

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, JULY 19, 2016**

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Members Present: Vice Chairman Tim Kessler  
Brian Doyle  
James Holderfield  
Tom Pretz  
Tom Schuetz  
Dan Frio  
Laura Macklin-Purdy  
Michelle Spruth

Members Absent: Chairman Todd Wallace

Also Present: Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

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

**3. Presentation of minutes of the June 21, 2016 meeting of the Plan Commission.**

**Motion was made by Mr. Doyle, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the June 21, 2016 Plan Commission meeting.**

**PUBLIC HEARING**

**4. Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision (Car Wash Development LLC)**

Application for Special Use

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

**Motion was made by Mr. Doyle, seconded by Mr. Pretz, and unanimously passed by voice vote to continue the public hearing for Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision to August 2, 2016.**

**Minutes – St. Charles Plan Commission**

**Tuesday, July 19, 2016**

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**5. Silverado Senior Living, Part of Lot 7 Pheasant Run Crossing (Perry Devlin, Silverado)**

Application for Map Amendment

Application for Preliminary Plat of Subdivision

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

**Motion was made by Mr. Doyle, seconded by Mr. Schuetz, and unanimously passed by voice vote to close the public hearing.**

**Vice Chairman Kessler moved agenda item #8 to be discussed next.**

**MEETING**

**8. Silverado Senior Living, Part of Lot 7 Pheasant Run Crossing Subdivision (Perry Devlin, Silverado)**

Application for Map Amendment

Application for Preliminary Plat of Subdivision

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

**Motion was made by Mr. Doyle and seconded by Mr. Frio to recommend approval of an Application for Map Amendment and an Application for Preliminary Plat of Subdivision for Silverado Senior Living, Part of Lot 7 Pheasant Run Crossing Subdivision (Perry Devlin, Silverado), with the condition that an access easement to the newly divided lot 2 be designed in a way to provide an attractive and appealing point of access to prospective tenants of lot 2 in a manner similar to the drawings presented by the applicant at tonight's public hearing.**

Roll Call Vote:

Ayes: Kessler, Doyle, Holderfield, Pretz, Schuetz, Frio, Purdy, Spruth

Nays:

Absent: Wallace

Motion carried: 8-0

**PUBLIC HEARING**

**6. Cityview – 895 Geneva Rd. (David Weekley Homes)**

Application for Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

**Minutes – St. Charles Plan Commission**  
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**Page 3**

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

**Motion was made by Mr. Doyle, seconded by Mr. Pretz, and unanimously passed by voice vote to close the public hearing.**

**MEETING**

- 9. Cityview – 895 Geneva Rd. (David Weekley Homes)**  
Application for Map Amendment  
Application for Special Use for Planned Unit Development  
Application for PUD Preliminary Plan

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

**Motion was made by Mr. Doyle and seconded by Mr. Pretz to recommend approval of an Application for Map Amendment, Application for Special Use for Planned Unit Development, and Application for PUD Preliminary Plan for Cityview, 895 Geneva Rd. (David Weekley Homes), contingent upon resolution of all outstanding staff comments.**

Roll Call Vote:

Ayes: Kessler, Doyle, Holderfield, Pretz, Schuetz, Frio, Purdy, Spruth

Nays:

Absent: Wallace

Motion carried: 8-0

- 10. Additional Business from Plan Commission Members or Staff**
- 11. Weekly Development Report**
- 12. Meeting Announcements**
- a. Plan Commission  
Tuesday, August 2, 2016 at 7:00pm Council Chambers  
Tuesday, August 16, 2016 at 7:00pm Council Chambers  
Tuesday, September 6, 2016 at 7:00pm Century Station Training Room
- b. Planning & Development Committee  
Monday, August 8, 2016 at 7:00pm Council Chambers  
Monday, September 12, 2016 at 7:00pm Council Chambers
- 13. Public Comment**

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**14. Adjournment at 8:48 p.m.**



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Transcript of **Hearing In Re: Property located at Lot 3  
Buona St. Charles Subdivision**

**Date:** July 19, 2016

**Case:** St. Charles Plan Commission

Planet Depos, LLC

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Special :  
Use, Wash-U Car Wash; :  
Property Located at Lot 3, :  
Buona St. Charles :  
Subdivision. :  
-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, July 19, 2016  
7:00 p.m.

Job No.: 97795  
Pages: 1 - 8  
Reported by: Joanne E. Ely, CSR, RPR

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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HEARING, held at the location of:

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

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

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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PRESENT :

TIM KESSLER, Vice Chairman

BRIAN DOYLE, Member

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT :

RUSS COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: Good evening. This meeting of the St. Charles Plan Commission will come to order.

Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Kessler here.

No. 3 on the agenda is a presentation of the minutes of the June 21st, 2016, meeting.

Is there a motion to approve?

MEMBER DOYLE: So moved.

MEMBER SCHUETZ: Second.

VICE CHAIRMAN KESSLER: All in favor?

(Ayes heard.)

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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1 VICE CHAIRMAN KESSLER: That takes care of  
2 Item No. 3.

3 All right. Items No. 4, 5, and 6 are public  
4 hearings. We have a number of different  
5 applications. So I would like to just kind of go  
6 through our procedure for public hearings. Many of  
7 you have been through them before, but if you  
8 haven't, welcome.

9 So first, our applicant will present an  
10 application, and then the Plan Commission will ask  
11 questions and make comments of the applicant  
12 regarding the presentation. And then next we'll  
13 invite the audience to do the same, questions and  
14 comments to the applicant, and then the applicant  
15 will have a chance to make a final statement if they  
16 so wish.

17 If the Plan Commission then has determined  
18 that we have enough evidence to make a  
19 recommendation to the City Council, we'll close the  
20 public hearing.

21 Any questions?

22 (No response.)

23 VICE CHAIRMAN KESSLER: I'd ask now that  
24 anyone who wishes to offer any testimony, ask

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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1 questions, or make comments, I'd ask you to raise  
2 your right hand and be sworn in.

3 (Witnesses duly sworn.)

4 VICE CHAIRMAN KESSLER: And then finally,  
5 before anyone speaks, please wait to be recognized.  
6 We have a court reporter here who is taking down a  
7 record of the proceedings, so we can only have one  
8 person speaking at a time.

9 And when you do speak, I ask that you come  
10 to the lectern, state your name, spell your last  
11 name, and give your address for the record.

12 So that will bring us to No. 4 on the  
13 agenda, and that's the Wash-U Car Wash, Lot 3, Buona  
14 St. Charles Subdivision, Car Wash Development, LLC,  
15 for an application for a special use.

16 Now, I understand that the applicant is not  
17 here, and they postponed their application; is that  
18 correct?

19 So we'll continue -- what we'll do is we  
20 will continue this public hearing to the -- that  
21 would be the August 2nd meeting of the Plan  
22 Commission, and so I would need a motion to continue  
23 the public hearing to August 2nd.

24 MEMBER DOYLE: I move that we continue Item

Hearing - Property located at Lot 3 Buona St. Charles Subdivision  
Conducted on July 19, 2016

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1 No. 4 on tonight's agenda, Wash-U Car Wash public  
2 hearing, to Tuesday, August 2nd, 2016.

3 MEMBER PRETZ: I'll second.

4 VICE CHAIRMAN KESSLER: All in favor?

5 (Ayes heard.)

6 VICE CHAIRMAN KESSLER: Opposed?

7 (No response.)

8 All right. We moved that. That would be  
9 moved.

10 (Off the record at 7:03 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 24th day of July, 2016.

My commission expires: May 16, 2020

 

Notary Public in and for the  
State of Illinois



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Transcript of **Hearing In Re: Property located at Lot  
7 Pheasant Run Crossing**

**Date:** July 19, 2016

**Case:** St. Charles Plan Commission

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Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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HEARING, held at the location of:

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

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

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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PRESENT:

TIM KESSLER, Vice Chairman

BRIAN DOYLE, Member

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: Okay. No. 5 on our agenda is the Silverado Senior Living, Part of Lot 7, Pheasant Run Crossing, Perry Devlin, Silverado, an application for a map amendment and an application for a preliminary plat of subdivision.

Is the applicant here?

MR. MULLIN: Yes.

VICE CHAIRMAN KESSLER: Are you ready? Are you ready to present?

MR. MULLIN: Sure. Absolutely.

VICE CHAIRMAN KESSLER: Come on up.

MR. MULLIN: Good evening and thank you so much for having us. My name is Paul Mullin, M-u-l-l-i-n, from 668 North Coast Highway, Laguna Beach, California.

I'm here representing Silverado Senior Living this evening. We're based out of California but have several communities here in the Chicagoland area. Naperville is probably the most familiar.

Our company is focused on bringing life to people with dementia and other memory disorders. We're an assisted living company, and we look at opportunities around the country to serve

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1 communities that are really underserved when it  
2 comes to caring for folks with dementia,  
3 Alzheimer's, Parkinson's, Lewy bodies. There's  
4 many, many different forms of dementia as we're  
5 finding out. And we're also seeing many, many  
6 people getting a lot older and having these  
7 ailments. There's about 10,000 people a day now  
8 retiring at the age of 65, and that's just a  
9 gigantic wave of aging that's happening.

10 So our company's response is to build  
11 communities in different areas around the country  
12 that really have a need. We do quite a bit of  
13 demographic analysis and understanding where markets  
14 are.

15 In building our Naperville community just  
16 three years ago, we recognized the far west and the  
17 tri-cities area in particular as being acutely  
18 underserved when it comes to memory care. There's  
19 quite a bit of assisted living communities that are  
20 out here and we partner with, but very few that are  
21 solely focused on just memory care.

22 So that's Silverado's goal is we build  
23 typically single-story residential. It almost looks  
24 like a country club or a typical residence rather

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1 than something very clinical that fits in with the  
2 neighborhood character wherever we are.

3 And we've certainly honed in on the fact  
4 that St. Charles is a wonderful community. In our  
5 eyes, very similar to the Naperville community in  
6 the need for more memory care.

7 I have a very short presentation here, just  
8 a few slides to just give you a little background on  
9 who we are and what we do.

10 We are the industry leader. We've been  
11 doing this work for over 20 years, starting in  
12 California. Now, we're in Texas, Illinois,  
13 Wisconsin, Washington State, Arizona, and Utah, and  
14 serving different families and residents all  
15 throughout those states.

16 Our mission has brought the highest quality  
17 of care and support those with memory impairment, as  
18 I mentioned, and we also want to innovate the way we  
19 do that. We want to create environments that have  
20 lots of life, lots of prosthetic and therapeutic  
21 design to support people with acute memory disorder.

22 Our goal is to get people off of all the  
23 medications that they're on when they come to us.  
24 Typically, a senior would come to us at the age

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1 of -- 80 to 85 is our average resident age, and they  
2 may have up to 15, 16 different types of medications  
3 that they come to us on, almost comatose really at  
4 that point because the human body isn't able to  
5 really carry that much medication.

6 We have a 24-hour nursing staff. They  
7 assess these residents as they come in. We strip  
8 away the psychotropic drugs that they don't need, we  
9 get people down to the real medication that they do  
10 need to live, and sure enough within weeks, people  
11 come back to life.

12 They literally have come to us comatose with  
13 doctors telling us they only have weeks to live; and  
14 within a short matter of time under our care,  
15 they're back up, walking, feeding themselves, still  
16 with the memory disorder, but living again. That's  
17 really our goal.

18 We have children in our communities. We  
19 encourage our associates and our staff to bring  
20 their children to work so there is real  
21 intergenerational programming. We have pets, dogs,  
22 cats. We find that pet therapy is a great way to  
23 give people purpose, to wake up every day and walk  
24 the dog and feed the cat. So we do a lot of these

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1 different types of programs to bring life back to  
2 people.

3 We also affiliate with the top research  
4 universities and hospitals. We have a medical  
5 director from Rush. We're very closely affiliated  
6 with Northwestern from the Highland Park community.  
7 And we're always looking at new ways to improve our  
8 design as well as our programming to influence the  
9 way people live with this disorder, memory disorder,  
10 and these are just some of the different  
11 universities and communities that we started.

12 Our geographic spread, as I mentioned  
13 earlier, is throughout California and the southwest  
14 and really now building a group of communities here  
15 in Chicago and Milwaukee. Our most recent  
16 communities were Naperville and Brookfield,  
17 Wisconsin, and we were warmly received by both  
18 cities there. I think everybody kind of recognized  
19 the need, so to give you an idea.

20 We also do operate hospice services for  
21 end-of-life care as well as home care services that  
22 kind of bookend our community living.

23 The site that we wanted to bring to mind  
24 tonight, the one we're hoping to get a map amendment

Hearing - Property located at Lot 7 Pheasant Run Crossing  
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1 for, is right here, the Pheasant Crossing  
2 Subdivision right off of Main Street. We really  
3 find this is an exceptional site directly across  
4 from the country club and the airport there.

5 Working with one of the local developers, we  
6 were able to identify the site and recognize that  
7 this could be a perfect place to do what we want  
8 to do.

9 And then working with planning, really  
10 approaching them first to understand, hey, is this a  
11 good site? Is the City copacetic with this site?  
12 And we found that the desire was, at least on the  
13 planning side, to bring this type of community to  
14 development.

15 The site zoning right now is related, but  
16 there would need to be a map amendment to bring it  
17 to our use for assisted living. So that's the main  
18 reason why we're here.

19 To give you just a real general idea, this  
20 is still coming together, but this is a site plan of  
21 what we hope to accomplish. It's basically a  
22 single-story design. Like I said, very residential,  
23 very large inner courtyard to give people freedom of  
24 movement to the outside.

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1 We surround the community with a 6-foot  
2 wrought-iron residential fence to secure the  
3 property so people don't just wander off, but we  
4 also give them the dignity and respect to be able to  
5 walk around on the grounds and feel like they have  
6 freedom of movement throughout the community.  
7 That's part of our program.

8 This is our Naperville site plan. The  
9 reason why I included this is to give you a little  
10 bit better idea that we take landscape planning and  
11 design and the aesthetic of the property very  
12 seriously. We want to fit in with the community.  
13 We want to fit in with the local vernacular of  
14 design.

15 There we used a lot of brick and quite a few  
16 landscaping features to kind of help create a  
17 park-like setting for us in Naperville, and we hope  
18 to do the same thing here in St. Charles.

19 This is a picture of Naperville today. Once  
20 again, just to give you an idea, the design  
21 aesthetic that we're going for is very residential,  
22 lots of walkways, and a kind of park-like setting so  
23 the residents have freedom of movement and feel like  
24 they're really, you know, in their own home rather

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1 than a clinical environment.

2 We have a playground. We also like to have  
3 a playground outside our communities to attract  
4 children and that intergenerational program I talked  
5 to you about.

6 And another good just shot of some of our  
7 outdoor and side-yard areas for Naperville.

8 And we would imagine, but with help from the  
9 Planning Commission and planning, we'd like to  
10 understand more the design aesthetic that you aspire  
11 to here in St. Charles and incorporate that before  
12 we get too far down the road. But we envision it  
13 being somewhat similar to this design.

14 That's basically about it. I'd be happy to  
15 answer any questions you might have. I'll go back  
16 to this previous slide and just leave it up there.

17 VICE CHAIRMAN KESSLER: Thank you.

18 Plan Commission members, does anybody have  
19 questions? Comments?

20 MEMBER SPRUTH: You said it was going to be  
21 similar to Naperville in terms of size. How many  
22 patients do you provide care for?

23 MR. MULLIN: Sure. Great question.

24 Typically, our communities are 45 -- or

Hearing - Property located at Lot 7 Pheasant Run Crossing  
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1 45,000-square-feet total. We have individual units  
2 without kitchenettes. They're almost like studio  
3 units or efficiencies, I guess, you'd call them.  
4 Mostly semiprivate or double-occupancy rooms is the  
5 programming we found best to help people with memory  
6 disorders. We pair them up so they feel like they  
7 have companionship in their rooms. We also offer  
8 private studio units.

9 In this particular community, we're shooting  
10 for 45 to 50 units, depending on the final interior  
11 plan that we come up with, and roughly about 85 to  
12 90 residents at the end of day. And that will all  
13 just kind of come together with the final interior  
14 construction plan we come up with.

15 Typically, there will be anywhere -- we have  
16 five shifts of associates that come in. We do that  
17 to offset the peak hour flow of traffic. So we  
18 typically have about 5 to 10 people showing up by  
19 9:00 o'clock. The bulk of our associates are  
20 showing up after 9:00, sometime between 10:00 and  
21 noon. There's about 35 associates that work on that  
22 kind of mid-day shift. And then at night, there is  
23 a smaller shift of associates.

24 But we look to employ anywhere from 75 to 90

Hearing - Property located at Lot 7 Pheasant Run Crossing  
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1 associates here in the St. Charles area to care for  
2 the residents.

3 MEMBER PRETZ: You're going to build on Lot  
4 No. 1. What are the plans for Lot No. 2? That is  
5 land locked.

6 MR. MULLIN: Yeah. Great question. Let me  
7 get back to the site plan to kind of help answer  
8 that question.

9 So you can see there's a drive aisle that we  
10 have created on the western side of the property.  
11 We intend to work with Phil Held, the owner of the  
12 property, to create an easement to allow access to  
13 this rear lot so that can be developed. Some of the  
14 thinking right now is residential -- some form of  
15 residential or even potentially more senior housing  
16 on that back lot.

17 But as of right now, I don't believe there's  
18 any plans to develop that lot. But part of our  
19 agreement with the ownership is to create this drive  
20 aisle to allow access to that rear lot under an  
21 easement, shared easement.

22 VICE CHAIRMAN KESSLER: I have a question.

23 MR. MULLIN: Sure.

24 VICE CHAIRMAN KESSLER: Wouldn't you

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1 typically look for properties that have frontage on  
2 major roadways? Isn't that more typical of these  
3 types of developments? It seems like what you're  
4 showing in Naperville definitely is.

5 MR. MULLIN: Yeah. You know, it's  
6 actually -- in Naperville it's a little tucked off  
7 of the main thoroughfare there, back off behind  
8 actually the fire department and close to an  
9 elementary school there.

10 We're not overly concerned about being  
11 directly on a very busy street. It's nice if we can  
12 be. We felt that Main Street and having access even  
13 just off of Main Street was really beneficial to us.  
14 We hope in working with the owners of the property  
15 to get some good signage to allow people to orient  
16 and way find themselves to the property.

17 But generally, once people kind of figure  
18 out we're in town -- and we have outreach with the  
19 hospitals, Aurora Health, and other hospitals that,  
20 you know, we partner with. Generally, the word gets  
21 out pretty quickly that we're in town.

22 VICE CHAIRMAN KESSLER: And I know that --  
23 I've read through the material on the comprehensive  
24 plan. It does talk about placing senior facilities

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1 where we can because we do need them. There's no  
2 question about it.

3 I'm just wondering if -- you know, a BC  
4 district that has a car dealership and a Culver's,  
5 it doesn't seem like -- it doesn't seem like it fits  
6 in there. But then I suppose it's a memory care  
7 unit, so what does it matter.

8 MR. MULLIN: Yeah.

9 VICE CHAIRMAN KESSLER: I mean, it's not  
10 like you have people here that are looking for  
11 amenities outside the facility.

12 MR. MULLIN: Right. But we do like to get  
13 our residents out. The mall right down the street  
14 is an excellent outing for them. We have a  
15 community bus where we get people out and about.

16 We've built in various locations both  
17 adjacent to schools and nurseries as well as other  
18 commercial uses. Ideally, there is some residential  
19 adjacency, which we have to the back of this  
20 property, that's town homes across the retention  
21 pond, so that's nice. And there is, once again,  
22 that thought that the back lot may be residential,  
23 and we would welcome that.

24 But we're not overly concerned. It's nice

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1 to have actually a hotel next door so family members  
2 can stay and come visit. That's always nice, and it  
3 never hurts to have Culver's around, so.

4 MEMBER DOYLE: I have a question following  
5 up on that. A couple times during your presentation  
6 you used the term "residential" and wanting to fit  
7 in with the residential feel.

8 MR. MULLIN: Right.

9 MEMBER DOYLE: And I think what -- what I  
10 was thinking that you were saying was that the map  
11 amendment is for office research, which would be a  
12 transitional use in what otherwise is a business  
13 regional corridor.

14 So there is residential to the north, but I  
15 would not qualify the parcels around this as a  
16 residential area. So if you have a very -- I mean,  
17 could you just comment on that? If you're looking  
18 to create a very residential feel on the grounds  
19 surrounded by commercial uses, how does the  
20 surrounding commercial use influence or impact the  
21 aesthetic that you're trying to achieve?

22 MR. MULLIN: Yes. That's a good question.

23 You know, we are operating a business in  
24 health care, so that is a commercial aspect element.

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1 We really try and mask that. We want to get away  
2 from the old nursing homes of yore where nobody  
3 wanted to go. We want people to come visit us and  
4 visit their relatives. So that's the idea of  
5 creating that kind of residential facade or image  
6 that we build for a very high-end clinical health  
7 care use that we're providing to help people with  
8 memory disorder. So that's kind of -- the  
9 commercial is hidden by the residential envelope.

10 MEMBER DOYLE: You don't mean that you're  
11 creating a neighborhood. You just mean that you  
12 want a pleasant, attractive location that people  
13 want to visit.

14 MR. MULLIN: Correct. Somewhere you would  
15 feel happy to bring your mother or father at the end  
16 of their life if they had a memory disorder.

17 MEMBER DOYLE: My other question also  
18 concerns the question of the easement and access to  
19 that lot that will be the new lot 2.

20 So you have the diagram here that shows that  
21 lane. So I'll just make a comment and ask a  
22 question. My comment is that if you were -- not  
23 knowing what that parcel is going to be, I would  
24 think that if it was a business or say an office

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1 center, which would be a good -- you know, another  
2 office research facility, that tenants in that  
3 facility and the owner of that facility would want  
4 an access drive that's a little more direct, not  
5 through essentially the front circular drive of your  
6 facility. To be honest, as I talk it through, that  
7 you would maybe not want people coming through your  
8 circular drive.

9 Have you considered and does your plan have  
10 room to accommodate some sort of direct-access drive  
11 that along the western edge of the parcel would come  
12 directly down to the frontage road abutting Culver's  
13 rather than around through the front side of your  
14 facility?

15 MR. MULLIN: Yes. Certainly. I've got to  
16 apologize. This is 1.0 of what is involved in the  
17 site plan. The actual plan that we're gravitating  
18 to right now with the ownership in creating the  
19 easement would include a direct access point. The  
20 VW dealership does have rights to the drive. So  
21 we'd work with them to kind of create that access  
22 point.

23 We're also moving the building back, so it  
24 doesn't feel like you're driving right into our

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1 building, on the site plan to accommodate more of  
2 that kind of singular driveway. And all the parking  
3 you see along this western side would go away.  
4 We're actually loading the parking in the back.

5 MEMBER DOYLE: Yes.

6 MR. MULLIN: So sorry, this is an older  
7 picture that made its way into my PowerPoint here.

8 MEMBER DOYLE: No, no, no. I mean, the  
9 first thing I thought of when I saw the picture was  
10 the inner courtyard, but then when we're talking  
11 about the easement --

12 MR. MULLIN: Sure.

13 MEMBER DOYLE: -- I'm just thinking about  
14 traffic flow.

15 MR. MULLIN: Yeah.

16 MEMBER DOYLE: Apparently, you are as well.

17 MR. MULLIN: We want to -- to your point, we  
18 want to make it as easy access and less disturbing  
19 to our residents as possible. So we're really  
20 almost -- Phil, the owner, who is here tonight, also  
21 brought up the idea recently of creating a parkway  
22 of trees and bushes along that drive to kind of  
23 screen it from our building, which I think is an  
24 excellent idea.

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1           So it's evolving. I think what you'll see  
2           at the end of the day is just kind of a singular,  
3           solo roadway access point back here that also  
4           accesses our rear drive and parking.

5           MEMBER DOYLE: Okay.

6           VICE CHAIRMAN KESSLER: I just want to ask  
7           Have you seen that drawing, staff? Have you seen a  
8           drawing that shows that --

9           MS. JOHNSON: No, we haven't.

10          MR. COLBY: No.

11          VICE CHAIRMAN KESSLER: -- on the western  
12          edge of the property?

13          MS. JOHNSON: No. We've seen the version of  
14          the plan that has the cross-access easement along  
15          that.

16          VICE CHAIRMAN KESSLER: But you do have a  
17          plan that shows the access road on the west edge of  
18          the property?

19          MR. MULLIN: We do.

20          MR. PASTOR: We have something we're going  
21          to verify with the seller, so.

22          VICE CHAIRMAN KESSLER: Okay.

23          THE REPORTER: Can I get your name, please.

24          MR. DASTOR: David Dastor, D-a-s-t-o-r.

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1 MR. MULLIN: David is our architect on the  
2 job. It's still very much evolving, but I think to  
3 Mr. Doyle's point earlier, we really want to just  
4 represent kind of the general layout as we evolve  
5 the site plan to meet what really at the end of the  
6 day will be an access road to that rear property.

7 VICE CHAIRMAN KESSLER: Go ahead.

8 MEMBER MACKLIN-PURDY: Can you go back to  
9 the aerial view?

10 MR. MULLIN: Sure. This one?

11 MEMBER MACKLIN-PURDY: Yes. Has there been  
12 any concern about being so close to the airport and  
13 the noise?

14 MR. MULLIN: No. You know, we might look at  
15 doing some extra, you know, noise abatement through  
16 windows and other things, but, you know, some of our  
17 other communities are directly on rail lines. We  
18 thought that would be a big problem. Our residents  
19 actually love it.

20 We looked at another building that's just  
21 adjacent to the San Diego airport, and you couldn't  
22 even imagine the noise coming over that. There's a  
23 lot you can do now with insulation and building  
24 material to kind of negate that effect, but it

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1 honestly hasn't been a concern of ours.

2 MEMBER MACKLIN-PURDY: Okay.

3 VICE CHAIRMAN KESSLER: Go ahead, Tom.

4 MEMBER SCHUETZ: Yeah. I want to take a  
5 little bit different twist and just say I want to  
6 commend you for looking at that property. My wife  
7 and I in the last couple years were looking for  
8 places for my dad and her mother for different  
9 reasons, and they ended up very far away, one with  
10 dementia. And we probably went to maybe 8 or 9 or  
11 10 different facilities within 40 miles of here.

12 At any rate, I think the question Brian was  
13 mentioning as far as the residential you kept  
14 mentioning, the way I looked at your plan you showed  
15 of Naperville, I wouldn't call it residential. I'd  
16 call it more pedestrian friendly.

17 All the facilities we did look at, you know,  
18 were very similar to that. And it had a very nice  
19 feel. I mean I'd like to live there frankly where  
20 my mother is currently living. It's very similar.  
21 It's not like a medical building. It's residential.

22 So I was extremely happy when I was reading  
23 all the material that that site might be developed,  
24 and I was glad to see you exist, to be honest with

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1 you.

2 MR. MULLIN: Thank you. Yeah. It seems  
3 there's certainly a vacuum of memory care services  
4 in this neck of the woods for whatever reason. The  
5 population density warrants a lot more service than  
6 what's being provided today. That's for sure.

7 VICE CHAIRMAN KESSLER: Okay. Brian.

8 MEMBER DOYLE: I just have one procedural  
9 question for the staff. Regarding the two -- so the  
10 application has two actual components, the map  
11 amendment and the plat.

12 As it pertains to the easement, is it -- the  
13 applicant has indicated that they want to look at a  
14 more direct line of access for traffic.

15 What sorts of provisions may be necessary if  
16 we approve it? I think -- let me step back and make  
17 a comment.

18 Because that parcel will be essentially a  
19 lot and in order to -- regardless of the current  
20 owner's future plans for the parcel, the City has an  
21 interest in ensuring that it be developed.

22 MR. MULLIN: Sure.

23 MEMBER DOYLE: You know, developable.

24 So the nature of that easement is important

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1 to ensure that it's something that could be  
2 developed. You testified that you have an interest  
3 in making certain that it's direct that way.

4 My question is if we approve the amendments  
5 as presented, the application as presented, is there  
6 any sort of provision that the Plan Commission may  
7 wish to consider to make certain that easement is  
8 adequate for the needs of that lot 2? Like a  
9 condition, a recommendation to the PUD.

10 MS. JOHNSON: You can place a condition on  
11 approval of the preliminary plat of subdivision, a  
12 condition relating to the access to lot 2.

13 MEMBER DOYLE: Okay. Very good.

14 MR. MULLIN: Yes. Quite honestly, how it  
15 finally maps out -- the latest revision we have does  
16 have an access or a direct access point, as you  
17 mentioned, as well as the loop access.

18 Quite frankly, I think the loop access will  
19 be the primary because the drive is partially owned  
20 by Volkswagon so we -- we haven't engaged in that  
21 conversation yet with Volkswagen as to when and how  
22 they're going to be operating their gate that goes  
23 across the drive that would prohibit direct access,  
24 but that's certainly something we're going to look

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1 into.

2 But right now most assuredly running with --  
3 and running with the final map of the property will  
4 be this access without a doubt.

5 MEMBER DOYLE: Can you just clarify when you  
6 say the "dealership." So are you speaking about  
7 what looks like the small parking lot to the west of  
8 the red line, the western line of your parcel, that  
9 area?

10 MR. MULLIN: Yeah. This -- and I don't have  
11 their exact map with me but some -- okay. Their  
12 gate that they have for the lot here on the weekends  
13 is right about, I want to say, here.

14 MEMBER DOYLE: That actually belongs to  
15 Volkswagen.

16 MR. MULLIN: Yeah.

17 MEMBER DOYLE: I see.

18 MR. MULLIN: Like I said, we have a plan  
19 right now that has a direct point of access here  
20 as well as this loop, but I'm afraid this would not  
21 be a primary access point. So how that easement  
22 finally takes shape I'm not exactly certain, but I  
23 am certain there will be an access easement.

24 MEMBER DOYLE: Okay. So I'm sorry to

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1 belabor this, but one more question then for staff.

2 On page 2 of your staff report, there's a  
3 diagram of these parcels, and it shows what looks to  
4 be a roadway coming off of Route 64. So basically,  
5 that road that he just indicated belongs to  
6 Volkswagen certainly down to 64. Is that really a  
7 drive into the dealership?

8 MS. JOHNSON: Yeah. That's a private drive.  
9 So there is an easement right over that private  
10 drive.

11 MEMBER DOYLE: I see. So the public  
12 right-of-way is off of Pheasant Run Drive.

13 MS. JOHNSON: Correct.

14 MEMBER DOYLE: Okay. All right.

15 VICE CHAIRMAN KESSLER: And who controls  
16 that easement, that private easement?

17 MR. COLBY: Well, Pheasant Run Drive itself  
18 is a private drive. So none of the streets to the  
19 subdivision are public. There's access easements  
20 over them, and I believe there is an owners'  
21 association who owns and would be maintaining  
22 Pheasant Run Drive into the subdivision. Then there  
23 is at point at which it's gated that goes on to the  
24 lot that is owned by Volkswagen.

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1 VICE CHAIRMAN KESSLER: So is it gated? Is  
2 that easement gated at two ends? Is it gated off of  
3 Route 64, and then again off of Pheasant Run Drive?

4 MR. COLBY: I believe so. At times that the  
5 dealership would be closed, those gates would be  
6 closed.

7 VICE CHAIRMAN KESSLER: So there are two  
8 gates.

9 MR. COLBY: Yes. I believe there's easement  
10 rights that it could be used at other times when the  
11 dealership is open.

12 MR. MULLIN: And certainly our primary  
13 access is nowhere near either of those gates. So  
14 that's why I would say this kind of looped access  
15 will be the primary easement.

16 MEMBER DOYLE: So this reminds me of an  
17 application that was in front of the Commission a  
18 couple of months ago for a -- was it a Dunkin'  
19 Donuts? -- near the Honda dealership, and the access  
20 to the Dunkin' Donuts was, in fact, an easement that  
21 was owned by the Honda dealership.

22 MR. MULLIN: Oh, wow.

23 MEMBER DOYLE: And that had been sort of as  
24 a matter or practice of years used to access that

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1 parcel but wasn't, in fact, a public right-of-way.

2 And what I'm driving at here is that I -- I  
3 think this piece of the application is important,  
4 and I think that if owners of the VW dealership are  
5 not present or have not yet had a chance to have  
6 input on this, I think it might behoove all the  
7 parties involved to have that additional  
8 information.

9 And the question that raises is whether the  
10 Plan Commission has sufficient information tonight  
11 to close the public hearing or whether you want to  
12 continue the public hearing pending receipt of this  
13 additional information.

14 MR. MULLIN: Sure.

15 MEMBER DOYLE: For instance, I don't know  
16 what the nature -- I've not been able to drive by  
17 the dealership here and, you know, inspect these  
18 gates and understand when traffic can circulate and  
19 through which points of access, but if your primary  
20 point of access is really to your parcel.

21 MR. MULLIN: It is.

22 MEMBER DOYLE: And then in the back of your  
23 parcel there's sort of a curb cut that allows you  
24 through, that just begs maybe a bigger question,

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1 bigger conversation which is how can these -- how  
2 can the owners of these parcels collaborate to  
3 ensure that the best solution is arrived at for you  
4 and for the dealership as well as for the property  
5 owners.

6 MR. MULLIN: No. I appreciate your concern.

7 Just to be absolutely clear, we're not  
8 counting on a direct access point behind their  
9 fence. That's not -- if it happens, great,  
10 everybody is happy. If it doesn't happen, that  
11 doesn't stop us from our primary access point which  
12 is nowhere near their gate. We would have never  
13 even looked at the property if that was the case.

14 I hear your concern with the drive. That  
15 would be a big problem. What we have here really is  
16 the primary drive we can access along the western  
17 property, and that will be the easement.

18 Whether or not we add an additional access  
19 point that's behind the gate is something that's  
20 left to be seen. It may or may not happen, but it  
21 certainly is not going to impact our final  
22 development. It would be nice. It would be nice to  
23 have, but it's not essential to either our operation  
24 or the parcel in the rear there.

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1 MEMBER DOYLE: Okay.

2 MR. MULLIN: Because they'll be guaranteed  
3 access through our joint easement.

4 MEMBER DOYLE: Okay. Thank you.

5 MR. MULLIN: But great point. Yeah. We  
6 would not want to be locked in behind those gates.

7 VICE CHAIRMAN KESSLER: Okay. Anybody? Any  
8 comments from the audience?

9 (No response.)

10 VICE CHAIRMAN KESSLER: All right. And any  
11 other comments? Does anybody want to make a comment  
12 from the Plan Commission?

13 I would just make one comment. I understand  
14 that that really doesn't have any bearing on your  
15 facility. I agree with Tom that I think it looks  
16 like a wonderful facility, and I'm sure you do very  
17 well with your patients throughout the country and  
18 even here in the Chicago area.

19 I'm impressed that you're connected with  
20 some significant medical facilities, but while that  
21 easement doesn't bear on what you're trying to do,  
22 it is important to us. It's very important.

23 MR. MULLIN: Definitely.

24 VICE CHAIRMAN KESSLER: And I understand the

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1 point that you may not be able to get past that gate  
2 and you're just right in the middle, but having that  
3 developed piece of land on the west side of town is  
4 our --

5 MR. MULLIN: Sure.

6 VICE CHAIRMAN KESSLER: -- responsibility to  
7 monitor and make sure that we do have the ability to  
8 develop it.

9 When you said that there was a roadway, a  
10 drawing with a roadway on the west side of the  
11 property, I'm thinking that's a pretty significant  
12 piece of information that we don't have in front of  
13 us right now.

14 And I think that I have to agree with Brian  
15 that it would behoove us to get that information  
16 before we close the public hearing because I  
17 don't -- I don't feel like we have enough  
18 information.

19 You mentioned talking to the owner. There  
20 has been mention of talking to Volkswagen. I know  
21 these are private drives, but perhaps that  
22 information would be more helpful for us in making a  
23 recommendation to the City Council.

24 MR. MULLIN: I can share that with you this

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1 evening, if it's helpful. We do have that plan with  
2 us. This was the plan that was submitted with the  
3 package about three weeks ago.

4 VICE CHAIRMAN KESSLER: Staff hasn't seen  
5 it. Okay. But at any rate, I would be happy to  
6 look at that, but I don't think you have the  
7 information to answer the question that we have:  
8 Can you get that easement on the west side of the  
9 property.

10 So I would be -- I would really like to know  
11 that before we make a final recommendation. That's  
12 my opinion, and now it's up to the Commission.

13 MR. MULLIN: And if it helps any further,  
14 just background information, it's certainly part of  
15 our purchase agreement, written into it that riding  
16 with the title will be this easement.

17 VICE CHAIRMAN KESSLER: Right.

18 MR. MULLIN: It's a joint access easement  
19 for that sole purpose so that -- neither us nor the  
20 property owner wants to leave -- or the City wants  
21 to leave this back lot empty. That would I think be  
22 probably detrimental to us all.

23 So it is riding with the purchase sale  
24 agreement which will not close -- we will not buy

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1 the land unless that easement is put into effect via  
2 title.

3 VICE CHAIRMAN KESSLER: I understand that.

4 MR. MULLIN: I'm happy to share the purchase  
5 agreement. Quite honestly, we came unprepared with  
6 this old plan, and I felt poorly for that but really  
7 thought it was more speaking to the zoning and map  
8 amendment, that we were hoping to just show the use.  
9 We can definitely provide staff and you all the  
10 actual updated plan if that's helpful. That  
11 certainly makes sense.

12 VICE CHAIRMAN KESSLER: All right. Any  
13 other?

14 (No response.)

15 VICE CHAIRMAN KESSLER: Well, then the  
16 decision is to close or not to close the public  
17 hearing. Is there a motion?

18 MEMBER DOYLE: So just to discuss. So we  
19 would be continuing the public hearing in order to  
20 see, just to be clear what information it is that  
21 we're seeking, a drawing, a rendering showing how  
22 the easement would function and how it would lay  
23 out. We mentioned the idea of a boulevard.

24 And I'm just trying to envision that with an

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1 access point that is where your primary access point  
2 is currently shown. Would it curve around that? So  
3 I mean, I think -- I think what we're looking for is  
4 assurance that that easement -- the use would be  
5 provided. We know that.

6 It's more the nature of how it would be  
7 delivered and how it works, and it really has more  
8 to do not so much with the fact that the easement is  
9 provided but how it presents to the surrounding  
10 parcels. It's kind of like, you know, the curb  
11 appeal; right?

12 MR. MULLIN: Sure.

13 MEMBER DOYLE: Think of it that way. You  
14 know, you have a house, and, of course, there's a  
15 front door, and then there's a driveway, and then  
16 they walk up. But the curb -- what's the curb  
17 appeal in terms of how that easement is accessed in  
18 terms of a prospective tenant on that lot 2 saying,  
19 yeah, I think our customers will be able to find  
20 this, and it will be appealing for them to get  
21 through here. It wouldn't feel like they're driving  
22 on someone else's parking lot to get where they need  
23 to go.

24 If we have assurance, we could say we want

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1 to attach a condition, and we can put language on  
2 that condition that, we all agree to, is specific  
3 enough but gives you enough flexibility that you can  
4 work with the staff to get there.

5 Then the assurance that that's going to  
6 happen, and the information that I'm looking for --  
7 we don't necessarily need a drawing because, you  
8 know, whether there is a line of trees in the middle  
9 or, you know, the radius of the curve, all that,  
10 that's beyond what I want to focus on.

11 So that's the information I'm looking for is  
12 assurance that, as I say, curb appeal will be  
13 provided for. Maybe we can get there through  
14 attaching a condition to the recommendation, unless  
15 you feel that -- or there are other commissioners  
16 feel there is other information that we need.

17 MR. MULLIN: Yeah. And I think we'd welcome  
18 that condition. It's part of our purchase  
19 agreement, as I said. It will be part of the final.  
20 Just depending on kind of -- if it was defined in  
21 the manner you mentioned where we had the liberty to  
22 work with staff to figure it out, then I think that  
23 will make sense.

24 Peter Pluskwa is our civil engineer.

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1 MR. PLUSKWA: My name is Peter Pluskwa,  
2 Cemcon Limited. I'm a land planner. My address --  
3 Pluskwa is P-l-u-s-k-w-a, and my address is 751 Coal  
4 Drive in South Elgin.

5 I have on my phone up here the current plat  
6 for that access roadway. That is not a public  
7 access. It's a lift station access and public  
8 utility and drainage easement that's on that portion  
9 of that.

10 MEMBER DOYLE: To the western side where  
11 the -- yep.

12 MR. PLUSKWA: Right. So therefore, what  
13 we're proposing is from our access along this access  
14 road, we'll establish public access that will  
15 benefit lot 2 and will be recorded with the final  
16 plat of subdivision.

17 To vacate that easement -- which if staff  
18 would approve and would get approved by City  
19 Council, would get recorded. To ever vacate that  
20 easement, the owner of lot 2, the current owner or  
21 future owners would have to sign off on that  
22 modification because the benefits -- that's how it  
23 guarantees that parcel access off the roadway,  
24 through that access easement that we record on the

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1 final plat that goes with the land.

2 MEMBER DOYLE: Okay. Thank you.

3 VICE CHAIRMAN KESSLER: One thing that would  
4 change that significantly is the drawing that you  
5 spoke of that eliminated -- that moves the building  
6 to the north and also eliminated the parking on the  
7 west side of the building. So now you're talking  
8 about a roadway that could be as much as 20 feet.

9 MR. PLUSKWA: Well, this is a standard City  
10 of St. Charles access aisle of 25 feet back to back.  
11 What we would be doing is -- that aisle would be  
12 still here. We would just be relocating these  
13 parking stalls to the rear, giving a little bit more  
14 green space, and try to incorporate trees and so  
15 forth as a parkway, but the access aisle is still  
16 located in this location.

17 MR. MULLIN: This is the current 2.0 plan  
18 that they've got a very standalone drive aisle.

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

20 MEMBER PRETZ: She can't hear you.

21 MR. PLUSKWA: I'm sorry. To the side, to  
22 the rear, and to the front, and we still use this  
23 access as a public access point to lot 2.

24 We haven't shared this with the staff yet

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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1 because we're still waiting for the seller to  
2 approve the site plan. We don't want to just give a  
3 site plan for staff to review that might still  
4 change. But that's the current iteration, but the  
5 access to lot 2 would be consistent to what's shown  
6 on this plan in front of you.

7 MEMBER DOYLE: While I pass that down to my  
8 fellow commissioners, but I would also say that is  
9 another important consideration that we want to  
10 consider as a condition. We would also want to make  
11 certain that the fire department's turn radiuses are  
12 accommodated.

13 MR. MULLIN: Absolutely.

14 MR. PLUSKWA: From the staff level, the fire  
15 department and all the City departments would have  
16 to sign off on the site plan and our engineering  
17 plan.

18 MR. MULLIN: And at this point, fire has.

19 MR. PLUSKWA: Correct. At this point, fire  
20 has seen the one that's in front of you and they --  
21 they have not seen that one, but they've seen the  
22 one that's on the screen in front of you, and they  
23 have signed off on it.

24 MEMBER DOYLE: Very good.

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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1 VICE CHAIRMAN KESSLER: Well, we are at the  
2 point of deciding whether -- the point of deciding  
3 whether or not to close the public hearing.

4 So is there a motion either way?

5 MEMBER PRETZ: I was just going to say if  
6 Brian can articulate the conditions, I would side  
7 with including the conditions.

8 MEMBER SCHUETZ: I would agree.

9 MEMBER DOYLE: So the condition would be  
10 that the right-of-way or the easement providing  
11 access to lot 2 be designed in such a way to provide  
12 direct and attractive access to the prospective  
13 tenants of lot 2 as illustrated, for example, by the  
14 second architectural drawing presented by the  
15 applicant at the public hearing.

16 I think that the information that the  
17 applicant has provided answers my questions.

18 VICE CHAIRMAN KESSLER: So would you make a  
19 motion to attach that condition to it?

20 MEMBER DOYLE: I'd first make a motion to  
21 close the public hearing.

22 VICE CHAIRMAN KESSLER: All right. Move to  
23 close the public hearing.

24 MEMBER SCHUETZ: Second.

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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1 VICE CHAIRMAN KESSLER: All in favor?

2 (Ayes heard.)

3 VICE CHAIRMAN KESSLER: Opposed?

4 (No response.)

5 VICE CHAIRMAN KESSLER: Okay. The public  
6 hearing is closed, and We're going to jump in the  
7 agenda here. We're actually going to take that  
8 item -- we're actually going to jump to Item No. 8  
9 on the agenda and take the meeting portion of this  
10 particular item.

11 So No. 8 on our agenda is the Silverado  
12 Memory Care, Part of Lot 7, Pheasant Run Crossing  
13 Subdivision, Perry Devlin, Silverado, application  
14 for a map amendment and an application for  
15 preliminary plat of subdivision.

16 Is there any discussion?

17 (No response.)

18 VICE CHAIRMAN KESSLER: No. All right.

19 Is there a motion?

20 MEMBER DOYLE: Yes. I move that the Plan  
21 Commission recommend for approval of an application  
22 for map amendment and application for preliminary  
23 plat of subdivision from Silverado Memory Care for  
24 part 1 -- part of lot 7, Pheasant Run Crossing

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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1 Subdivision, Perry Devlin, Silverado, with the  
2 condition that a right-of-access easement to the  
3 newly divided lot 2 be designed in a way to provide  
4 an attractive and appealing point of access to  
5 prospective tenants of lot 2 as illustrated, for  
6 example, by drawings presented by the applicant at  
7 tonight's public hearing.

8 MEMBER FRIO: Second.

9 VICE CHAIRMAN KESSLER: Okay. It's been  
10 moved and seconded. I'll take a roll.

11 Holderfield.

12 MEMBER HOLDERFIELD: Yes.

13 VICE CHAIRMAN KESSLER: Schuetz.

14 MEMBER SCHUETZ: Yes.

15 VICE CHAIRMAN KESSLER: Doyle.

16 MEMBER DOYLE: Yes.

17 VICE CHAIRMAN KESSLER: Pretz.

18 MEMBER PRETZ: Yes.

19 VICE CHAIRMAN KESSLER: Frio.

20 MEMBER FRIO: Yes.

21 VICE CHAIRMAN KESSLER: Spruth.

22 MEMBER SPRUTH: Yes.

23 VICE CHAIRMAN KESSLER: Purdy.

24 MEMBER MACKLIN-PURDY: Yes.

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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VICE CHAIRMAN KESSLER: Kessler, yes.  
All right. That item is finished.  
MR. MULLIN: Thank you.  
VICE CHAIRMAN KESSLER: Thank you gentlemen.  
(Off the record at 7:49 p.m.)

Hearing - Property located at Lot 7 Pheasant Run Crossing  
Conducted on July 19, 2016

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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 24th day of July, 2016.

My commission expires: May 16, 2020

 

Notary Public in and for the  
State of Illinois



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Transcript of **Hearing In Re: Property located at 895  
Geneva Road**

**Date:** July 19, 2016

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x

In Re: :  
Application for Map :  
Amendment, Special Use for :  
PUD and PUD, Preliminary :  
Plan, Cityview; Property :  
Located at 895 Geneva :  
Road.

-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, July 19, 2016  
7:49 p.m.

Job No.: 97795  
Pages: 1 - 54  
Reported by: Joanne E. Ely, CSR, RPR

Hearing - Property located at 895 Geneva Road  
Conducted on July 19, 2016

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HEARING, held at the location of:

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

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

Hearing - Property located at 895 Geneva Road  
Conducted on July 19, 2016

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PRESENT:

TIM KESSLER, Vice Chairman

BRIAN DOYLE, Member

DAN FRIO, Member

JIM HOLDERFIELD, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

TOM SCHUETZ, Member

MICHELLE SPRUTH, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

Hearing - Property located at 895 Geneva Road  
Conducted on July 19, 2016

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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: We're going back to Item No. 6 on our agenda. That's Cityview, 895 Geneva Road -- we're back to a public hearing -- and an application for a map amendment, application for a special use for a planned unit development, and an application for a PUD preliminary plan.

We went through -- is there anybody here who intends to speak that has not been sworn in yet? I noticed some people come in later. Anybody intend to speak that hasn't been sworn in?

(No response.)

VICE CHAIRMAN KESSLER: Okay. Then is the applicant ready? I think your applicant is ready.

Come on up.

MR. VENARD: Good evening, Dan Venard. The last name is spelled V, as in Victor, -e-n-a-r-d, and 18 Highgate Course in St. Charles. Nice to see you again and be back in front of you regarding the Cityview opportunity.

Just a quick recap -- I won't go through -- it's about a 19-slide presentation. I'm not going to go through all 19 slides, but I want them up here in case we need them for a point of reference.

Hearing - Property located at 895 Geneva Road  
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1           Just a quick recap from when I was back in  
2 front of you about six weeks ago. David Weekley  
3 Homes is a 40-year-old company based out of Houston,  
4 Texas. We're in 23 states -- I mean, 23 cities  
5 throughout the United States, but we are the largest  
6 privately held home builder in the United States,  
7 with our Chicago operations based in Schaumburg.

8           We came to Chicago in March of '14. We're  
9 currently building in Glenview and Barrington,  
10 communities in Hinsdale, as well as we've got one  
11 coming forward here in the next 30 days in Geneva,  
12 and as well as we do a number of teardowns from  
13 Wilmette down to Naperville.

14           All that being said, we're excited about the  
15 opportunity to come back in front of you regarding  
16 this one-acre piece. The piece, if you may recall,  
17 is at the northwest corner of Mosedale and Route 31  
18 or Geneva Road, and it's a 1.05-acre piece, and when  
19 we were back in front of you -- let's see if there's  
20 a pointer here.

21           14 years ago, there was an existing medical  
22 office building here, and I've got actually a good  
23 photo of what it looked like back in '02. Here's a  
24 good snapshot of what it looked like when it was in

Hearing - Property located at 895 Geneva Road  
Conducted on July 19, 2016

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1 existence where we've got the -- we've got a double  
2 set of drives to the east of the property. Then  
3 you've got the medical center. Then you've got the  
4 drive coming in off of where there was, you know,  
5 really a lot of impervious surface on that site, and  
6 then it just kind of fell down forward.

7 That has since been razed. So in the last  
8 14 years, it's looked very similar to how -- if  
9 you've been by it, how it looks today. So you see  
10 remnants within our existing condition sheet that we  
11 submitted to the City for consideration. You've got  
12 still some remnants of gravel that are out there.

13 You've got Keller Place, which is a publicly  
14 dedicated street that is serving one single-family  
15 residence to the north. You've got a small little  
16 pocket drive of gravel here. And then we've got a  
17 little bit of retaining wall that kind of meanders  
18 behind the Anderson residence to the west, a little  
19 bit on there as it's kind of fallen into the site.

20 The site is a very challenging site, but  
21 it's unique looking because it's -- the geographics.  
22 We have 30 foot of fall from this site. From this  
23 western corner, it falls down to Route 31 30 feet.  
24 So we're really trying to take advantage of a lot of

Hearing - Property located at 895 Geneva Road  
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1 the existing conditions that we have out there.

2 You'll see where our access drive comes in  
3 from Keller Place, how we're trying to tie in and  
4 redevelop Keller. Coming in with that was really  
5 the most logical means in which to develop this  
6 property.

7 With that we also need to take into account  
8 some of the comments that we heard from the Plan  
9 Commission as well as from planning and development,  
10 you know, going forward, and that was what's  
11 bringing us this current layout. If you may  
12 recall -- I've got a little prettier picture down  
13 the line, but it's a good sterile one for initial  
14 examination.

15 We had the lots before. It's still a seven  
16 single-family lot community. The site is currently  
17 zoned R-1. We're proposing for it to be rezoned to  
18 an R-2 PUD. Our neighbors to the west of us are all  
19 R-3, and working with your staff, we thought that  
20 that would be the best transition for this site is  
21 an R-2 PUD.

22 With our initial application we had  
23 submitted back earlier in May, these two homes here  
24 that are on the western portion of the site, we had

Hearing - Property located at 895 Geneva Road  
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1 on Mosedale. So these -- we'd have a total of three  
2 curb cuts along Mosedale. So you'd have one for lot  
3 6, one for lot 7, and then for these lots, five  
4 here, you'd have those three curb cuts.

5 In working with staff and as well as some of  
6 the comments that were heard from you as well as the  
7 alderman in the planning and development process,  
8 they wanted us to turn that internally. One, to  
9 make it a safer network to look at and also adding  
10 some also passive -- passive means to egress through  
11 the property.

12 That being said, currently as it stands on  
13 Mosedale, if you've been out there, that same  
14 30 foot of fall that you see starting on the western  
15 edge of the property going east exists out there  
16 today. You'll see quite a bit of electrical  
17 equipment and poles along that boundary and  
18 there's -- but there is no sidewalk. There is no  
19 means to get down there. The last remaining one is  
20 at Pine, and it dies right into the -- kind of the  
21 southwest corner of our project.

22 So we want -- what we are now -- one of the  
23 revisions that we made is picking that back up,  
24 provide this public walk through it, tieing it into

Hearing - Property located at 895 Geneva Road  
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1 here and actually gradually as you go through this  
2 site, get them down to the public walk that goes  
3 along Route 31. That will take you into the Blue  
4 Goose and down to everything along First Street in a  
5 more safer, more passive manner versus going down  
6 that slope with nothing as it currently exists.

7 So we've added the public walk into that.  
8 We have also added some additional parking, some  
9 off-site stalls. Before we didn't have this. It  
10 was just kind of a rogue area that didn't have a  
11 whole lot of definition to it. So we added some  
12 off-site parking.

13 In addition, we'll be able to have some  
14 on-street parking along Keller along lot 1. So  
15 currently, we're meeting the ordinance with, you  
16 know, two in the garage, 2 in the drive, but also  
17 adding an additional 11 spots utilizing Keller  
18 as well as the off-site within this revised plan.

19 This is the grade plan that we are  
20 presenting within this. As you may recall, when I  
21 was first before you with the concept, lots 1  
22 through 5 will all be walkouts, really some neat  
23 looks. I'll show you the elevations shortly. We  
24 took into account what we're backing up to, but

Hearing - Property located at 895 Geneva Road  
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1 really a neat opportunity to have what -- it's  
2 always well received by the market, but it's also a  
3 need because of the physical constraints that we  
4 have on this project because we have to somehow  
5 lose, you know, 30 foot of fall.

6 When I was back before you in May, we had a  
7 retaining wall going along the back of this thing  
8 and open detention here. So I had a -- really, I  
9 had about 110 feet of retaining wall starting on the  
10 southeast corner of lot 5, going along here through  
11 the rear of this thing and here, and then I had a  
12 small, little detention area.

13 With our engineers -- the engineer is with  
14 me tonight to make sure I don't misspeak -- we have  
15 eliminated that retaining wall, and what we've done  
16 with that is with these walkouts, we'll have in the  
17 utility plan a technology that's called StormTech.

18 It's basically under -- it's 21-inch pipe, a  
19 series of 21-inch pipes underground down here  
20 with -- and it's really just to hold and release at  
21 a controlled rate any type of storm water that we're  
22 going to generate.

23 It's not needed per the Kane County storm  
24 water ordinance, but it's needed because we're

Hearing - Property located at 895 Geneva Road  
Conducted on July 19, 2016

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1 contiguous with Route 31. So in order to adhere to  
2 the regulations of IDOT, we've got to add this  
3 StormTech technology.

4 What it's done, though, is it's allowed us  
5 to really soften the facade as you come along 31.  
6 So as I imagine coming south along 31, you're going  
7 to see our landscaping. I'll get the plan here  
8 shortly. But you're going to see our landscaping.  
9 It's not going to be the hardscape of seeing the  
10 retaining wall. You're going to see that we really  
11 took into account trying to screen the rear of this  
12 thing, which is something I heard loud and clear  
13 when we were back in front of you last May.

14 So within this plan, we tried to keep that  
15 entrance. If you recall where the doctor's office  
16 entrance, you know, going back 14 years, was roughly  
17 there. We had to slide it down but you'll see -- so  
18 each one of these lines is a quick little grade  
19 less. Each one of these lines is a foot of fall.

20 So you'll see as this drive is right here,  
21 there's really no lines. There's a wider gap. We  
22 tried to keep the existing grade as is by design.  
23 We're trying to keep that because we can use the  
24 walk-out -- a 9-foot basement, use that fall within

Hearing - Property located at 895 Geneva Road  
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1 the walk-out. If we start at the garage slab, step  
2 down, step down, step down onto a rear patio in the  
3 back there, that allows us within the 58 feet that's  
4 within this building from here to here to lose that  
5 9 foot and then lose a little more, you know, grade  
6 in that swale area.

7 This is just a quick utility plan. It shows  
8 you what we're going to try to do. We're going to  
9 pick up the water in these rear yards and the inlets  
10 here. Everything is going to flow into this catch  
11 basin from between lots 3 and 4 as well as between  
12 lots 1 and 2. And that little checkerboard system  
13 is that StormTech technology that we'll catch and  
14 hold at a controlled rate with that.

15 Another thing that we've done that we didn't  
16 have prepared for you when we were last before you  
17 is a fire truck analysis, take the City's  
18 specification for fire truck vehicles, and make sure  
19 that this thing is passable for fire safety. And  
20 within this analysis and we also -- it should be  
21 part of the staff report as well, the fire  
22 department has reviewed this plan.

23 We're not proposing any type of parking  
24 along these roads, which we really couldn't with the

Hearing - Property located at 895 Geneva Road  
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1 driveway network anyway. That's why we gave the  
2 off-site there. We still have those couple stalls  
3 there, but we really won't have any issues with  
4 passability with fire and public safety.

5 So within the landscape plan, we're going --  
6 Keller Place that you see is going to stay as it's  
7 staying today, just a little better condition. It's  
8 in a little disrepair, but the only purpose being  
9 served for right now is to serve the one  
10 single-family home to the north.

11 So we're proposing to redevelop Keller to  
12 the same grade that it is, turn and come into our  
13 community, and then tie in with Mosedale, add a  
14 public walk to the system. We've got a series of  
15 retaining walls starting right about in the middle  
16 of 6. We didn't lose all the retaining walls in the  
17 community, which when you're losing, you know, 30  
18 foot of fall within, you know, 300 feet, you know,  
19 it was going to be a challenge.

20 So we will have a retaining wall from here  
21 to -- it will taper from zero right here. The  
22 highest point is right around here, right around 10  
23 feet, and then it will come back. And so we will  
24 have as well a retaining wall system with an

Hearing - Property located at 895 Geneva Road  
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1 ornamental aluminum fence on top of that for safety.

2 I've met with the Andersons to the west to  
3 let them know that we -- this is the plan that we've  
4 done. One, to show them that initially we would  
5 have had a house, you know, 12 feet from their --  
6 because they've got 6 foot from that property line.  
7 It would be another 6 foot, so, you know, a 12-foot  
8 separation. Now, we've given a little more room  
9 with that.

10 We've also added a pretty heavy -- all these  
11 kind of different shade, green draw spruces, you  
12 know, more evergreens, a little more screening for  
13 them as well as for the -- for our prospective home  
14 buyers.

15 Then along 31 -- as for coming into this  
16 community, we've got -- we're proposing to have  
17 pillars, just 4-foot limestone cap pillars at both  
18 these marks here with just some plant beds behind  
19 it. The idea behind this is I wanted to tie into  
20 Mount St. Mary's and the wall that is across the  
21 street. Kind of have a facade coming in. Nothing  
22 that's grandiose.

23 We're proposing a bronze plaque to be  
24 inserted within those -- each one of those pillars,

Hearing - Property located at 895 Geneva Road  
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1 just an element to kind of tie into the overall  
2 landscape architecture along Route 31.

3 In addition to that, we've got a variety of  
4 hardwoods. We've got some swamp white oaks, red  
5 oaks tied in with some surface berries and magnolias  
6 going along 31, as well as trying to screen. We've  
7 got some, you know, evergreens, you know,  
8 scattered in there as well. So what it's going to  
9 allow us to do is to have four-season coverage as  
10 well as some color. So we've got some definition  
11 along there.

12 And then we're going to have on top of  
13 that -- that little detention pipe is all  
14 underground. So that's just going to be Kentucky  
15 Blue Grass underneath that. So what you do is you  
16 lay that in a bed of gravel. You lay the bed of  
17 gravel, you cover the gravel, and then you cover it  
18 with black dirt, and then we sod over it. So that  
19 is -- so, you know, to the untrained eye, the design  
20 is just -- you just see sod.

21 Product wise -- the product is similar to  
22 what we talked about, but it's matured a little bit  
23 since the last time we were here. One of the things  
24 when I was here last was, all right, Dan, what's the

Hearing - Property located at 895 Geneva Road  
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1 rear elevations going to look like.

2 The product has remained the same square  
3 footage. It's 28-foot wide by 58-feet deep. 5 and  
4 7 will be walkouts. Lots 6 and 7 will be standard  
5 base -- you know, standard 9-foot basements ranging  
6 from 2300 square feet up to 2750 roughly, with the  
7 note that we're going to be able to add 750 to 890  
8 square feet in the basements.

9 I will tell you, you know, the propensity of  
10 our folks, one, we'll offer the finished basements  
11 for these folks, or the likelihood, you know,  
12 showing that will allow them to do so themselves and  
13 add an additional 750 to 890 square feet.

14 It's a neat product diversity. As you look  
15 at -- and you may have heard from me, giving my name  
16 and address, I live in town. You look at the  
17 opportunity to have -- over in Geneva you've got  
18 that little townhome community. It's just south of  
19 Wheeler Park. The reason that's selling so well is  
20 proximity to downtown. Folks want to take advantage  
21 of being able to walk to, you know, the Starbucks  
22 and the amenities that downtown Geneva has.

23 The city you have has the same  
24 opportunities. We have the ability to really take a

Hearing - Property located at 895 Geneva Road  
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1 great -- you know, take care of -- take advantage  
2 of, you know, all the Fox Valley -- the Fox River  
3 bike paths. You know, Mount St. Mary's is a  
4 phenomenal park. I don't have to tell you, you  
5 know, this is your community as well.

6 But your proximity to Blue Goose, the  
7 shopping along First Street, taking advantage of the  
8 restaurants along 64 and getting down here. That's  
9 going to be the appeal is adding that product  
10 diversity. Currently, it isn't available for new  
11 construction in St. Charles. That's why we're  
12 excited about this opportunity.

13 Within these layouts, we've got a little  
14 extra deep two-car garages, with their entries,  
15 really taking advantage of windows along the sides  
16 there, really trying to give some really wide-open  
17 designs as you come in.

18 You'll see within all these plans, we really  
19 oversize our islands. Everybody congregates -- when  
20 you're hosting, they always seem to congregate  
21 around the islands. Why not make it a big focal  
22 place within our plans.

23 In the back of these, we have the really  
24 cool opportunity to have a French door off the

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1 sides, to be able to have a deck off the first  
2 floor, as well as off the second. So, you know, we  
3 go up into the owner's retreat, which would be  
4 towards the back of the home, really a neat  
5 opportunity to have a little morning lanai area with  
6 a deck coming off of that. And you'll see that in  
7 the rear elevations that I'll go to as well. So  
8 you've really got the opportunity for three levels  
9 of outdoor living space and kind of -- and also in a  
10 private element as well.

11 You'll see we came up with some designs.  
12 This design we've scraped since I've submitted this  
13 to staff. It's going to be more of an open area.  
14 There will be a full bath in the basement. I want  
15 to take advantage of windows along here, and you'll  
16 see that within the rear elevation. They tried to  
17 tuck the bedroom in. I'd rather have this all be  
18 windows within these walkouts and the building  
19 brought on this patio and really just have a great  
20 room for exercise or whatever means.

21 This is the design for lot 7. You'll see  
22 lot 7 has got a different shape than the other six.  
23 It's a little narrower. It's a little -- not as  
24 deep as the other six. So within this plan, once

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1 again, it really gives us the big island, open up in  
2 the family room and dining room. It still gives you  
3 three bedrooms and a full basement to work within.  
4 You know, a huge oversize -- you walk into the  
5 owner's retreat. You've got double doors going into  
6 a separate shower and tub area, double bowl sinks,  
7 huge walk-in closets there. It really lives  
8 incredibly well.

9 The other thing to note within our  
10 architecture is that all of our first floors are 10  
11 foot, all of our second floors are 9 foot. A lot of  
12 times what's very prevalent throughout the Chicago  
13 market is 9 and 8.

14 That extra foot, especially when you're  
15 dealing with the ability -- with oversize trim, and  
16 oversize cabinets, that extra foot really gives you  
17 that volume feel. So that's standard within this  
18 Cityview community. It has a 10-foot first floor,  
19 9-foot second, 9-foot basements. That's the  
20 standard process within this.

21 Then we get to the elevations. You'll  
22 really see we take a lot of pride within the  
23 elevations. We've got a mix. I noted this before,  
24 but I think it would be important for the public

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1 record, that this community will be an all masonry  
2 and HardieBoard siding. There won't be any vinyl  
3 applications within this.

4 But you'll see that we tried to -- it's not  
5 just masonry but even the Hardie that we do use,  
6 we're using a backboard over the garage door to give  
7 it a little more interest. We've got glass board on  
8 the side. We've got pleated metal roofs over that  
9 garage with corbels, and some garage doors that have  
10 some interest. It's too easy, and I think you add a  
11 little interest in the garage door within this  
12 element, it really kind of dresses the front  
13 elevation very nicely.

14 You'll see that within this thing there will  
15 be no third-story living. The one elevation looks  
16 like it's third story. That's a product that we're  
17 building right outside of Buckhead down in Atlanta.  
18 We are not doing that here, but we will show these  
19 three little -- that will be open attic space. It  
20 just helps with the elevation. I just want to note  
21 that on the record. There won't be three-story  
22 living because we already have -- we have, you know,  
23 with the walkouts.

24 Now, the rears of these things, this is

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1 something that I really like how these things turned  
2 out. These are our rear elevations. We continued  
3 the same material mix that we have on the front into  
4 the rears. So you're not looking at -- so you're  
5 looking at a lot of windows. We've got the  
6 first-floor and second-floor decks, as well as the  
7 opportunity for patios on the rear -- rear of these  
8 things really adding some interest as you come along  
9 Route 31.

10 You envision this thing being set back with  
11 the landscaping. Once again, we've got the mix  
12 of -- within this first elevation, you've got some  
13 stone, backboard, siding, lap siding, the ability to  
14 walk out of your master bedroom lanai onto the deck,  
15 as well as, you know, coming off the dining room and  
16 family room area in the first floor, and you just  
17 see the bank of windows within that.

18 A good point of reference, and I've got to  
19 credit staff for bringing this to my attention, is  
20 the one thing that we point -- it's a good point of  
21 reference is shortly up the road 500 feet you have  
22 Viewpoint, and you've got that point of reference  
23 from the top of those roofs down to 31. How is our  
24 project going to relate with that?

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1           So our engineer has this LiDAR technology  
2           which we were able to utilize the top of roof on the  
3           home on Viewpoint, the elevation was 758, and then  
4           you go down to the roadway at Route 31, and that  
5           elevation was 693. So we've got a gap of 65 feet  
6           within that.

7           We took lot 3 within this plan and the  
8           specifications as they figure out building heights  
9           into St. Charles is we've got this -- we take the  
10          equidistant 20-foot setback. We start at this point  
11          here. We go up our 34 feet. So right here we're at  
12          710. So the peak of that roof is going to be 744.  
13          So 744 there, then go down that road, and it's 695  
14          here. We're at 49 feet.

15          So just as a point of reference as you're  
16          driving -- as you're coming south or going past it,  
17          there's a 16-foot distance, less height impact with  
18          our community compared to Viewpoint up the road,  
19          just as a point of reference.

20          Then with that, I would welcome any  
21          questions.

22          I would be remiss -- one thing I did not  
23          touch on is price points. We will be targeting this  
24          in the 5s. We think that there's -- in examining

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1 the opportunities that's within the Davis school  
2 area, you know, obviously, we all take a lot of  
3 pride in the schools. They're phenomenal. We  
4 really feel the market is just going to rush these  
5 things in a price point in the 5s.

6 I would welcome any questions - --

7 VICE CHAIRMAN KESSLER: Well, I'll start. I  
8 have one particular question off the bat.

9 On the rear of these four, one through five,  
10 you've eliminated the retaining wall. Do you know,  
11 and I can't tell from these drawings, what the  
12 elevation is in the rear of, say, No. 3, at the  
13 rear, at grade, and then the elevation -- well, you  
14 said the elevation at the roadway is --

15 MR. VENARD: -- 695.

16 VICE CHAIRMAN KESSLER: So what do you --  
17 can we see what -- do you know what the elevation is  
18 at grade in the rear of No. 3? I'm just trying to  
19 get a sense of the pitch.

20 MR. VENARD: Yeah. Certainly. It's a great  
21 question. I can't answer it, but I've got a guy  
22 here that can.

23 VICE CHAIRMAN KESSLER: Okay.

24 MR. VENARD: So I've got a guy.

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1 MR. LORD: Eric Lord. I'm with Atwell, 1245  
2 East Diehl Road, Naperville.

3 And at the back of those units, the  
4 elevation is at 701. I want to say 701 1/2  
5 actually. No, I got it right here. 701 1/2 is the  
6 elevation at the rear.

7 VICE CHAIRMAN KESSLER: So 701 to 690 --

8 MR. VENARD: 5.

9 VICE CHAIRMAN KESSLER: -- 5. There is  
10 6 feet from Route -- okay.

11 MR. LORD: 6 feet over about, you know,  
12 60 feet or so.

13 VICE CHAIRMAN KESSLER: Okay. Great. Thank  
14 you.

15 Tom, do you have a question?

16 MEMBER PRETZ: I had a question.

17 You had mentioned concerning an aluminum  
18 fence. Are you talking chain link, or are talking  
19 about --

20 MR. VENARD: Good point.

21 MEMBER PRETZ: -- an iron look, something  
22 that the neighbor who will be looking at that --  
23 it's pleasing to them and also fits in with some of  
24 the other fencing that goes along 31.

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1 MR. VENARD: So what we'll be installing is  
2 a wrought-iron looking fence. It is 5-feet tall.  
3 It has a single -- so you've got your square rails,  
4 a single rail at the bottom, a double rail at the  
5 top, a very sharp looking fence, low maintenance.  
6 We agree, you know, I'm not going to install chain  
7 link. No sir.

8 MEMBER HOLDERFIELD: I have a comment, and  
9 it's really a compliment. I've had a tough time  
10 getting this reconciled in my mind how this is going  
11 to look from 31 and a driver on the street. Because  
12 if you look at the footprints of 1, 2, 3, 4, and 5,  
13 rectangular, and you're putting this standard gable  
14 roof -- so the ridgeline should run east/west.  
15 You're running your ridgelines north/south, which is  
16 a little out of character, I think.

17 But then what I see now that I've seen the  
18 rear elevations, as one drives down the highway  
19 here, the ridgelines are going to be continuous.  
20 That's going to look as though we've got a  
21 continuous building there instead of gables coming  
22 straight up, looking like individual smaller cells.

23 I don't know if that was the plan when you  
24 bought this, but this is what I've seen now. I

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1 think that's a positive here for the number of  
2 houses that you're putting in, that the ridgelines  
3 are running the way that they are, as opposed to  
4 east/west, north/south making this a continuation,  
5 and I think that's a positive, what you've done  
6 here.

7 MR. VENARD: Thank you, sir.

8 MEMBER DOYLE: Can you show that rear  
9 elevation again, please.

10 MR. VENARD: Certainly.

11 MEMBER HOLDERFIELD: See what I'm saying.

12 MR. VENARD: Also the reverse gables in the  
13 rear of these things also helps eliminate the  
14 massing along the rear of this. Keep in mind that  
15 these elements here, the reverse gables -- so we're  
16 not just looking at a roof, just our, you know,  
17 asphalt shingles looking down. We put a little bit  
18 of elements, a little bit of design. It dresses it  
19 up. Really we tried to address the rear of these  
20 things like we addressed the front.

21 VICE CHAIRMAN KESSLER: Any other comments?  
22 Questions?

23 MEMBER SPRUTH: Comment.

24 VICE CHAIRMAN KESSLER: Go ahead.

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1 MEMBER SPRUTH: I just wanted to say from  
2 the last plan, the rear elevations look so much  
3 better. They look great. And I like -- as far as  
4 the storm water design on the rear, that's a great  
5 idea. It's great that you've invested in looking  
6 into new technology.

7 And I just wanted to confirm did you speak  
8 to the neighbors regarding the roof -- regarding the  
9 design? Have you had any feedback from the  
10 neighbors then?

11 MR. VENARD: I did. And Mr. Anderson is  
12 actually here this evening. He and I sat down last  
13 week -- Mr. Anderson is our neighbor to the west,  
14 and it was really important -- you know he and his  
15 wife will be the most impacted by the development of  
16 this project positively and negatively, you know.

17 Right now as it stands, there's been some  
18 issues onsite with, you know, code enforcement has  
19 to get involved with getting it mowed, and, you  
20 know, some overgrown weeds, you know, anybody  
21 dumping over there right now. And he's got to deal  
22 with that as well as he's got to deal with us, you  
23 know, turning dirt there as well.

24 So we did sit down. I won't speak for him.

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1 But we had a nice conversation on what we're looking  
2 to do here, and turning these things helped  
3 eliminate -- you know, gave him a little more  
4 privacy than what's currently there right now,  
5 as well as the landscape screening, the retaining  
6 wall.

7 We did discuss that we'll need a temporary  
8 construction easement as we go along here to install  
9 that retaining wall because we're going to put that  
10 whole retaining wall on our property right now  
11 versus a kind of serpentine ownership. It will be  
12 contained within our site.

13 MEMBER SPRUTH: Great.

14 MR. VENARD: Thank you.

15 VICE CHAIRMAN KESSLER: Brian.

16 MEMBER DOYLE: Yeah. I just have a couple  
17 of questions regarding these variations, the  
18 proposed variations from the underlying zoning.

19 So let's look at the minimum lot area for  
20 RT-2 is 6600 square feet, proposed is average 5787,  
21 one of the lots will be 4720.

22 There are a number of large variations here,  
23 and in general, the feedback from the previous  
24 concept plans from both the Commission and the

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1 planning and development committee was -- which is  
2 typical for these kinds of concept plans, was it may  
3 be a little bit more of an intensive land use than  
4 we're often comfortable with in St. Charles.

5 For instance, it reads on the staff plan,  
6 plan and development committee also pledged general  
7 support for the single-family land use, although  
8 some suggested the number of houses be reduced. We  
9 have your findings of fact regarding the  
10 application.

11 Could you just comment on the amount of the  
12 density and the number of units and, you know, the  
13 feedback that you got from the concept plan and why  
14 you think seven units is -- that's part one of this  
15 question. I'll let you answer that first. Why  
16 seven units? Why not six units.

17 MR. VENARD: Within the physical constraints  
18 on this project, when you're looking at the effect  
19 of infill opportunities, which I do quite a bit of,  
20 you don't have a -- I don't have a 40-acre-square  
21 piece of farmland to work with. You've got to work  
22 within the physical constraints.

23 A price for a developed lot is dramatically  
24 higher, and trying to spread that within the one

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1 acre is -- probably a very honest answer, it is  
2 economics. It's a little challenging site.  
3 Obviously, from the point that it sat vacant --  
4 because it's a great geographic location, correct,  
5 in St. Charles. I think we'd all agree to that.  
6 It's a challenging site that sat vacant for the last  
7 14 years because it has some hair on it that we've  
8 got to peel that back.

9 So I'll be very honest that the economic  
10 component is that if my cost gets too high, the  
11 price points will be elevated within that, and then  
12 it's not economically feasible to move forward. So  
13 that's one component of it.

14 The other component of it is when you've got  
15 an infill design, with the product that we've  
16 submitted to the City, kind of the tighter box, and  
17 if you actually even -- you can drive some of the  
18 stuff going further to the west. Within that  
19 footprint, you've got this 28-by-58-foot design. It  
20 gives it that kind of in-town feel. All right.

21 And that's actually what this market is  
22 trending. Since the downturn, you'll look at folks  
23 who are trying to push back further in. The reason  
24 that this looks better is trying to have reduced

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1 amount of opportunities for outdoor maintenance.  
2 Everybody's schedule is too busy for that. So  
3 having a smaller lot is less to maintain.

4 It's plenty of house to live in. We're not  
5 coming forward with a 3500-square-foot house,  
6 either. Those things -- there's right now within  
7 St. Charles -- between \$500 and \$1.2 million,  
8 there's a 22-month supply sitting right now. So  
9 we've got to be mindful of what the market wants  
10 to see.

11 This community is -- this product will also  
12 be multi-generational. We're going to have folks  
13 that are empty-nesters that want the proximity to  
14 walk downtown as well as those that are a second  
15 move-up buyer. They won't be first time. They'll  
16 be a second move-up buyer with the proximity to not  
17 only the schools but also to Mount St. Mary's, or  
18 they're looking at the square footage of the housing  
19 as well, without the needs of a big yard because we  
20 have a huge backyard across the street.

21 MEMBER DOYLE: Thank you. Thank you for  
22 that answer.

23 I have one other question regarding density.  
24 As you know, the City has a housing ordinance. This

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1 is -- I think this first question is for staff. The  
2 fee-in-lieu calculation is based on the number of  
3 units being developed?

4 MS. JOHNSON: Correct.

5 MEMBER DOYLE: So is it fair to say, then,  
6 it's been awhile since I've looked at the language  
7 of the housing ordinance, that by developing more  
8 units, the City is getting a larger fee-in-lieu  
9 contribution to our trust?

10 MS. JOHNSON: Yes.

11 MEMBER DOYLE: Okay. Thank you.

12 VICE CHAIRMAN KESSLER: Any other questions  
13 or comments from the Plan Commission?

14 (No response.)

15 VICE CHAIRMAN KESSLER: Any questions or  
16 comments from the audience? All right.

17 Have you been sworn in, sir? Sir, were you  
18 sworn in?

19 MR. ANDERSON: Pardon me?

20 VICE CHAIRMAN KESSLER: Were you sworn in?

21 MR. ANDERSON: I was here.

22 VICE CHAIRMAN KESSLER: Did you swear?

23 MR. ANDERSON: Yeah. I swear.

24 VICE CHAIRMAN KESSLER: Do you swear to tell

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1 the truth?

2 MR. ANDERSON: I'm going to tell the truth.

3 VICE CHAIRMAN KESSLER: Okay.

4 MR. ANDERSON: Okay. My name is Lanny  
5 Anderson. It's L-a-n-n-y A-n-d-e-r-s-o-n. And I do  
6 live on the west side of this property, 32 Mosedale.

7 I also wanted to mention that Dan did come  
8 and visit with us, which I appreciate. He had made  
9 that commitment to you a couple meetings ago.

10 He did clear up a few of the items that I  
11 had. Again, my concern is along that wall on the  
12 west side of the property, there is actually four  
13 huge oak trees. There's a walnut tree and then some  
14 other shrubs along there.

15 Now, when they start construction these --  
16 the house, by the way, was built in 1939 or home was  
17 built in 1939. Those trees have been there. We're  
18 only about 6 feet off the property line, and when  
19 they first talked about this, we were worried about  
20 that wall. There's a concrete block wall. It  
21 looked like somebody cut up an old concrete road and  
22 piled these blocks about 2 1/2, 3 1/2 feet high, but  
23 that basically has been a retaining wall preventing  
24 any wash into this property here.

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1           Now, one of the concerns I have, first of  
2 all, in the last few years we've lost -- when we  
3 lost the water -- because of construction on the  
4 corner of Mosedale and 31, they busted the main when  
5 they were working on that. We were without water  
6 for three, four, five hours, something like that.

7           We lost the electrical pole down at the  
8 corner of 31 and Mosedale, and we went without  
9 electricity for about five, six hours.

10           We're worried about -- there is a gas line  
11 that runs along the south side of this property, and  
12 it cuts over through the corner of the southwest  
13 corner up to my lot, up to where my gas meter is on  
14 the side of my house.

15           One of the things -- and this is something  
16 my wife had, she wanted me to bring up, that if they  
17 would hit that gas line, you know, we wouldn't have  
18 heat or anything or hot water. And I'm sure they're  
19 aware of it, and I know that JULIE comes in and  
20 marks all these properties, but accidents still do  
21 happen, so again.

22           But going back to the original problem I  
23 have, these three large trees which are within 7,  
24 8 feet of my property on their property have to be

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1 brought down, I'm assuming, and the root structures  
2 are going to be into my property.

3 I'm still worried during construction what's  
4 going to happen to my property. If we had a huge  
5 rainfall, we're going to wash my property right into  
6 this area, and I know that would be a concern of  
7 Dan.

8 So, Dan, when he mentioned that he's putting  
9 a retaining wall, my suggestion is, when you start  
10 digging, put the retaining wall there, temporary,  
11 until you get construction. And then you could put  
12 a retaining wall that looks nice and decorative.

13 And then he did also answer another question  
14 about looking in. On my property, I have a  
15 96-inch-wide window in the family room on the north  
16 part of my building. I have two windows in the  
17 kitchen, and I do have a window in the living room.

18 And when Dan was putting in the property  
19 north and south, and I think he was 6 feet off, we  
20 would have 12 feet between our house and their  
21 house, again, losing all the view of those windows  
22 whatsoever. But by having him turn these homes, we  
23 have picked up a little space, and this will allow  
24 us to have some privacy when Dan puts these trees

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1 along there.

2 So if everything goes according to plan,  
3 it's a lot better than what he had before as far as  
4 privacy, as far as being able to look out and seeing  
5 something other than that brick wall there.

6 I've got to look at my list here. This is  
7 my wife's list. Let me just see what she has here.

8 VICE CHAIRMAN KESSLER: You could have her  
9 come up.

10 MR. ANDERSON: No. She'd rather have me sit  
11 and sweat it out up here.

12 Okay. And, again, she was worried about the  
13 windows on unit 6 and 7. Again, we have these  
14 windows along here, and she wanted to know what the  
15 back of 6 and what the back of 7 looks like.

16 Now, 7 looks like it's not going to be -- by  
17 the way, is the back going to be three stories, or  
18 is it going to be --

19 MR. VENARD: No, sir.

20 MR. ANDERSON: -- two stories?

21 MR. VENARD: Good question. The only -- the  
22 only three-story are lots 1 through 5.

23 MR. ANDERSON: Okay.

24 MR. VENARD: And let me temper it. Not

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1 three-story. It's two-story with a walkout.

2 MR. ANDERSON: Okay.

3 MR. VENARD: So you've got two above ground  
4 and one below. These will both have basements  
5 as well, but also keep in mind that there is -- with  
6 that retaining wall and the screening, the first  
7 floor windows are, especially with the height of the  
8 retaining wall between your residence and these,  
9 will -- they won't hit the peak of the windows. So  
10 the first-floor hit, that will be screened. There  
11 will be on the second floor potentially, but no  
12 third floor.

13 MR. ANDERSON: Okay. No third floor. Okay.  
14 Good. I think that should do it.

15 Thank you.

16 VICE CHAIRMAN KESSLER: Thank you.

17 Any other comments from the audience?

18 Have you been sworn in ma'am?

19 MS. LANTHRUM: I have not.

20 VICE CHAIRMAN KESSLER: Do you swear to the  
21 tell the truth?

22 MS. LANTHRUM: Yes.

23 VICE CHAIRMAN KESSLER: You do.

24 MS. LANTHRUM: Yes.

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1 VICE CHAIRMAN KESSLER: Come on up.

2 MS. LANTHRUM: My name is Alison Lanthrum,  
3 L-a-n-t-h-r-u-m. My husband, Andrew, and I live at  
4 25 Mosedale Street just to the south of this  
5 property.

6 I would also like to commend the developer.  
7 I'm much more a fan of this plan not only for the  
8 kind of redesign of 6 and 7, but also for your  
9 dedication to the hardwoods. I'm really interested  
10 in sustaining the green space and investing in this  
11 space for the future. So the hardwoods thank you.

12 I, with Brian, am also still a little  
13 concerned about the density of buildings 1 through  
14 5. I understand that economics figure into this,  
15 but I'd love to know if you have any other plans  
16 that you would consider for that arrangement.

17 More specifically, today I heard for the  
18 first time that you were considering a fence along  
19 the west side and part of the south side. I  
20 understand safety is of the utmost importance, but I  
21 would like to know if you have any other options  
22 that would be safe but not as at odds with the  
23 aesthetics of the neighborhood because fences can  
24 seem unfriendly, and also just with a fence on that

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1 little angle of the property seems a little add-on.

2 That's all. Thank you.

3 VICE CHAIRMAN KESSLER: Thank you.

4 MR. VENARD: If I may, with the fence, we've  
5 got a -- it's a code issue. With the retaining  
6 wall, anything that gets over 4 feet, we are bound  
7 to have some type of fall protection. So that's why  
8 we are choosing to install fall protection with a  
9 fence that is a little more pleasing with the  
10 iron -- ornamental aluminum fence. We'll have the  
11 details within the final submittals.

12 And the lion share of it is going to be  
13 buffering -- it's actually going to benefit between  
14 the Andersons', you know -- the lion share of the  
15 fencing is along 6 and 7, which is really, you know,  
16 kind of tucked away from the balance of the  
17 community.

18 It will die off, you know, roughly right  
19 about the middle of here. So there will be a slight  
20 portion there and then to right about here. But  
21 also we've got landscaping on the inside of that.  
22 We actually are going to -- you know, we've got  
23 parkway trees.

24 Once we install that public walk as well

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1 along 6, we've got parkway trees between the public  
2 walk and the street as well. You know, there is  
3 some other screening there besides that fence  
4 sitting there for fall protection.

5 VICE CHAIRMAN KESSLER: Well, if the Plan  
6 Commission feels that we have enough information to  
7 close the public hearing, I would entertain a  
8 motion. Brian.

9 MEMBER DOYLE: Resident mover of motions, I  
10 move that we close the public hearing.

11 MEMBER PRETZ: Second.

12 VICE CHAIRMAN KESSLER: All in favor?

13 (Ayes heard.)

14 VICE CHAIRMAN KESSLER: Opposed?

15 (No response.)

16 VICE CHAIRMAN KESSLER: All right. The  
17 public hearing is closed.

18 That is Item No. 6, and now we jump to Item  
19 No. 9. This is the meeting portion of this  
20 application.

21 And this application for Cityview, 895  
22 Geneva Road, David Weekley Homes. It's not just an  
23 application for a map amendment and an application  
24 for a special use for a planned unit development,

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1 which were the subjects of our public hearing, but  
2 in addition an application for a PUD preliminary  
3 plan.

4 Staff, could you just kind of touch on this  
5 application for the PUD preliminary plan and just go  
6 through explaining briefly what that means in  
7 addition to the other applications?

8 MS. JOHNSON: Sure. The first application  
9 is the map amendment for the rezoning. The next  
10 application is a special use for a planned unit  
11 development to prove they meet the development  
12 standards for the property. And then the PUD  
13 preliminary plan is actual approval of the site  
14 plan, preliminary engineering plans, and the tree  
15 preservation plan, as well as landscaping.

16 VICE CHAIRMAN KESSLER: And would you say  
17 the site plan we're referring to, those variances,  
18 those significant variances that we've --

19 MS. JOHNSON: Right. Right. The second  
20 plan reflects the variances that are granted through  
21 the special use for a PUD.

22 VICE CHAIRMAN KESSLER: Okay. All right.

23 All right. Plan Commission, any discussion?

24 MEMBER DOYLE: I think it would be

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1 worthwhile just reviewing the submitted findings of  
2 fact for a map amendment. So to summarize what we  
3 have in front of us, the findings of fact for the  
4 map amendment, the existing uses and zoning of  
5 nearby property is -- I'm going to just paraphrase  
6 this -- comparable to our R-2 -- RT-2. There's  
7 precedent for it.

8 The extent to which property values are  
9 diminished by the existing zoning restrictions --  
10 the addition of seven new single-family homes priced  
11 in the 500,000's will increase the neighboring  
12 property values versus a site that has been vacant  
13 for 15 years.

14 The extent to which the reduction of  
15 property values under the existing zoning  
16 restrictions promotes health, safety, morals, or  
17 general welfare to the public -- this redevelopment  
18 will add to the public walk. Turf and tree will be  
19 maintained over its current state in which the City  
20 electric department has had issues with overhead  
21 lines and trees and limbs falling from the property.

22 Suitability of the property for the purposes  
23 for which it is presently zoned -- the physical  
24 constraints of the site along with the flat-market

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1 conditions are two strong factors why the current  
2 zoning isn't suitable for the property's highest and  
3 best use.

4 The length of time the property has been  
5 vacant as presently zoned -- it's been 15 years.

6 So I would say that -- in general, I would  
7 say that the findings of fact -- I'm not going to go  
8 through this. There's several more, but I would say  
9 that they support the map amendment to RT-2.

10 Do we wish to consider the individual  
11 application separately, or do we wish to consider  
12 them as a whole?

13 VICE CHAIRMAN KESSLER: I think that would  
14 be up to the Plan Commission, but I think that --  
15 frankly, I think we've been through the map  
16 amendments and -- the application for the map  
17 amendment and the application for the special use.  
18 We have had that discussion through the public  
19 hearing.

20 MEMBER DOYLE: What do you think? Do you  
21 have a preference? I think if there's -- let's go  
22 to the special use. I just want to make one  
23 comment.

24 I guess, you know, the only thing that

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1 really strikes me about the application is the  
2 density. And density is one of those things that it  
3 has its pluses and its minuses. In general, I would  
4 say this is prime real estate.

5 I have a concern that typically with higher  
6 density, one thing that may go with it is more  
7 affordability. That's not always the case. You can  
8 have luxury condominiums, of course.

9 So one of the things that I was thinking  
10 when I was looking at this was, well, for seven  
11 units, we'd want them to be affordable. It's clear  
12 when you look at \$500,000 units and bringing in just  
13 one of those to 80 percent of AMI would be far in  
14 excess of the fee that you're paying.

15 I do think it's significant however that  
16 with increased density, we actually do financially  
17 support our housing ordinance by increased  
18 contributions to the trust. And so in the long run  
19 that means that we are in an indirect way supporting  
20 inclusive housing, and that's important to me.

21 So for that reason, then, I'm inclined to  
22 think that the conditions of the property, the hair  
23 that you have to trim off, as you said, and the  
24 benefit, the actual benefit that it delivers in

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1 terms of masonry construction, HardieBoard, the  
2 extent to which the applicant has gone to meet the  
3 concern of the neighbors, I think the PUD  
4 application is warranted and serves the public  
5 interest.

6 MEMBER PRETZ: Will you be bringing those up  
7 as separate items or as a whole?

8 MEMBER DOYLE: I have no need to parse them  
9 out, depending on what the opinions of the rest of  
10 the Commission are.

11 MEMBER FRIO: I agree.

12 MEMBER SCHUETZ: I think we're in agreement.

13 MEMBER HOLDERFIELD: Yeah.

14 VICE CHAIRMAN KESSLER: All right.

15 Then any other comments from the Plan  
16 Commission before Brian presents a motion?

17 (No response.)

18 MEMBER DOYLE: Okay. So I move to recommend  
19 for approval of a map amendment, special use for  
20 PUD, and PUD preliminary plan for Cityview at 895  
21 Geneva Road, contingent about resolution of all  
22 outstanding staff comments and questions.

23 MEMBER PRETZ: Second.

24 VICE CHAIRMAN KESSLER: Holderfield.

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1 MEMBER HOLDERFIELD: Yes.

2 VICE CHAIRMAN KESSLER: Schuetz.

3 MEMBER SCHUETZ: Yes.

4 VICE CHAIRMAN KESSLER: Doyle.

5 MEMBER DOYLE: Yes.

6 VICE CHAIRMAN KESSLER: Pretz.

7 MEMBER PRETZ: Yes.

8 VICE CHAIRMAN KESSLER: Spruth.

9 MEMBER SPRUTH: Yes.

10 VICE CHAIRMAN KESSLER: Frio.

11 MEMBER FRIO: Yes.

12 VICE CHAIRMAN KESSLER: Purdy.

13 MEMBER MACKLIN-PURDY: Yes.

14 VICE CHAIRMAN KESSLER: Kessler, yes.

15 And so that application -- that will  
16 conclude that. Thank you.

17 MR. VENARD: Thank you very much. I  
18 appreciate your time.

19 VICE CHAIRMAN KESSLER: All right. Item 10  
20 on our agenda is additional business for Plan  
21 Commission members or staff.

22 Brian, were you going to make a comment?

23 MEMBER DOYLE: Yes. So in May the  
24 Commission passed two resolutions for -- I'll hold

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1 on one second -- two advisory resolutions to the  
2 planning and development committee regarding taverns  
3 in business in local districts as well as involving  
4 gun shops and public firing ranges.

5 There have been two meetings of the P & D  
6 that have occurred since then. It's not been placed  
7 on the agenda to date. My understanding, having  
8 corresponded with both Todd Bancroft, the chair of  
9 the P & D, as well as Todd Wallace, is that  
10 Mr. Bancroft has some questions about procedure that  
11 he is seeking to have answered from Chairman  
12 Wallace; and pending those answers and that  
13 information, the City will put it on the agenda.  
14 I'm paraphrasing the feedback. That is not exactly  
15 what was said.

16 So as the volunteer who said he would go to  
17 the meeting and report back to the Commission,  
18 that's what is happening. So I wanted to report  
19 that.

20 MEMBER SCHUETZ: Is it an emotional or  
21 heated discussion at all, or would you say it was  
22 just informal.

23 MEMBER DOYLE: Between Todd and Todd?

24 MEMBER SCHUETZ: Yeah.

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1 MEMBER DOYLE: I don't think there was  
2 any -- but I don't think there's -- I think there's  
3 going to be a meaningful exchange.

4 VICE CHAIRMAN KESSLER: I could add to that.  
5 I had a discussion with Todd Bancroft at the P & D  
6 committee meeting a month -- no, two months ago. It  
7 was the first meeting that it wasn't on the agenda.

8 And he indicated that there was no -- he  
9 didn't have an issue with it at all. He just wanted  
10 to make sure that since it's a brand new thing, that  
11 he'd like to have -- make sure what the procedure is  
12 and that they're following that. So it was more  
13 just informational, and, you know, making sure that  
14 all the i's are dotted and the t's are crossed than  
15 anything.

16 Okay. Any other additional business?

17 Weekly development report, nicely done.

18 MR. COLBY: Thank you.

19 One comment we do have on our schedule for  
20 the next meeting, which is August the 2nd, in  
21 addition to the Wash-U Car Wash item that was  
22 continued, we also have a public hearing scheduled  
23 related to the First Street project regarding  
24 Building No. 3.

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1           You have seen some information in the  
2 newspaper for the discussion of Building No. 3,  
3 which is a proposed bank, office building on the  
4 first floor and then an upper-level residential  
5 unit. And then Building No. 2 is the proposed  
6 hotel.

7           Right now only Building No. 3 in advancing.  
8 So that will be the proposal that's before the Plan  
9 Commission on August 2nd, and the request is to  
10 amend the PUD ordinance for the First Street project  
11 to allow the first-floor bank and office uses in  
12 that building, and also to approve the preliminary  
13 plan which are the footprint and building elevations  
14 for that building.

15           Just so that the Plan Commission is aware  
16 that that would be coming up.

17           MEMBER MACKLIN-PURDY: I think it's going to  
18 be a largely attended meeting. There has been a lot  
19 of citizen groups that just formed on Facebook  
20 inviting everybody to that meeting.

21           VICE CHAIRMAN KESSLER: About the bank?

22           MEMBER MACKLIN-PURDY: No, no, no. So I  
23 think it's going to be largely attended.

24           VICE CHAIRMAN KESSLER: Interesting.

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1 MEMBER DOYLE: This is expected on  
2 August 2nd?

3 MR. COLBY: Yes. And I think one of the  
4 things the City is going to make sure everyone is  
5 aware of if they come to that meeting is that they  
6 understand that it's regarding Building 3 and not  
7 Building 2, the hotel. So we're going to make an  
8 effort that the information is put out the week  
9 prior to try and notify of that.

10 MEMBER SPRUTH: Then that's two items on  
11 that meeting.

12 VICE CHAIRMAN KESSLER: Yes.

13 MEMBER SPRUTH: Okay. So as part of the  
14 order of the one that's going to be largely  
15 attended, do you -- would the order be whether we  
16 have the --

17 MR. COLBY: Well, in terms of the procedural  
18 requirements, a continued public hearing is listed  
19 first per the Plan Commission rules. So that car  
20 wash item will be first on the agenda. Subject to  
21 the Plan Commission to change the agenda, if you  
22 choose. You have that ability.

23 VICE CHAIRMAN KESSLER: So we should make  
24 sure to educate anybody who we're talking about that

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1 with that the hotel component of Building No. 2 will  
2 not be on the agenda.

3 MR. COLBY: Correct. That is not advancing  
4 at this time, and we don't know the schedule for  
5 that.

6 VICE CHAIRMAN KESSLER: That's going to be  
7 the subject -- that's the focus.

8 All right. Meeting announcements, anybody  
9 have any meetings that they won't attend?  
10 August 2nd? August 16th? September 6th?

11 Brian.

12 MEMBER DOYLE: August 2nd.

13 VICE CHAIRMAN KESSLER: Okay. Brian will  
14 not be there.

15 MEMBER DOYLE: I will be in Ohio.

16 VICE CHAIRMAN KESSLER: Well, that's too  
17 bad.

18 MEMBER DOYLE: Not for me.

19 VICE CHAIRMAN KESSLER: Okay. And then  
20 development -- planning and development committee.

21 Is there anything on the P & D agenda that  
22 you know of right now germane to the Plan  
23 Commission?

24 MR. COLBY: Most likely the two items from

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1 tonight will be on that agenda, and potentially the  
2 car wash and the First Street item if the Plan  
3 Commission takes action on that.

4 VICE CHAIRMAN KESSLER: And potentially, the  
5 Commission recommendation regarding --

6 MR. COLBY: Yeah.

7 VICE CHAIRMAN KESSLER: -- rezoning. Okay.

8 MEMBER DOYLE: For those two items you just  
9 mentioned or these two items.

10 VICE CHAIRMAN KESSLER: Right. The two  
11 items from tonight, the two items from August 2nd,  
12 and potentially our zoning application.

13 All right. Well, I plan to attend, and so  
14 is everybody else. It should be an interesting  
15 meeting.

16 All right. Okay. Any public comment?

17 (No response.)

18 VICE CHAIRMAN KESSLER: I'll take that as a  
19 no. All right.

20 Is there a motion to adjourn?

21 MEMBER SCHUETZ: I make a motion we adjourn  
22 this meeting.

23 MEMBER FRIO: Second.

24 VICE CHAIRMAN KESSLER: All right. This

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meeting is adjourned at 8:48 p.m.  
(Off the record at 8:48 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 24th day of July, 2016.

My commission expires: May 16, 2020

*Joanne E. Ely* 

Notary Public in and for the  
State of Illinois