.

16 MR. ARMSTRONG: Yes, sir.

17 MEMBER VARGULICH: In your letter dated  
18 the 13th of April, is the 831 spaces, is that what  
19 you have now, or do you have the 792?

20 MS. JOHNSON: Currently, there are 1164  
21 spaces at the store.

22 MR. ARMSTRONG: I'm having all sorts of  
23 trouble with this. I apologize.

24 MEMBER VARGULICH: I'm confused in your

1 letter that --

2 CHAIRMAN WALLACE: It's on page 7. It's  
3 at the bottom of your page 7.

4 MEMBER VARGULICH: There's 1164, and  
5 there's going to be a drive-through addition, and  
6 it's going to take out 39 spaces.

7 MR. ARMSTRONG: The drive-through itself  
8 won't take out any. It's the outlot development  
9 that will be going in that will be absorbing most  
10 of our spaces.

11 VICE CHAIRMAN KESSLER: So right now,  
12 there's 1100, and how many did you say, Ellen?

13 MS. JOHNSON: 1164.

14 VICE CHAIRMAN KESSLER: 1164. You're  
15 reducing it by 372, but the requirement for the  
16 Meijer is only 831. So they have more than the  
17 required right now. So really the 39 reduction is  
18 only in the requirement, not in the number that  
19 are existing.

20 MS. JOHNSON: Correct.

21 CHAIRMAN WALLACE: Has Meijer's lot ever  
22 been full?

23 MR. LEVITT: No, oh, no.

24 CHAIRMAN WALLACE: Has it ever even been

1 over 792 spaces?

2 MR. LEVITT: I would guarantee it hasn't.

3 CHAIRMAN WALLACE: I doubt it too.

4 MR. LEVITT: The theory when we built  
5 these stores and the store this size right now,  
6 our prototype lot would be about 690. That's what  
7 we would build at a brand new store.

8 You used to build parking lots for Black  
9 Friday. The theory was you never turn a customer  
10 away even if they have to park in the last space  
11 on Black Friday, they'll do that.

12 Well, the rise of Amazon and online  
13 shopping, you know, Black Friday is our busiest  
14 day, but I bet there's still not 700 cars in the  
15 parking lot at any given time. So a big focus  
16 that we've had is trying to reduce the parking  
17 spaces, one, because it costs us millions of  
18 dollars to maintain parking that nobody uses, it's  
19 an eyesore, and it doesn't serve any purpose.

20 So if we can repurpose those large parking  
21 lots into, you know, successful commercial  
22 development in these commercial districts, one, it  
23 offers the City another tax base, but it also  
24 provides additional development and additional

1 services without expanding a commercial area.

2 We're already commercial. Meijer is, you  
3 know, as big a business as it gets. So if we can  
4 center all of that together, we found that cities  
5 tend to like that. Instead of expanding those  
6 commercial districts, all we're doing is putting  
7 it where people are already going, and it  
8 provides, you know, a bit more service,  
9 restaurants in the same area that was already that  
10 commercial district.

11 CHAIRMAN WALLACE: How many of the spaces  
12 will be potentially shared spaces with the new  
13 outlot?

14 MR. LEVITT: Right now we don't plan to  
15 share any actually. We don't need to.

16 CHAIRMAN WALLACE: So they'll have  
17 sufficient spaces on their own property.

18 MR. LEVITT: I'm going to let Beau, when  
19 he comes up here, sort of address the exact  
20 numbers, but it is designed. We haven't discussed  
21 shared parking. If we were to get to the point  
22 where we had to, obviously, Meijer has sufficient  
23 parking to be able to do that, if we need to.

24 We prefer that our outlots self-park just

1 because, you know, you start sharing liability  
2 when you start sharing customers. So if they're  
3 coming to Meijer, we sort of prefer them to park  
4 in the Meijer parking lot. If they're going to  
5 the outlots, go to the outlets. But it's  
6 certainly not unheard of, and if we needed to come  
7 up with additional parking. Obviously, to the  
8 south of their development is going to be excess  
9 parking, in between there and the gas station.

10 CHAIRMAN WALLACE: For compliance  
11 purposes, they aren't going to be relying on any  
12 of these spaces to meet their minimal  
13 requirements?

14 MR. LEVITT: No, they're not.

15 CHAIRMAN WALLACE: All right. Any other  
16 questions?

17 (No response.)

18 CHAIRMAN WALLACE: All right.

19 Any questions from members of the  
20 audience?

21 (No response.)

22 CHAIRMAN WALLACE: Nothing. Okay. Any  
23 other comments? Evidence? Testimony?

24 (No response.)

1           CHAIRMAN WALLACE: All right. Because  
2 they're related, what I would prefer to do is go  
3 ahead and begin the second public hearing just in  
4 case we gather any evidence that would be germane  
5 to the first; and then as soon as we're done with  
6 that, then I'll take two motions to close both the  
7 public hearings, if we have enough evidence.  
8 Unless there's any objection.

9           All right. The second public hearing is  
10 Meijer PUD -- Meijer Outlot Development, Alrig  
11 USA, application for special use, PUD amendment,  
12 application for PUD preliminary plan.

13           If you weren't previously sworn in, anyone  
14 who wishes to give testimony or ask any questions.

15           (Witnesses duly sworn.)

16           CHAIRMAN WALLACE: All right. And I'll  
17 just remind you to approach the lectern, speak  
18 clearly, state your name, spell your last name,  
19 and your address. Ready.

20           MR. SCHUCHMAN: I'm not too technology  
21 savvy, so I apologize. Hi, I'm Gabe Schuchman.  
22 I'm with Alrig USA. The address is 30200  
23 Telegraph Road, Suite 205, Bingham Farms,  
24 Michigan. S-c-h-u-c-h-m-a-n.



1           Thank you so much for having us this  
2 evening. Our company is based out of metro  
3 Detroit. We do a lot of work with Meijer, and  
4 this opportunity presented itself. You know,  
5 really the main focus is working with Wahlburgers  
6 to open up a location in the St. Charles  
7 community. Donnie is here today, you know, to  
8 talk a little bit about that.

9           Our company develops these types of  
10 shopping centers across the country. We'll  
11 probably do 40 or 50 of these in 2018.

12           You know, Wahlburgers is an incredible  
13 restaurant chain. We're doing a lot of work with  
14 them. Donnie is going to speak to that today,  
15 about his excitement about being involved in the  
16 community and everything that he's excited to be  
17 doing over here.

18           So we're happy to be part of the  
19 community, happy to part of St. Charles, really  
20 happy to, you know, get involved here, and I'll  
21 turn it over to Donnie.

22           Go ahead.

23           CHAIRMAN WALLACE: Thank you.

24           MR. WAHLBERG: Thank you everyone for

1 letting me be here and speak. My name is Donnie  
2 Wahlberg, 2901 Glenbriar Drive in St. Charles,  
3 Illinois. Proud resident for the last three  
4 years.

5 This idea to do a Wahlburgers has been  
6 something that I've wanted to do since the moment  
7 I set foot in this town, the first time I came  
8 here with my future wife, Jenny McCarthy. And I  
9 fell in love with the town immediately. When her  
10 and I got married, I surprised her and bought a  
11 house here and decided to set our roots here  
12 forever.

13 My son and stepson are students at  
14 St. Charles East High School. I picked them up  
15 from school today, and I will happily drive them  
16 in the morning.

17 Wahlburgers is a really rapidly expanding  
18 company but it's really -- its roots and its  
19 message are all about family. And I think there's  
20 no more appropriate place for a Wahlburgers  
21 location in the country than this town. It's a  
22 family-based town.

23 We eat in the local restaurants. We meet  
24 people on a daily basis who ask us when is

1 Wahlburgers coming? And, of course, they assume  
2 it's going to downtown Chicago; but hopefully,  
3 with the approval of everyone here and all the  
4 help of the team we put together, we cannot do a  
5 first location in downtown Chicago, but do it here  
6 in St. Charles, which would be a great source of  
7 pride for my family.

8 I think we've assembled a great team.  
9 With Gabe, Nino, we've opened 13 locations,  
10 including Covent Gardens in London with my brother  
11 Mark, Ed French, Joe Salas from Hotel Baker. It's  
12 important to me that we have local people who  
13 really care about the community. We want to  
14 invest back into this community and be a part of  
15 this endeavor.

16 And for me, as I said, I wanted to set up  
17 my roots here, and the first step was buying a  
18 home here, having our children here; and the next  
19 step is now really putting my money where my mouth  
20 is and investing financially, spiritually,  
21 emotionally in this restaurant.

22 I think we can do something really  
23 special, and I think in the research we've done as  
24 a team, I know the best sort of gauge that I've

1 gotten besides working with this team and having  
2 all of their incredible feedback and positivity is  
3 that my brother Mark called me the day after Nino  
4 and Gabe looked at the location with me and said,  
5 "Okay, it will be in St. Charles. We can hold off  
6 on Chicago. Let's do it."

7 I think I've finally convinced everyone at  
8 Wahlburgers that, you know, this is the location  
9 and I just -- I can't tell you how much it would  
10 mean to me to make this happen. It would be a  
11 great source of pride, as I said, for me and my  
12 wife and my kids.

13 And hopefully, it will be the location of  
14 my children's first jobs. They're 16 and 15.  
15 It's time for them to start working, and I'd love  
16 not to have them on the line cooking burgers,  
17 doing dishes, or something. But, you know, I look  
18 forward to teaching them about hard work in a  
19 Wahlburgers location here.

20 So I'm less technically savvy than anyone  
21 here I'm sure. I'm not going to press any  
22 buttons. I just wanted to let you know how much  
23 this means to me and to give you my full  
24 commitment and let you know that I'm very, very

1 committed to this and will do everything in my  
2 power to make it incredibly successful and  
3 spending hours there, meeting people, taking  
4 pictures, planning events, doing whatever it is,  
5 and investing a lot of money into this town and  
6 into this place.

7 I believe in St. Charles. I'm honored to  
8 be a resident here, and I look forward to spending  
9 a lot of years here; and hopefully, this will be  
10 something fun for myself and for the whole  
11 community and to bring a lot of pride to all of  
12 us. So thank you so much.

13 CHAIRMAN WALLACE: Thank you.

14 MR. SCHUCHMAN: I'll just open it up to  
15 you guys. Any questions you have? Any other  
16 feedback we can provide? We have John here with  
17 Woolpert; and then Beau Wynn who is the architect.  
18 John is the project engineer, and Beau is the  
19 architect. So any questions?

20 THE REPORTER: Can you spell their names?

21 MR. SCHUCHMAN: I'll let them spell their  
22 last names.

23 MR. GRZYWA: Good evening. My name is  
24 John Grzywa, with Woolpert. My last name is

1 spelled G-r-z-y-w-a, and my address is 1815 South  
2 Meyers Road, Oakbrook Terrace, Illinois 60181.

3 MR. WYNN: Good evening. Beau Wynn, it's  
4 spelled B-e-a-u W-y-n-n with the Detroit  
5 Architectural Group, 1644 Ford Avenue, Wyandotte,  
6 I'll spell that for you W-y-a-n-d-o-t-t-e,  
7 Michigan.

8 It's a pleasure to be here with you this  
9 evening.

10 MR. GRZYWA: So as Gabe mentioned, we're  
11 the project engineers for this. So what I'd like  
12 to do is walk through the site plan and some of  
13 the PUD requests.

14 As you heard as part of the previous  
15 presentation, we're proposing to create a  
16 2.94-acre outlot on the northeast corner of the  
17 existing parking lot just adjacent to the existing  
18 detention basin.

19 As the Meijer presentation suggests,  
20 there's excess parking. We are proposing 164  
21 parking spaces, and by code there are 114  
22 required. We're not anticipating any sort of  
23 shared parking that will be necessary with Meijer.

24 We are proposing to actually remove this

1 parcel from the existing Meijer PUD that was  
2 approved back in 1999 and create a new PUD for  
3 this development. It will be a -- we will go  
4 through the subdivision process to actually create  
5 a separate lot for the three proposed buildings on  
6 the lot.

7 As I mentioned, the total outlot size is  
8 2.94 acres, and we are proposing three buildings.  
9 So on the north side of the site, we're showing a  
10 2100-square-foot restaurant with a drive-through.  
11 The middle building will be the Wahlburgers user.  
12 It's a 6,000-square-foot restaurant with  
13 associated parking. There's also a patio on the  
14 back side. And then the south user will be a --  
15 right now we're showing a 3,000-square-foot retail  
16 and a 2,000-square-foot restaurant also with a  
17 drive-through.

18 So we've been through several iterations  
19 of a site plan, and what we landed on is this with  
20 the three users and really trying to accentuate  
21 the existing detention pond as an amenity for all  
22 three of these users.

23 We had one version of the site plan where  
24 we had the buildings pushed farther west toward

1 the Meijer and the parking and more with a  
2 traditional feel out front with the buildings  
3 facing Randall Road. And what we found is, like I  
4 said, we really want to accentuate that detention  
5 pond as an amenity, especially for Wahlburgers  
6 with a patio on the back side. And so it's really  
7 the reason that we have the front of the buildings  
8 facing west and facing Meijer.

9 As I mentioned the north and south users  
10 are -- we're showing drive-throughs, and we're  
11 proposing the landscaping on the east side of the  
12 drive-throughs to be a little bit more substantial  
13 than what would normally be required by code to  
14 provide a buffer for cars that are stacking in the  
15 drive-throughs from Randall Road.

16 I understand that it is one of the  
17 requests of our PUD since we are not providing any  
18 kind of shielding by using the building. I  
19 understand that, typically, the stacking for  
20 drive-throughs happens kind of on the back side of  
21 the building. But that's the reason for the  
22 orientation of the buildings, and it's just from a  
23 traffic flow onsite and based on the users and  
24 their locations, the reasons that we have the



1 drive-through lanes located the way that they are.

2 The stacking for the drive-throughs -- I  
3 understand that if we had a tea or coffee shop,  
4 we're required to have five cars stacking in the  
5 drive-throughs. We haven't identified users for  
6 either one of these buildings at this time. So  
7 we've been working with staff to come up with a  
8 plan in which to allow this project to move  
9 forward, allow Wahlburgers to start construction  
10 as soon as possible while the developer is working  
11 to try to identify tenants for those buildings.

12 What we've demonstrated is that we are not  
13 able to provide the 15 parking spaces that are  
14 required -- I'm sorry -- the 15 stacking spaces  
15 that are required on non tea or coffee shop users  
16 for either one of these buildings.

17 But for the north building, we can provide  
18 eight stacking spaces from the pickup window back  
19 through the drive-through lane before we start  
20 impacting parking onsite. And we can also provide  
21 15 stacking spaces before we back up completely  
22 into this drive aisle.

23 For the southern user --

24 CHAIRMAN WALLACE: Wait. What was that?

1 15 back to where the drive aisle starts?

2 MR. GRZYWA: 15 back from here. Eight  
3 back to here.

4 For the southern user, we can provide 11  
5 from the pickup window back to where we start to  
6 impact parking here, and we can provide 20 if we  
7 assume that cars stack back to the west before we  
8 start impacting the drive lanes.

9 So we understand that once users are  
10 identified, we need to come back and provide  
11 historical information based on the identified  
12 users to demonstrate that we're not going to  
13 adversely impact parking or traffic circulation on  
14 site. But based on the current site plan, we're  
15 comfortable that we'll be able to demonstrate  
16 that.

17 CHAIRMAN WALLACE: What would the  
18 procedural process be for that, once you identify  
19 the users?

20 MR. GRZYWA: We would reach out to whoever  
21 the users are and see if they've got historical  
22 data.

23 CHAIRMAN WALLACE: No, I mean with us.

24 MR. GRZYWA: Oh, sorry.

1           CHAIRMAN WALLACE: Once you obtain that,  
2 would it come back to us? Maybe it's more a  
3 question for staff.

4           MS. JOHNSON: They would make a request to  
5 reduce the stacking for the specific user, and  
6 they would be required to provide data from the  
7 facilities, and the Plan Commission would review  
8 that and make a recommendation, and it would go  
9 forward to get approval by the City Council.

10          CHAIRMAN WALLACE: So initially, it would  
11 be pursuant to statute --

12          MS. JOHNSON: Yes.

13          CHAIRMAN WALLACE: -- or according to  
14 the --

15          MS. JOHNSON: Code, yes.

16          CHAIRMAN WALLACE: Okay.

17          MEMBER VARGULICH: Question on the parking  
18 on that. It's shown right now on the north side  
19 of lot B, which looks like it's really more  
20 associated with lot A. Is that correct, that the  
21 parking is really associated with lot A?

22          MR. GRZYWA: I'm sorry. This lot or this  
23 parking?

24          MEMBER VARGULICH: No. On the north side

1 of lot B, there's like a strip of spaces that  
2 looks like they're associated.

3 MR. GRZYWA: I see.

4 MEMBER VARGULICH: How wide is the drive  
5 aisle?

6 MR. GRZYWA: This drive aisle is 24 feet.

7 MEMBER VARGULICH: So then there is no way  
8 to effectively have stacking back up into that  
9 parking area without disrupting the ability to  
10 maneuver into those spaces.

11 MR. GRZYWA: Potentially correct. If they  
12 were to have more than eight vehicles backed up,  
13 it could potentially impact the parking spaces in  
14 that area.

15 MEMBER VARGULICH: Because all those  
16 spaces look like you would have to turn -- if you  
17 use them, you have to turn around and exit to the  
18 west.

19 MR. GRZYWA: Correct.

20 MEMBER VARGULICH: Otherwise, you'd force  
21 people -- you're going through the drive-through.

22 MR. GRZYWA: Correct.

23 CHAIRMAN WALLACE: Is there enough room on  
24 the drive aisles for two -- for cars to be double

1 wide? In other words, if they were -- if there  
2 was a car in there for drive-through purposes, can  
3 another car come through there, if there's any  
4 blockage otherwise?

5 MR. GRZYWA: Well, there's --

6 CHAIRMAN WALLACE: Or is it not intended  
7 for that.

8 MR. GRZYWA: They're intended for two-way  
9 traffic right now.

10 VICE CHAIRMAN KESSLER: I'm sorry. Oh,  
11 the drive-through lane?

12 CHAIRMAN WALLACE: The drive-through --

13 MR. GRZYWA: No. I'm sorry. The driveway  
14 has two-way traffic. We're not proposing a bypass  
15 lane.

16 CHAIRMAN WALLACE: Okay. That's what I  
17 was asking. All right.

18 MR. SCHUCHMAN: You know, and I think for,  
19 you know, the different users that we are talking  
20 to, we're, typically, looking at an 8-car stack, a  
21 6-car stack. So I wouldn't expect the 15 or 20 --  
22 none of the users we're talking to would even, you  
23 know, have those kinds of stacks of 15 to 20 cars.  
24 I just don't see us ever bringing those kinds of

1 uses in front of the City.

2 CHAIRMAN WALLACE: All right. Any other  
3 questions right now?

4 MEMBER MACKLIN-PURDY: Yes.

5 CHAIRMAN WALLACE: Oh, I'm sorry.

6 MEMBER MACKLIN-PURDY: So on the north  
7 side, where is the exit from this whole area? I  
8 mean onto Lincoln Highway?

9 MR. GRZYWA: Thank you for bringing that  
10 up. In the existing condition, there's a right-in  
11 only off of 38 as you're heading eastbound, which  
12 we are proposing to eliminate. So right now this  
13 drive -- there's a right-in only off of Lincoln  
14 Highway. So cars traveling north in this drive  
15 aisle would need to head this way and then head  
16 west up to the main entrance.

17 MEMBER MACKLIN-PURDY: So it will merge  
18 with the Meijer traffic.

19 MR. GRZYWA: Yes.

20 CHAIRMAN WALLACE: Is there any proposal  
21 to improve that entry and exit on Lincoln Highway?

22 MR. GRZYWA: No.

23 CHAIRMAN WALLACE: Is there any issue with  
24 circulation for the Meijer PUD from elimination of

1 that right-in?

2 MS. JOHNSON: I don't believe so. My  
3 impression is that it's fairly underutilized.

4 CHAIRMAN WALLACE: Except for people  
5 trying to make a right out of there.

6 MS. JOHNSON: Right.

7 CHAIRMAN WALLACE: Yeah. All right.

8 MEMBER PIETRYLA: I have a question. On  
9 the southern building, there's stacking. You  
10 mentioned, you know, you're proposing that the  
11 stacking will go west.

12 MR. GRZYWA: Uh-huh.

13 MEMBER PIETRYLA: If it does go south into  
14 the Meijer lot, is there still enough traffic --  
15 or space, rather, to allow for movement?

16 MR. GRZYWA: I would estimate if there's  
17 room on our site before we start impacting  
18 parking, there's room for 11 cars, and I would  
19 estimate before we back up far enough that we're  
20 going to be into this intersection, it would be  
21 20-plus cars in that stack.

22 MEMBER PIETRYLA: Okay.

23 MEMBER VARGULICH: If for some reason you  
24 do not provide any bypass -- I mean, I see that in

1 pretty much most drive-throughs today, in the  
2 drive-through, you're providing a bypass out.

3 MR. GRZYWA: The only thing --

4 MEMBER VARGULICH: There's room. I mean,  
5 you'd have to move things around there, but there  
6 seems to be room to able to do that.

7 MR. GRZYWA: Right.

8 MEMBER VARGULICH: Especially for the one  
9 on the north and maybe tapering the barrier island  
10 on the far south. I'm just curious.

11 MR. GRZYWA: I would ask Gabe when you've  
12 had your considerations with potential tenants, do  
13 they kind of request to have a bypass lane?

14 MR. SCHUCHMAN: You know, it's not  
15 typically a tenant request. It's really more of a  
16 municipality or city requirement, and everybody  
17 has different feelings on it. It's really more of  
18 a -- you know, really more of a city requirement.

19 In the thought process today with people  
20 is the drive-through has become more and more  
21 common. The moment somebody gets to the point of,  
22 you know, getting into the drive-through lane,  
23 they already know that they want to be there and  
24 stick around there, you know, just for the two or



1 three minutes. They're not going to put  
2 themselves in a position to go in unless they're  
3 committed to being in the drive-through.

4 So that's what I typically hear from a lot  
5 of the different tenants and retailers we work  
6 with. But, again, it's truly what, you know, the  
7 city's thought may be on the issue more than  
8 anything else. I'm not seeing that it's, I'll  
9 say, a critical element, but, again, it's really a  
10 city issue.

11 MEMBER VARGULICH: Ellen, do we require  
12 that at all?

13 MS. JOHNSON: No, we don't.

14 MEMBER VARGULICH: Okay.

15 MEMBER MACKLIN-PURDY: I just have one  
16 more question.

17 Because you're turning around the front of  
18 the building, not turning around -- but the front  
19 of the buildings are going to be facing Meijer, is  
20 there going to be any other additional signage  
21 that you are going to be asking for?

22 MR. GRZYWA: I will defer to Beau. I  
23 don't know, Beau, if you want to answer that now  
24 or do you want to wait until you present on the

1 building elevations. You can do that.

2 MR. WYNN: Sure. From what was written up  
3 before, I believe we're in compliance with all the  
4 buildings except for the southernmost building,  
5 that we are allowed three signs, and I believe we  
6 showed four on that one.

7 At this point without tenants -- that's  
8 usually something that's handled after the  
9 Planning Commission, that we would pursue that. A  
10 lot of time that's tenant driven. If it needs to  
11 go to the ZBA, we'll pursue that, if that's  
12 important to a tenant. But right now, I think  
13 we're in pretty good shape with signage.

14 MR. SCHUCHMAN: I think, you know, we're  
15 trying to design the buildings in a kind of  
16 continuity of downtown. So we're designing the  
17 buildings up on the road, you know, giving, you  
18 know, a transparency, you know, designing a look  
19 that the buildings -- you know, buildings right up  
20 on the road, you know, a great side -- a great  
21 look from, you know, Randall Road. That's one of  
22 the main things that we're trying to accomplish.

23 So as people come into the parking lot,  
24 they're going to want to be able to identify which

1 retailer they're going to, which storefront.

2 That's the reason we did do individual signage on  
3 both the west and east elevations.

4 CHAIRMAN WALLACE: All right.

5 MR. GRZYWA: I'd like to talk next about  
6 landscaping, not only onsite landscaping, but also  
7 some proposed landscaping around the existing  
8 detention basin.

9 So the detention basin was constructed  
10 close to 20 years ago. At that time, required  
11 plantings were put in. There's a mix of deciduous  
12 trees as well as evergreens; and based on the  
13 location of these buildings, we're proposing to  
14 remove the existing evergreens around the basin,  
15 around the northeast and south sides and to limb  
16 up the existing deciduous trees in that area.

17 The reason for it is to open up a view  
18 corridor from both Randall Road and from Lincoln  
19 Highway to really let people that are on Randall  
20 and on Lincoln Highway know that there are  
21 buildings in that area, there's new commercial in  
22 that area, new restaurants in that area, really to  
23 try to invite them into the site.

24 The feeling is that with the evergreens

1 especially and the fairly heavily limbed deciduous  
2 trees in that area, that there just aren't going  
3 to be the view corridors that we think are  
4 necessary. That's why we're proposing the  
5 off-site improvements and the off-site  
6 modifications to the existing landscaping. We do  
7 have a letter from Meijer indicating that they are  
8 comfortable with and approve the off-site  
9 improvements to the existing landscaping.

10 MR. SCHUCHMAN: I just want to add, I  
11 mean, you know, right now we view the detention to  
12 be so much more than it is. We view it as a  
13 potential amenity. So, I mean, one of the big  
14 things with me and Donnie when we were standing on  
15 the site, let's improve this. Let's clean this  
16 up. Let's make it look beautiful.

17 And, you know, we're going to set up the  
18 patio area right outside the Wahlburgers, you  
19 know, have people outside. Let them, you know,  
20 look over something beautiful. That's our goal.  
21 Let's clean it up. Let's make it look great.  
22 Let's make it look inviting. And that's truly  
23 our goal.

24 It's an amazing opportunity for us to go

1 turn this thing around and make it look A plus,  
2 and that's truly what our goal is. So we sat down  
3 and said, you know, how can we make this better?  
4 How can we make this something that we're going to  
5 be very, very proud of? And I think we've come up  
6 with a pretty good landscape plan in which to do  
7 that.

8 MR. WYNN: So what you'll be finding here  
9 in a moment is one of the largest things was on  
10 the buildings, which way is the front, and we had  
11 elected that the westerly side be the front. It  
12 made more sense as people are navigating into the  
13 parking lot.

14 I know that prior to this that the  
15 detention ponds and the landscape was probably a  
16 buffer, an eye screen, if you will, so that you  
17 didn't see a sea of cars.

18 But so now with us placing the buildings  
19 on there commensurate with that, we'd like to  
20 remove a lot of the evergreens so that you can see  
21 the rear side of the building. We'll be  
22 addressing that in a moment, but we're going to be  
23 getting a lot of eye candy to the rear side of  
24 those buildings in agreement with the proprietor

1 saying that we need to add a little bit more to  
2 the rear side. It could be indeed a great amenity  
3 for us.

4 MR. GRZYWA: I think that dovetails nicely  
5 with the onsite landscaping that we're proposing.

6 There we go. So around each of the three  
7 buildings we're proposing the required foundation  
8 plantings, the 8-foot-wide live beds on average.  
9 I believe the only places that we're not showing  
10 that are the 4-foot-wide beds adjacent to the two  
11 drive-through pickup windows as a function of  
12 there's normally a 4-foot bump out for the pickup  
13 window. There's really not an opportunity to do  
14 anything wider and still have function.

15 It's not currently shown on these plans;  
16 but as I mentioned earlier, we're planning on  
17 supplementing, in addition to some of the required  
18 landscaping, some additional buffering to buffer  
19 the drive-through lanes from public view along  
20 Lincoln Highway and along Randall Road.

21 We're providing a mix of trees and shrubs  
22 onsite. We're providing some trees within the new  
23 landscape islands as required. We are proposing  
24 two new monument signs which will have plantings

1 around the base with one roughly in the middle of  
2 the site along Randall Road and then one roughly  
3 in the middle of the site relative to the  
4 buildings along Lincoln Highway.

5 As part of Meijer's approval, they had to  
6 approve the location and the use of the monument  
7 signs we're showing. We haven't provided  
8 renderings of the monument signs to this point,  
9 but we will be providing that. We're working with  
10 staff to obtain approvals. I don't believe we're  
11 requesting any sort of variances or anything like  
12 that for the monument signs.

13 MR. WYNN: Just to chime in. So the  
14 monument signs will be reminiscent of the  
15 materials that are used on the buildings, the  
16 brick bases will be the same materials, so they'll  
17 all match.

18 MR. GRZYWA: Any questions on the  
19 landscaping before we start to talk about the  
20 building elevations and signage?

21 MEMBER SCHUETZ: I just have a general  
22 question for staff. As far as meeting or  
23 exceeding the guidelines as far as landscaping, is  
24 there a percentage that they meet or exceed?

1 MS. JOHNSON: We haven't calculated a  
2 percentage of exceeding, but we have identified  
3 that they are meeting all of the landscape area  
4 requirements. They are providing adequate  
5 foundation beds to the 8 feet. We've asked them  
6 to quantify whether they're meeting the 10 percent  
7 interior landscaping requirement. It appears that  
8 they are, but we've asked them to quantify, and  
9 they need some additional plantings along the  
10 foundation. They have indicated that they plan to  
11 meet this requirement.

12 MEMBER SCHUETZ: All right. Thank you.

13 VICE CHAIRMAN KESSLER: I have a question,  
14 Ellen. I think it's just more informational.  
15 This is a corner lot, but we're referring to  
16 Lincoln Highway as the public street that needs to  
17 have the additional landscaping. Why doesn't that  
18 apply to Randall Road?

19 MS. JOHNSON: Because technically, the lot  
20 doesn't have frontage on Randall Road. The  
21 proposed outlot, the area -- boundary of the  
22 outlot, the only true street frontage is on  
23 Lincoln Highway.

24 VICE CHAIRMAN KESSLER: Thank you.



1           MEMBER VARGULICH: I just have a couple of  
2 comments or questions related to the plantings.

3           I would definitely encourage, you know,  
4 staff and you guys to work out the parking -- if  
5 you're going to remove all the evergreen trees  
6 along Randall and Lincoln Highway, then certainly  
7 buffering the parking and the back of the  
8 buildings minus the patio area will be advisable.  
9 I mean, at a height of either 3 to 4 feet. I'm  
10 not talking about screening the building itself,  
11 but just the parking and the drive-through areas  
12 themselves.

13           I think that there's an opportunity for  
14 you guys to work with Meijer on the perimeter of  
15 the pond. You've indicated that you want to do  
16 some nice things, but the only thing I've heard is  
17 that you're going to take down the evergreen trees  
18 and limb up the City's trees. I think that's fine  
19 from a view standpoint.

20           But the entire perimeter of their pond is  
21 reed canary grass which is considered an invasive  
22 plant, and I think that that should be addressed,  
23 number one, from an anesthetic standpoint. If  
24 you're looking to improve it, that would be a huge

1 improvement to remove that and to get the right  
2 kind of contract agreement on how to address it on  
3 an ongoing basis.

4 As well as I think that given the scale of  
5 the plan, it hides the buildings. It hides the  
6 view. Right now if you pull up to the corner of  
7 Randall and Lincoln Highway, you can't see those  
8 lots because of the fact that you have all that  
9 reed canary grass.

10 So I think those are a couple things you  
11 guys should do. I think it will, one, improve the  
12 aesthetics of the pond; and two, further achieve  
13 what you're looking for which is to have people be  
14 able to see the development and see people on a  
15 patio and enjoying themselves and those kinds of  
16 things. So a couple of issues on that.

17 MR. SCHUCHMAN: Completely agree. So  
18 we're having discussions about how to improve  
19 that, if we had the ability to do that. If it's,  
20 you know -- if it's okay, we're definitely going  
21 to want to do that, and we're going to work on an  
22 improvement before we see you guys next time.

23 So we're in complete agreement, and we  
24 want to have, you know, just a great-looking

1 building. We really think it's an amenity, and I  
2 agree with your comments on that.

3 MEMBER VARGULICH: I know, obviously,  
4 these are not a complete plan, but it looks like  
5 there's a guard rail that runs along the pond. I  
6 realize that was for a purpose, but I think  
7 there's still some guard rail shown behind the  
8 patio, and maybe that can be removed or the safety  
9 issue addressed in a different way. That's not  
10 exactly the most aesthetic thing to look at if  
11 you're sitting on a patio is a guard rail.

12 And will there be directional signage from  
13 the Lincoln Highway entry? So if somebody is  
14 coming westbound -- or, I'm sorry, eastbound on  
15 Lincoln Highway and turns in at the light, are  
16 they going to use that first drive to come over to  
17 those? I mean, usually it's not an issue from a  
18 signage count standpoint, but it would be a good  
19 thing for people to immediately make a left to  
20 take that driveway.

21 MR. SCHUCHMAN: Any issues with having  
22 way-finding signage on your property?

23 MR. ARMSTRONG: No. That's not an issue.

24 MR. SCHUCHMAN: I like putting them on the

1 side. I think it's no problem.

2 MR. ARMSTRONG: Directional signage is  
3 fine.

4 MEMBER VARGULICH: I think it's really  
5 just adding on to staff comments.

6 CHAIRMAN WALLACE: All right. Any  
7 questions? All right. Anything else before I  
8 open it up?

9 MR. WYNN: Great comments, by the way. It  
10 would be nice to see some trellis work in the back  
11 with some bulbs, and, you know, some animation  
12 going on, and everybody having a great time back  
13 there.

14 So I just want to address a couple of the  
15 buildings, the one to the northernmost, the 2000  
16 square footer. Overall I think everything  
17 aesthetically is spot on. We chose durable  
18 materials, whether it's stone or brick, masonry  
19 materials as per the ordinance.

20 I think the only issue with building A, I  
21 want to call it, the 2,000 square foot is at the  
22 east face. I believe alls we showed -- do we have  
23 an elevation on --

24 MR. GRZYWA: Do we have that elevation?

1 MS. JOHNSON: Scroll down.

2 MR. WYNN: Here we go. Yeah. So the  
3 preliminary, that piece on the elevation up top.  
4 So that currently was drawn as per se a back of  
5 house, and it would be very easily amended to put  
6 a little storefront there. Even if it is back of  
7 house, we could do spandrel glazing. If you know  
8 what spandrel glazing is, it's basically a  
9 storefront on the inside. They put up 100 percent  
10 opaque panels.

11 So from the outside, it's aesthetically  
12 pleasing. From the inside it's still utilitarian,  
13 and it would be used for a kitchen or what have  
14 you. So we could easily amend. I believe the  
15 other three sides were deemed accessible on this  
16 building -- or acceptable. I'm sorry.

17 And I believe this is the one that within  
18 the right of -- that they were saying there were  
19 four signs, and we don't know if this is four. So  
20 it's allowed three, I believe. This building,  
21 correct?

22 MS. JOHNSON: Correct.

23 MR. WYNN: Yeah. I think that will be --  
24 we're planning, and again, if we need additional,

1 we'll pursue that.

2 Let's go down to the Wahlburgers building.  
3 So a couple of the comments on here, again, is  
4 with the rear facing the east side. I think what  
5 we were discussing earlier is actually adding some  
6 more glazing. It could be spandrel. It could be  
7 transparent glazing. Some of these might want to  
8 be overhead doors that we could roll up, and  
9 that's always a great feel to have in a  
10 restaurant. So we would definitely provide those  
11 type of amenities on there and meet the zoning  
12 ordinance.

13 I think the only other issue with this  
14 that was in the write-up is above the storefront  
15 is the EIFS material. People know it as Dryvit,  
16 right, the stucco material. We could easily take  
17 that away as well and put a masonry product or a  
18 product that's per the ordinance. So that's very  
19 easily remediated as well.

20 Are there any questions on that building?

21 VICE CHAIRMAN KESSLER: Is there any  
22 standard design and material for a Wahlburgers  
23 restaurant, or are these unique to the location?

24 MR. SCHUCHMAN: So these are unique to the

1 location. We're really just, you know, starting  
2 to build our first, you know, round of  
3 freestanding Wahlburgers across the country, and  
4 this would be really the first ground up  
5 Wahlburgers in the country.

6 We just opened up a location in Taylor,  
7 Michigan, and that was a retrofit of an existing  
8 restaurant. This is one where, you know, we get  
9 to design our own unique look and do something  
10 unique, and we came up with this initial design.

11 VICE CHAIRMAN KESSLER: Thank you.

12 MR. WYNN: I don't know if you want to get  
13 the architect's clips on the whole backstory. On  
14 this entry here, if you can see this picture. I  
15 have some renderings on it. There's two towers on  
16 either side. As we know the Wahlberg family,  
17 there's Mark and Donnie, the patriarchs here.  
18 They would be the towers on either side, and  
19 there's a W Wahlburgers sign on either side of  
20 that.

21 Behind the glass is the wizard, the  
22 brother Paul that cooks up all the food. So he's  
23 behind the glass, and they, you know, protect him  
24 on either side, if you will. If any of you ever

1 watched the show, the Mom always plays with Donnie  
2 and Mark back and forth which one is the favorite.  
3 Right.

4 So the Mom -- and she loves her kids. So  
5 the Mom would be the lime green. She is full of  
6 color. She is full of life. She'd be the  
7 trellis. She is the one, you know, that you'd  
8 pass under when you enter into the establishment,  
9 and the color is the one that touches all three  
10 elements. So that was kind of the thought process  
11 behind that. Just a little side story there.

12 So are there any more questions on this  
13 one?

14 MEMBER VARGULICH: What kind of amenities  
15 are you going to put on the patio?

16 MR. WYNN: What kind of -- I'm sorry.

17 MEMBER VARGULICH: Amenities for the  
18 patio.

19 MR. WYNN: That's a great question. We  
20 haven't realized that yet for the patio. It's up  
21 for grabs whether it's some trellis work or, you  
22 know, with some lighting back there. You know,  
23 the possibilities are endless.

24 MR. SCHUCHMAN: I think Donnie can speak



1 to this also. I mean, I think it's important, you  
2 know, for Donnie and Jenny to have their own  
3 personal touch on the restaurant. So I think the  
4 design and the look of the interior, what it's  
5 going to look like, they're going to come up with  
6 a different, you know, concept and ideas, what to  
7 do for the patio and inside the store. So I think  
8 it's going to be -- it's great to watch that and  
9 the development evolve of what happens there.

10 I think our job is, you know, to,  
11 obviously, make all the amenities look as amazing  
12 as possible. I think, again, the retention  
13 pond -- the outside retention pond, we're going to  
14 take every, you know, bit of advice we got today  
15 and make it look perfect. So we take that -- you  
16 know, we take that very seriously.

17 MR. WYNN: If I could just make another  
18 comment to the planner, and I apologize for any  
19 miscommunication.

20 So the darker gray we called out as a  
21 stone veneer, a stone masonry product, and the  
22 lighter gray, which is called a CMU, a concrete  
23 masonry unit block; but that's not going to be a  
24 standard concrete block, cinder block wall.

1 There's products that we've used all over. It's  
2 crushed limestone, beautiful, beautiful product.  
3 I'm sure you've seen it all over.

4 It has some variegation and some substance  
5 and contrast you would have. So it would be a  
6 very nice product, and the next time we come  
7 around, I'll definitely bring some samples so that  
8 we can touch and feel and see what we're getting.  
9 Okay.

10 Any other questions for this one?

11 So the last one I believe -- sorry.

12 MR. WAHLBERG: I just wanted to say two  
13 things. I'm still sworn in. So I can say under  
14 oath that I am my mother's favorite. Really, it's  
15 on the record.

16 Two, as I was just speaking with  
17 Mr. French, one thing that I've stressed to  
18 everybody is one of the reasons we want to utilize  
19 the water is -- you know, we had somehow hoped to  
20 find a way to make this happen on the Fox River,  
21 and we couldn't do that.

22 As we stood out there on a beautiful  
23 spring day, we realized there's water here that  
24 actually could be beautiful and could actually be

1 something more than just a collection area for  
2 rain.

3 But being that this is really the first of  
4 its kind Wahlburgers, I just want to say and for  
5 everyone on our team, you know, we really want  
6 this to look beautiful; and, you know, we're  
7 moving along, and it's kind of all coming together  
8 really quickly. But, certainly, I think this is  
9 where Mr. French will help out a lot too is we  
10 really want to make this aesthetically beautiful,  
11 and we want to incorporate the history of this  
12 town somehow.

13 Certainly, inside Jenny and I are going  
14 to -- you know, I have about 200 gold records that  
15 I've never even put up anywhere, and we almost  
16 want to treat this sort of like our place and make  
17 it a destination for people all around the country  
18 to say, you know, we have to go to one of the  
19 Wahlburgers. Let's go to that one.

20 It's not a museum, but we sort of want to  
21 really commit ourselves to it that way, but we  
22 also want it to look like a special place. You  
23 know, we don't want to make it the most ugliest,  
24 expensivest, gaudiest house on the block, no pun

1 intended, but we certainly want to make it of the  
2 utmost quality and with respect and honor of this  
3 beautiful Main Street. If we can't be on Main  
4 Street, we'd like to bring a little bit of that to  
5 Randall Road and not make it feel too corporate.  
6 So hopefully, that answers some questions.

7 CHAIRMAN WALLACE: All right. Anything  
8 else?

9 MR. WYNN: Just on the very last building.

10 CHAIRMAN WALLACE: Go ahead.

11 MR. WYNN: Just on the rear, basically we  
12 will take what is on this west elevation and take  
13 elements of that storefront and place it on the  
14 pond side as well, which is this rear.

15 So just in brief, all the comments are  
16 easily remediated that are on here.

17 VICE CHAIRMAN KESSLER: I just want to  
18 make clear, and, Ellen, this is for you, on this  
19 east elevation and the north elevation, there are  
20 design guidelines that we have that are not  
21 actually shown here and that they're incorporated  
22 into your staff comments; is that correct?

23 MS. JOHNSON: Yes. So there's a  
24 requirement in the code that the sides have

1 50 percent -- 50 percent of the facades are  
2 covered in architectural features.

3 They have requested that the facades be  
4 considered the west facing, the elevations facing  
5 Meijer, but there's also a requirement that the  
6 street sides of the buildings that face the street  
7 have two architectural features.

8 And so the east and north facades that you  
9 had mentioned aren't meeting that two  
10 architectural feature requirement. So that's why  
11 an additional feature is needed, and it sounds  
12 like they are going to comply with that.

13 VICE CHAIRMAN KESSLER: And the east  
14 elevation, even though it's on Randall Road, is  
15 considered street frontage, you're including in  
16 that?

17 MS. JOHNSON: Yes, it's not -- there are  
18 two separate requirements. The 50 percent  
19 architectural features requirement would apply to  
20 that side; but as part of the PUD request, they're  
21 requesting for the west facade to be considered  
22 the facade in terms of compliance with that  
23 requirement.

24 VICE CHAIRMAN KESSLER: Okay. I want to

1 make sure I'm clear because the staff comments  
2 talked about additional design elements on the  
3 east and the north elevations, even though the  
4 west elevation is considered the facade.

5 MS. JOHNSON: Yes. They need to add an  
6 additional architectural feature on the east and  
7 north sides, but they don't need to -- 50 percent  
8 of that side does not need to be an architectural  
9 feature.

10 VICE CHAIRMAN KESSLER: Is that the  
11 ordinance, or is that a staff comment?

12 MS. JOHNSON: That's a staff comment  
13 related to the ordinance requirements.

14 VICE CHAIRMAN KESSLER: But the ordinance  
15 does require on both of those east and west  
16 sides --

17 MS. JOHNSON: Yes.

18 VICE CHAIRMAN KESSLER: -- there are  
19 additional elements. Okay. I just wanted to be  
20 clear that that's what you're doing, and that is  
21 what's in your staff comments that I saw.

22 Thank you.

23 MR. SCHUCHMAN: Just on that note, the  
24 east elevations that we're looking at right now,

1 that to me is not acceptable. So we're planning  
2 on -- the next elevation you see, we're going to  
3 be planning on adding additional features to it.  
4 We want a way better presence to Randall Road. So  
5 that east elevation will be improved similar to  
6 the Wahlburgers building.

7 VICE CHAIRMAN KESSLER: Which, of course,  
8 makes perfect sense. Of course, you do. Why  
9 wouldn't you?

10 MR. SCHUCHMAN: Right.

11 CHAIRMAN WALLACE: All right. Any other  
12 questions?

13 (No response.)

14 CHAIRMAN WALLACE: Any questions or  
15 comments from anyone in the audience? Elected  
16 officials?

17 (No response.)

18 CHAIRMAN WALLACE: No. All right.  
19 Anything further from staff?

20 MS. JOHNSON: No.

21 CHAIRMAN WALLACE: No. Okay.

22 So on both of these applications 4 and 5,  
23 since we're still in the public hearing, then the  
24 motion to either close or continue the public

1 hearing will be in order. If we feel that we have  
2 enough evidence to close the public hearing, I  
3 will entertain a motion to do that at this time  
4 for both of those items.

5 VICE CHAIRMAN KESSLER: And I would move  
6 that we close the public hearing for Item No. 4,  
7 Meijer PUD drive-through, parking, signage, at 855  
8 Randall Road, Craig M. Armstrong, Elevatus  
9 Architecture; and Item No. 5, Meijer PUD, Meijer  
10 Outlot Development, Alrig USA.

11 MEMBER MACKLIN-PURDY: I'll second.

12 CHAIRMAN WALLACE: I'll take her.

13 All right. It's been moved and seconded.

14 Any discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: All right. Tim.

17 VICE CHAIRMAN KESSLER: Holderfield.

18 MEMBER HOLDERFIELD: Yes.

19 VICE CHAIRMAN KESSLER: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 VICE CHAIRMAN KESSLER: Pretz.

22 MEMBER PRETZ: Yes.

23 VICE CHAIRMAN KESSLER: Vargulich.

24 MEMBER VARGULICH: Yes.



1 VICE CHAIRMAN KESSLER: Pietryla.

2 MEMBER PIETRYLA: Yes.

3 VICE CHAIRMAN KESSLER: Purdy.

4 MEMBER MACKLIN-PURDY: Yes.

5 VICE CHAIRMAN KESSLER: Wallace.

6 CHAIRMAN WALLACE: Yes.

7 VICE CHAIRMAN KESSLER: Kessler, yes.

8 CHAIRMAN WALLACE: All right. The public  
9 hearing is closed. On the meeting portion, we'll  
10 take these one at a time.

11 First of all, Meijer PUD, drive-through,  
12 parking, signage, 855 South Randall Road, the  
13 application for special use, PUD amendment, and  
14 application for PUD preliminary plan.

15 Is there a motion?

16 VICE CHAIRMAN KESSLER: I would move to  
17 recommend approval for Item No. 6, Meijer PUD,  
18 drive-through, parking, signage, 855 South Randall  
19 Road, Craig M. Armstrong, Elevatus Architecture,  
20 subject to resolution of all staff comments.

21 MEMBER SCHUETZ: Second.

22 CHAIRMAN WALLACE: All right. It's been  
23 moved and seconded. Any discussion?

24 (No response.)

1 CHAIRMAN WALLACE: All right. Seeing  
2 none, Tim.

3 VICE CHAIRMAN KESSLER: Holderfield.

4 MEMBER HOLDERFIELD: Yes.

5 VICE CHAIRMAN KESSLER: Schuetz.

6 MEMBER SCHUETZ: Yes.

7 VICE CHAIRMAN KESSLER: Pretz.

8 MEMBER PRETZ: Yes.

9 VICE CHAIRMAN KESSLER: Vargulich.

10 MEMBER VARGULICH: Yes.

11 VICE CHAIRMAN KESSLER: Pietryla.

12 MEMBER PIETRYLA: Yes.

13 VICE CHAIRMAN KESSLER: Purdy.

14 MEMBER MACKLIN-PURDY: Yes.

15 VICE CHAIRMAN KESSLER: Wallace.

16 CHAIRMAN WALLACE: Yes.

17 VICE CHAIRMAN KESSLER: Kessler, yes.

18 CHAIRMAN WALLACE: All right. Item 7 is  
19 Meijer PUD, Meijer Outlot Development, Alrig USA.

20 Is there a motion?

21 VICE CHAIRMAN KESSLER: I would move to  
22 recommend approval of Item No. 7, Meijer PUD,  
23 Meijer Outlot Development, Alrig USA, subject to  
24 resolution of all staff comments.

Transcript of Meijer PUD  
Conducted on May 8, 2018

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1 MEMBER MACKLIN-PURDY: I'll second it.

2 CHAIRMAN WALLACE: All right. Any further  
3 discussion on that motion?

4 (No response.)

5 CHAIRMAN WALLACE: Seeing none, Tim.

6 VICE CHAIRMAN KESSLER: Holderfield.

7 MEMBER HOLDERFIELD: Yes.

8 VICE CHAIRMAN KESSLER: Schuetz.

9 MEMBER SCHUETZ: Yes.

10 VICE CHAIRMAN KESSLER: Pretz.

11 MEMBER PRETZ: Yes.

12 VICE CHAIRMAN KESSLER: Vargulich.

13 MEMBER VARGULICH: Yes.

14 VICE CHAIRMAN KESSLER: Pietryla.

15 MEMBER PIETRYLA: Yes.

16 VICE CHAIRMAN KESSLER: Purdy.

17 MEMBER MACKLIN-PURDY: Yes.

18 VICE CHAIRMAN KESSLER: Wallace.

19 CHAIRMAN WALLACE: Yes.

20 VICE CHAIRMAN KESSLER: Kessler, yes.

21 CHAIRMAN WALLACE: All right. That  
22 concludes Item 7.

23 MEMBER PRETZ: Can I make a comment?

24 CHAIRMAN WALLACE: Sure.

1 MEMBER PRETZ: I would just like to  
2 commend staff and the work that you did on helping  
3 to put this together, and the complete package I  
4 thought it was very nice. Thank you so much.

5 CHAIRMAN WALLACE: As usual.

6 MEMBER PRETZ: Yes.

7 CHAIRMAN WALLACE: All right. Any  
8 additional business from Plan Commission members?

9 (No response.)

10 CHAIRMAN WALLACE: Staff?

11 (No response.)

12 CHAIRMAN WALLACE: All right. We have  
13 upcoming Plan Commission and Planning and  
14 Development committee meetings. What date is this  
15 going to be at Planning and Development?

16 MS. TUNGARE: The upcoming Monday, which  
17 would be May 14th.

18 CHAIRMAN WALLACE: May 14th. All right.

19 Any public comments?

20 (No response.)

21 CHAIRMAN WALLACE: Is there a motion to  
22 adjourn?

23 VICE PRESIDENT KESSLER: So moved.

24 MEMBER VARGULICH: Second.

1           CHAIRMAN WALLACE: All right. All in  
2 favor.

3           (Ayes heard.)

4           CHAIRMAN WALLACE: This meeting of the  
5 St. Charles Plan Commission is adjourned at  
6 8:16 p.m.

7           (Off the record at 8:16 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 14th day of May, 2018.

My commission expires: May 16, 2020

*Joanne E. Ely*

\_\_\_\_\_  
Notary Public in and for the  
State of Illinois