

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, AUGUST 17, 2021**

Members Present: Chair Peter Vargulich
Vice Chair Laura Macklin-Purdy
Jeffrey Funke
Colleen Wiese
Suzanne Melton
Laurel Moad
Karen Hibel
Zachary Ewoldt
Jennifer Becker (via Zoom)

Members Absent: None

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

1. Call to order

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

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the August 3, 2021 meeting of the Plan Commission.

Motion was made by Mr. Funke, seconded by Vice Chair Macklin-Purdy and unanimously passed by voice vote to approve the minutes of the August 3, 2021 Plan Commission meeting.

5. Springs at Smith Road (Continental 629 Fund LLC)

Application for Concept Plan

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

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

7. Weekly Development Report

8. Meeting Announcements

Minutes – St. Charles Plan Commission

Tuesday, August 18, 2021

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- a. Plan Commission
 - Tuesday, September 7, 2021 at 7:00pm Century Station Training Room – To be rescheduled to Wednesday, September 8, 2021 at 7:00pm Council Chambers
 - Tuesday, September 21, 2021 at 7:00pm Council Chambers
 - Tuesday, October 5, 2021 at 7:00pm Council Chambers

- b. Planning & Development Committee
 - Monday, September 13, 2021 at 7:00pm Council Chambers
 - Monday, October 11, 2021 at 7:00pm Council Chambers

10. Public Comment

11. Adjournment at 9:05 p.m.



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Transcript of Springs at Smith Road, Continental 629 Fund, LLC.

Date: August 17, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Application for :
Concept Plan, Springs at :
Smith Road, Continental :
629 Fund, LLC. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, August 17, 2021
7:00 p.m. CDT

Job No.: 336732
Pages: 1 - 117
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CRC, FAPR

1 HEARING, held at the location of:

2

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4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

7 (630) 377-4400

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13 Before Melanie L. Humphrey-Sonntag, a Certified
14 Shorthand Reporter, Registered Diplomate Reporter,
15 and Certified Realtime Reporter.

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 LAURA MACKLIN-PURDY, Vice-Chairman

4 JENNIFER BECKER, Member (via Zoom)

5 ZACHARY EWOLDT, Member

6 JEFFREY FUNKE, Member

7 KAREN HIBEL, Member

8 SUE MELTON, Member

9 LAURA MOAD, Member

10 COLLEEN WIESE, Member

11

12 ALSO PRESENT:

13 RUSS COLBY, Community Development Manager

14 MONICA HAWK, Development Engineer II

15 ELLEN JOHNSON, Planner

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

2 CHAIRMAN VARGULICH: Good evening,
3 everyone. The meeting for the St. Charles Plan
4 Commission will be called to order at this point.

5 Roll call.

6 Laura Purdy.

7 VICE CHAIRMAN MACKLIN-PURDY: Here.

8 CHAIRMAN VARGULICH: Colleen Wiese.

9 MEMBER WIESE: Here.

10 CHAIRMAN VARGULICH: Jeff Funke.

11 MEMBER FUNKE: Here.

12 CHAIRMAN VARGULICH: Suzanne Melton.

13 MEMBER MELTON: Here.

14 CHAIRMAN VARGULICH: Zach Ewoldt.

15 MEMBER EWOLDT: Here.

16 CHAIRMAN VARGULICH: Jennifer Becker.

17 (No response.)

18 CHAIRMAN VARGULICH: Laura Moad.

19 MEMBER MOAD: Here.

20 CHAIRMAN VARGULICH: Karen Hibel.

21 MEMBER HIBEL: Here.

22 CHAIRMAN VARGULICH: All right. If
23 everyone would please join us for the Pledge of
24 Allegiance.

1 (The Pledge of Allegiance was recited.)

2 CHAIRMAN VARGULICH: All right. Formal
3 business. Is there a motion to approve the
4 meeting minutes from the August 3rd meeting?

5 MEMBER FUNKE: I'll make that motion.

6 CHAIRMAN VARGULICH: Jeff.

7 VICE CHAIRMAN MACKLIN-PURDY: Second.

8 CHAIRMAN VARGULICH: All in favor?

9 (Ayes heard.)

10 CHAIRMAN VARGULICH: Any opposed?

11 (No response.)

12 CHAIRMAN VARGULICH: Motion passes.

13 Item 5 on the agenda, Springs at Smith
14 Road, Continental 629 Fund, LLC, application for
15 concept plan.

16 All right. So let me just take a moment
17 and explain to everybody what this is since there
18 seems to be an audience here that would like to
19 participate.

20 The purpose of the concept plan review is
21 to allow an Applicant to obtain informal input on
22 their conceptual development prior to filing
23 formal zoning applications and preparing detailed
24 plans and drawings. The concept plan process also

1 serves as a forum for citizens, neighboring
2 property owners to ask questions and express their
3 views on this potential development.

4 The procedure for tonight will start with
5 the Applicant's presentation. After that the Plan
6 Commission will ask questions that they have, then
7 members of the public wishing to speak will be
8 given a chance to do so, and at the end the Plan
9 Commission will wrap up and offer some feedback.

10 The Plan Commission does not take any
11 action to approve or deny the project at this
12 stage. After this meeting with the concept plan,
13 the next meeting will be the Planning &
14 Development Committee of the City Council.

15 If you would still like to speak to the
16 public and would have to express your views to
17 them or new views, you can do so at their next
18 meeting. And their agendas are posted on the
19 website, so you can take it from there. And so
20 anyone wishing to file information can do so.

21 If you have questions, we'll ask everybody
22 to come up to the lectern. We're going to speak
23 one at time, ask any of your questions, and then
24 we'll defer to the Applicant whether they want to

1 respond or wait until the end, and they can do so
2 at that point.

3 So -- is our Applicant ready?

4 Great.

5 MR. COLBY: Mr. Chairman, just for the
6 record, Commissioner Becker has joined the meeting
7 on Zoom.

8 CHAIRMAN VARGULICH: Got it. Thank you
9 very much.

10 MR. HOOD: Sorry. I just wanted to get a
11 pen and pad, just in case.

12 Okay. Good evening, Mr. Chairman,
13 Commissioners. How are you this evening?

14 I'm Fred Hood with Continental Properties,
15 and we're here tonight to discuss our Springs --
16 our proposed Springs development, Springs at
17 St. Charles.

18 It is a proposed 340-unit, garden-style
19 apartment complex, and I have a PowerPoint
20 presentation that I can go through. And we can
21 ask questions throughout if you'd like, or we can
22 take them all at the end.

23 Okay. So Springs at St. Charles,
24 two-story, garden-style apartments with private

1 unit entries. Each of our buildings that are
2 proposed for this project are 20-unit buildings
3 with tuck-under garages. Each of the buildings
4 has eight garages inside of it. Two of the
5 garages on the end provide 10 spaces if we'd like
6 to use those additional spaces.

7 Again, I spoke about the private entries.
8 None of our buildings have common corridors. They
9 are all direct walk-up access. You walk directly
10 into your home or you go directly into your home
11 from the garage if you so have a garage. The
12 340 homes is a mixture of studio units,
13 one-bedrooms, two-bedrooms, and three-bedrooms in
14 17 buildings.

15 Aside from the 17 residential buildings,
16 there are a clubhouse, a maintenance garage that
17 holds all of our maintenance on-site. Our
18 operations team does all maintenance and operates
19 the property while we hold it.

20 Parking. I know that parking is a concern
21 of some of the residents. We saw a couple
22 letters, and I spoke with a few of those
23 residents.

24 Currently the site plan is at about 1.5,

1 a little over, per unit overall. We actually like
2 to have a little bit more parking, and we have
3 some work to do on the site plan that you see, but
4 we wanted to get some feedback first.

5 Inside of that clubhouse we have a pool
6 and fitness center and a -- sort of a kitchen
7 event space that's typical of clubhouses
8 these days.

9 The -- also on the site -- and I can go to
10 the site plan in a minute here -- we feature two
11 pet playgrounds, a pet care station, a car wash
12 station. And that's not a car wash station with
13 blowers or anything; it's literally a boom with a
14 hose that you can go in and wash your vehicle if
15 you so need to.

16 We also feature, in all of our Springs
17 communities, valet trash, so no one has to put
18 their trash in their car or on top of their car
19 and take it to the dumpster. Our on-site
20 operations folks collect trash at the end of every
21 evening and put that into the trash receptacle, so
22 we take very much -- great pride in making sure
23 that our communities are clean.

24 Getting to the clubhouse a little bit more

1 in detail, it's 4,630 square feet. I mentioned
2 that large multipurpose space. There's a pool,
3 sun deck, grilling area, 24-hour fitness center.
4 You enter with your key fob as a resident. You
5 also enter into the community the same way.

6 I did not mention earlier, but I was going
7 to get to it in the site plan. This is a gated
8 community. So all of our Springs developments,
9 what we typically do is we gate them all unless we
10 are asked not to gate them.

11 So you gain access to the community
12 through a fob system, just like you would going
13 into the clubhouse or just like you would entering
14 and exiting any pedestrian gates that happen to be
15 on the property.

16 The pet playground is not just a open
17 field; we also have agility equipment for pets to
18 be able to run and jump and play and get their
19 exercise.

20 That pet spa sounds a little bit more
21 fancy than it is, but it is a large, stainless
22 steel sink that you can put your pet in, wash them
23 off, make sure that they're clean before you bring
24 them home.

1 So, overall, in the Chicagoland, Wisconsin
2 area, we've got -- I want to say it's a little --
3 about 16 developments that we've got.

4 Right now under development -- actually
5 under construction -- is Springs at Lily Cache
6 Creek, which is in Bolingbrook. It's one that
7 I just got approved in May of this -- I'm sorry --
8 yes, May of this year. It is currently under
9 construction, and we hope to have that, that first
10 building, turned midnext year. So that one is
11 under construction already.

12 Springs at Weber Road is in Romeoville.
13 That one we've had for a while now.

14 We also have Springs at Oswego, which is
15 a little bit more recent; Springs at North Aurora;
16 and, also, Springs at Crystal Lake, which just
17 completed construction.

18 So I tell you all of this because there
19 are examples out there of our product. They're
20 tried and true. They are leased up and they are
21 beautiful properties. So I would say go take a
22 look at them if you have any questions about any
23 pictures or anything that I'm saying right now.
24 We have the ability to show you actually what

1 we've done in the area.

2 A couple of images -- and I don't know why
3 that one is not popping up of Crystal Lake. We
4 have a two-story product, as I was mentioning
5 before. Depending on where it is in the country,
6 the color schemes change.

7 For this property -- and I'll get to that
8 imagery in just a second here -- you'll see the
9 clubhouse is the bottom -- bottom picture, and
10 then the West Dundee property is actually in the
11 upper right-hand corner.

12 We actually do not have Springs at
13 Canterfield anymore. It was one that was taken
14 out of our portfolio. And that was mentioned to
15 us and they -- there was a question of why we had
16 sold that one. That one was sold due to a myriad
17 of different things. Decisions get made at our
18 executive level of how many we hold at -- at any
19 given time, but we do like to hold our properties
20 for a significant amount of time. So that is an
21 image of one that is also close, in West Dundee,
22 that you can also take a look at.

23 Overall, just kind of an aerial of the
24 property. The subject site is currently zoned R4

1 within unincorporated DuPage County. As you're
2 all aware, Cornerstone is to our north, just to
3 orient you to the site. Brooke Toria Estates is
4 to our direct east. There is a vacant parcel that
5 is being considered for single-family development
6 to our direct west, and then there's an office
7 building just to our south and -- south and west,
8 along Smith Road. The property is
9 approximately -- I'm sorry -- approximately
10 27 acres.

11 Here's a color rendering of what a -- what
12 this community would look like conceptually. As
13 I mentioned, 340 homes. There is a 10-40-40 stacked
14 unit how -- in most of our communities we try to
15 adhere to that. So you'll have 34 studios,
16 34 three-bedrooms, and 136 each of the
17 one-bedrooms and the two-bedrooms. Again, the
18 club -- the community amenities are there listed
19 on the screen.

20 Buildable area is about 20 -- a little
21 over 20 acres. We are considering a little over
22 3 acres currently in this plan for detention.
23 That could change once we, obviously, get into
24 engineering. We need to just make sure that we,

1 first of all, can get comments to move forward to
2 understand how we are going to proceed engineering
3 the property and bringing this to life.

4 On this site plan, also, you'll see -- and
5 I think there's -- here -- we have detached
6 garages, as well, to supplement the garages that
7 we do not have in each one of the buildings.

8 So you'll see here that this is a 12-bay
9 garage. This is a 6-bay garage here, another
10 12-bay garage here, another 12 here, and I believe
11 there's one more 6 -- I'm sorry. No, there is not
12 another six. There is a -- this is where our
13 maintenance garage sits, at the front end of the
14 property.

15 That 4600-square-foot clubhouse is here,
16 featured in the center as you pull in off of Smith
17 Road. You will see the resort-style pool in the
18 rear. This is where our fitness center is that
19 the gates open and looks out onto the pool, and we
20 have a very nice area.

21 There are two existing wetlands on the
22 property that we are not intending to disturb.
23 These wetlands are jurisdictional from our
24 understanding. We are also having a wetland

1 consultant go out and confirm their status so that
2 we can make sure that we preserve any natural
3 features on the property that we do not need for
4 development. So the one in the upper northwest
5 corner and the one here that's close to the
6 entrance we are not intending to disturb.

7 There are two other farm wetlands that
8 have popped up over the years on the property. We
9 are taking -- again -- taking steps to understand
10 what they are, how they may be disturbed, and how
11 they will affect our site plan.

12 The site plan has also been put together
13 understanding emergency vehicle access and
14 circulation, so all of our radii in the -- in the
15 community have been looked at to make sure that a
16 fire truck can be able to come through the
17 community with ease. We are featuring an
18 emergency access point just to the east along
19 Smith Road, as well.

20 As far as existing vegetation, there's an
21 existing stand of trees that come around the
22 property pretty significantly. We are not looking
23 to disturb those trees, as well.

24 We are actually looking to -- excuse me.

1 Looking at detention, we have provided, again,
2 that almost 3 1/4 acres of area so that we can
3 make sure that our property drains but also to
4 take a look at what the existing drainage
5 situation is on the property to make sure that
6 we're not negatively impacting our neighbors.

7 So, again, once we get into preliminary
8 and final engineering, we can have a little bit
9 more conversation and -- and information for you
10 all on that piece.

11 We are proposing one monument sign. The
12 vehicular gate is the main access, as I spoke
13 about before, and is accessed via fob.

14 We are also discussing the provision of
15 the multipath -- multipath bike path along Smith
16 Road as well as a sidewalk connection up to
17 Foxfield Lane that would connect to our internal
18 sidewalk network. That would be accessed by our
19 residents going outside of property or coming back
20 in. It is not meant to be a pass-through for
21 public, public traffic.

22 Let's move onto -- this is just a more
23 detailed view of the site plan. As I mentioned
24 earlier, parking standards are over here. We are

1 at a 1.5 floor area parking ratio. We are looking
2 to increase that. We do understand that in our
3 climate we do have snow; we do need places to
4 store it.

5 On each one of our projects, we make sure
6 that we try and have a certain percentage set
7 aside for that snow storage while also allowing
8 our residents to park comfortably. So, again, we
9 are still working on trying to increase that just
10 a little bit so that we can be comfortable
11 internally.

12 We typically like to have 1.75 unit -- or
13 1.75 parking spaces per unit, so that's our goal.
14 We're trying to reach that. Since the -- at that
15 almost 27 acres, we're just shy of 15 units an
16 acre, exactly 14.74.

17 Let's see. There -- one thing that --
18 I'm sorry -- I did not mention as another one of
19 our features of the community. There's a
20 centralized mail kiosk, so it is near the
21 clubhouse. You can see it right back here in this
22 corner.

23 There's also a centralized compactor and
24 recycle area here, in this area north of this

1 parking area.

2 Okay. So onto our elevations. So this is
3 our -- our most recent clubhouse that we have
4 placed. Actually, you'll be able to see this
5 one -- I believe it's at North Aurora. This is
6 that 4,630-square-foot clubhouse. These are the
7 front elevations currently.

8 This is the color scheme that we came up
9 with over the course of about a year when we were
10 trying to refinish the clubhouse, make it look
11 a little bit more modern, so this is the result of
12 that.

13 This is the front and the rear, and then
14 these are the side elevations. So the left
15 elevation opens out onto the pool area. As I was
16 mentioning, these roll-up garage doors can open so
17 that you have views of the pool while you're
18 exercising or, you know, enjoying yoga or just
19 enjoying the -- the clubhouse itself.

20 The reorganization -- again, we took great
21 care, as we do with our apartment buildings, to
22 make sure that each one of the facades is looking
23 like a primary facade, different buildings --
24 different quasi-building materials, Hardie

1 paneling, asphalt shingled roofs, depending on
2 where we are, what climate it is. We had looked
3 at a different kind of wood-like paneling to
4 refresh that look a little bit more, as well.

5 Our color palettes, as I said before, are
6 dependent on where we are. So with this color
7 palette we're looking at more of a farmhouse white
8 on black with hints of wood.

9 Our apartment elevations. So, again,
10 two-story. When you approach either of the front,
11 rear, or side elevations -- and I'll show you the
12 sides here in just a second -- again, you will see
13 that we treat them each like a front facade.

14 Lots of transparency with the windows,
15 different color palettes, different variations in
16 building masking so that it is not all
17 monochromatic and/or just flat. So you'll see
18 here, on each of the kind of planned cut views,
19 how the building comes in and out, has sheltered
20 access points for each of the units.

21 You'll also see our B20 -- this is a
22 B20 building. It's called "B20" because it's
23 20 units. Each of these buildings features
24 balconies and private court spaces for each of

1 the -- each of the units.

2 Let's go to the side views.

3 Much of what I just said during that
4 portion of the presentation remains true on our
5 side elevations. We, again, treat them like they
6 are front facades, so wherever you're seeing this
7 building you're not going to see a blank wall.

8 And then we have our floor plans. So our
9 studios are anywhere from 560 to 670 square feet.
10 That depends on the building type.

11 So for this B20 building type, we are at
12 the higher end. It's about 676, I believe, for
13 the studios in this development. Our one-bedrooms
14 are ranging from 800 to 950 square feet.

15 And as you can see on each of the floor
16 plans, we've laid them out with furniture rendered
17 so that you can understand how these -- how these
18 are comfortable to live in. And here are the two-
19 and three-bedrooms. The two-bedrooms go from 1100
20 to about 1200 square feet, and the three-bedrooms,
21 1340 up to 1460.

22 On each of the buildings the three-
23 bedrooms are on the endcaps. So if I were to go
24 back here, you would see a three-bedroom on this

1 side -- actually, on -- I believe it's -- this is
2 obviously the front elevation, the rear elevation.
3 So the three-bedrooms would be on this side of the
4 building and is true throughout the site.

5 Just another couple of views of different
6 two- and three-bedrooms.

7 And then just for your understanding of
8 how these are laid out, how they're staged, how --
9 the quality of the materials that we use, here are
10 a couple of interior pictures. Bedrooms are
11 typically carpeted, and the common areas usually
12 have a wood-like floor paneling.

13 Kitchens and restrooms -- or bathrooms,
14 I'm sorry, in this case -- have been upgraded.
15 I think we have all stainless appliances in each
16 of these units. We also have granite countertops
17 throughout. Let's see. And great cabinetry.

18 Okay. And as I was just saying, quality
19 building materials. This is HardiePlank masonry
20 for our exteriors. We select the color palette
21 based on where we are and looking at the
22 development standards and the zoning and design
23 standards.

24 Those large-scale windows that you all saw

1 on the elevations, we try to have a lot of light
2 coming into our homes, make people feel very
3 comfortable.

4 Each of our buildings is 35 feet or less.
5 So each of the apartment buildings are about
6 35 feet to the top of the pitched roof. Our
7 maintenance building is one story. Our clubhouse
8 is mostly one story except for the tower element
9 that's kind of on top. So we do meet the bulk --
10 the bulk development standards for all of our
11 buildings and their location.

12 Going into the project time line, so here
13 we are on August 17th, at the Plan Commission.
14 Once we review all those, we go through P&D on
15 September 13th. We then are comfortable enough to
16 include all comments that we receive from you all,
17 comments that we've received from the neighbors,
18 put together a package, and go in with our first
19 preliminary plan submittal, hopefully by
20 September 24th of -- next month.

21 We would be looking for full approval for
22 annexation, zoning, and our preliminary
23 engineering by early next year, January 10th. And
24 then we would be looking -- excuse me. We would

1 be looking to go into each of the hearings
2 thereafter, going into January and February,
3 looking at a final -- a final approval in February
4 if we so choose to move forward, if the City so
5 chooses to move forward with our development plan.

6 We then will go directly into building
7 plans, civil and architectural plans, and getting
8 through -- we would, hopefully, be groundbreaking
9 in early -- mid-May of 2022. We move quick.

10 So, again -- I kind of mentioned them
11 already. But we are looking at annexation, PUD
12 zoning. Inside of that PUD zoning we would be
13 looking at a special use permit to allow the
14 multifamily development and all of the development
15 standards that would come along with our Springs
16 development, and we would also be looking at a map
17 amendment.

18 I should also mention we have looked
19 painstakingly at the boundary agreements. We've
20 looked at Mr. Petkus' previous proposal, and we
21 tried to make a submittal and a site plan product
22 that was consistent with that quality.

23 And we also took another step and -- just
24 based on our product. We are two-story. We are

1 not three- or four- or five-story. We are very
2 much a suburban residential building type and
3 company, and this is -- this is a product that has
4 worked well for us over almost -- let's see. The
5 company itself has been here 42 years; I think
6 we've been doing multifamily since about 1989, so
7 we've been doing this a lot.

8 We are in several markets across the
9 country, and we always listen to our
10 municipalities we are with. We try and be good
11 neighbors to our neighbors, whoever we are going
12 to be building next to, and we would welcome the
13 opportunity to be Springs at St. Charles.

14 And this is just a wrap-up and a summary.
15 Again, Class A, garden-style, multifamily
16 community, direct entry to each home. We own and
17 manage each of our communities, no third-party
18 management, and we have high-quality building
19 materials, as you all saw.

20 Ready for any questions.

21 CHAIRMAN VARGULICH: Thank you.

22 MR. HOOD: Sure.

23 CHAIRMAN VARGULICH: Start wherever.

24 VICE CHAIRMAN MACKLIN-PURDY: I can start.

1 It seems -- well, I don't know how to
2 start. Okay. Let's see.

3 So it seems like a lot of units for one
4 entry and one exit, in my opinion. And especially
5 this is a gated -- so people have to literally
6 wait for in and out?

7 MR. HOOD: So our gates -- let me go back
8 to -- just to give you a visual. Sorry.

9 So our gates here, they actually --
10 Connor, do they -- they pull apart. They swing
11 out and they're -- and there's a few seconds
12 before they swing back.

13 So if you have a fob and you're coming
14 through and you have a fob, someone behind you,
15 you're doing this, so you're not waiting an
16 enormously long time for them to close and then
17 reopen. So we also have them open during the day
18 at certain times because people have to get in to
19 see the property.

20 So that's also why we placed our clubhouse
21 at the very front. That is where our leasing is
22 happening; that is where all of our operations is
23 happening.

24 So if someone is moving in, let's say, and

1 they need to be coming through with a larger
2 truck, we'd make accommodations. But by and
3 large -- to your question of are people going to
4 be queueing -- we also make sure that we have a
5 stacking area that's -- that is appropriate, and
6 we will coordinate with transportation --

7 VICE CHAIRMAN MACKLIN-PURDY: Are most of
8 your developments one entry, one exit like this?

9 MR. HOOD: Yes. We actually usually just
10 do one access point, and we've had great success
11 with it. If a municipality is asking us, then we
12 will consider a second access point. If it is
13 something that will get us to that point, we have
14 no problem considering a second access point.

15 Currently the second access point on this
16 plan is an emergency access.

17 We want to understand better with a
18 traffic study if we warrant --

19 VICE CHAIRMAN MACKLIN-PURDY: So you are
20 planning on doing a traffic study?

21 MR. HOOD: Absolutely, yes.

22 VICE CHAIRMAN MACKLIN-PURDY: And I have a
23 question. I don't know if you know the answer or,
24 Russ, you know the answer.

1 But is this subdivision far enough that it
2 would require kids that go to Norton Creek to take
3 a bus? Or would they be -- I know it has to be a
4 certain distance, like a mile or something.

5 CHAIRMAN VARGULICH: For elementary it's
6 usually a function of next to a busy roadway. If
7 you're on a busy roadway or have to cross a busy
8 roadway, then they catch a bus.

9 VICE CHAIRMAN MACKLIN-PURDY: Well, in our
10 subdivision it's just distance.

11 CHAIRMAN VARGULICH: Could be but --

12 VICE CHAIRMAN MACKLIN-PURDY: Yeah. Okay.

13 UNIDENTIFIED FEMALE VOICE: They would
14 walk.

15 VICE CHAIRMAN MACKLIN-PURDY: They would
16 walk or --

17 THE COURT REPORTER: Excuse me. Excuse
18 me. Excuse me. This is Melanie Sonntag, the
19 court reporter.

20 I'm having trouble with mics other than
21 Ms. Macklin-Purdy. It looks like her mic is
22 turned on. The other mics are not turned on when
23 each of you are speaking, and it makes it very
24 difficult to hear far away.

1 VICE CHAIRMAN MACKLIN-PURDY: Okay.

2 Sorry.

3 So people would potentially be driving
4 their children to school during the morning time,
5 so I would hope that the traffic study would be
6 done in the morning, when kids were going to
7 school, because I foresee this being a huge
8 traffic jam trying to turn left onto Smith Road
9 because that is a bypass from Main Street to 59
10 that a lot of people take.

11 MEMBER FUNKE: Is this an age-restricted
12 community?

13 MR. HOOD: It is not.

14 MEMBER FUNKE: Okay.

15 MR. HOOD: This is a 100 percent market-
16 rate apartment community, and we do not have any
17 subsidized funds subsidizing any portion of the
18 property. This is a hundred percent in
19 Continental development.

20 VICE CHAIRMAN MACKLIN-PURDY: Okay.

21 And what is the speed limit? Because in
22 one of the letters it had actually said 49 miles
23 per hour so I -- what's the speed limit on --

24 MS. JOHNSON: I believe it's 40 maximum --

1 UNIDENTIFIED FEMALE VOICE: It's 40 --

2 unless --

3 THE COURT REPORTER: I can't hear that and
4 I have no idea who's talking.

5 VICE CHAIRMAN MACKLIN-PURDY: So the speed
6 limit -- sorry.

7 The speed limit is 40 miles per hour.

8 I'll just reiterate that.

9 Okay. So there are some concerns there.

10 MR. HOOD: Sure.

11 VICE CHAIRMAN MACKLIN-PURDY: And I think
12 one of the neighbors had actually suggested that
13 the speed limit be reduced so that is -- that is a
14 concern, and that is something that we would
15 probably suggest.

16 MR. HOOD: Excuse me. Are you suggesting
17 we drop the speed limit?

18 VICE CHAIRMAN MACKLIN-PURDY: No, just --
19 that's just something that we would maybe
20 suggest --

21 MR. HOOD: Sure.

22 VICE CHAIRMAN MACKLIN-PURDY: -- that it
23 be looked at.

24 MR. HOOD: Okay.

1 VICE CHAIRMAN MACKLIN-PURDY: I'm sure
2 that -- that other people will get into some of
3 the landscaping issues. But I wanted to know what
4 the speed limit was.

5 And then I wanted you -- could you talk
6 a little bit about the sidewalk plan and the
7 cut-through and -- and the purpose of all that?
8 Like is there --

9 MR. HOOD: Sure.

10 VICE CHAIRMAN MACKLIN-PURDY: -- an access
11 point from the sidewalks to the cut-through
12 sidewalk -- bike path -- that you talked about?

13 MR. HOOD: I wonder if I can zoom -- yes,
14 I can.

15 So we spoke with Ellen a few -- I think it
16 was a couple months ago. And -- ahead of our
17 comments that were coming back from the Park
18 District. It was -- we discussed what might be
19 wanted or needed, understanding how the property
20 is laid out. We took a look at proactively
21 providing a sidewalk to that that coordinated with
22 our internal sidewalk network.

23 So you see on each one of -- the interior
24 of the site plan, surrounding each one of the

1 buildings you have a sidewalk network path,
2 courtyards here.

3 We would be looking at providing an
4 additional sidewalk path that would move north and
5 south along our western property boundary, inside
6 of the fence until you got to the corner, and then
7 we would be looking at a stub that would go up to
8 Foxfield Drive.

9 We would need to coordinate with the City
10 to make sure that there was an easement in place
11 for the off-site -- since we don't own it, we
12 can't obviously put a sidewalk there. But it's
13 our intention to build our sidewalk within the --
14 the confines of our property boundary.

15 VICE CHAIRMAN MACKLIN-PURDY: And is there
16 any plan for a sidewalk to be around the detention
17 pond at all?

18 MR. HOOD: Not currently. Is that
19 something that --

20 VICE CHAIRMAN MACKLIN-PURDY: That is
21 something that I think should be looked at --

22 MR. HOOD: Sure.

23 VICE CHAIRMAN MACKLIN-PURDY: -- for the
24 site.

1 MR. HOOD: Okay. And understand that
2 we're -- this is a dry detention -- detention
3 basin. So no issue with looking at a sidewalk
4 around it, but I just want you to understand it's
5 not going to be wet.

6 VICE CHAIRMAN MACKLIN-PURDY: Correct.
7 And then are you going to be looking to do
8 a PUD for this project?

9 MR. HOOD: Yes, ma'am.

10 VICE CHAIRMAN MACKLIN-PURDY: And then
11 I do have a question on one of the deviations for
12 the front yard. The RM-2 District proposed zoning
13 says 30 feet and in the concept plan the building
14 is 45 and the parking is 15.

15 MR. HOOD: So we're talking here along the
16 clubhouse. I think what -- is that correct,
17 Ellen?

18 MS. JOHNSON: Yes.

19 MR. HOOD: So I think what we were looking
20 at when we put this site plan in was our typical
21 layout. And understanding that deviation, we
22 obviously need to digest that, make sure that we
23 can make that happen, but it is something that
24 we're taking a look at.

1 What I'm understanding is you would like
2 us not to have that deviation possibly.

3 VICE CHAIRMAN MACKLIN-PURDY: No, I just
4 needed it explained to me because I didn't know --

5 MR. HOOD: So, yeah, it's --

6 VICE CHAIRMAN MACKLIN-PURDY: -- what that
7 meant.

8 MR. HOOD: I'm sorry.

9 So it's this parking area here. The
10 southern portion of the parking is within that
11 setback. This setback line is here, this dotted
12 one --

13 VICE CHAIRMAN MACKLIN-PURDY: Okay.

14 MR. HOOD: -- so that's where that's at.

15 VICE CHAIRMAN MACKLIN-PURDY: Okay. Those
16 are my questions. I'm sure that we're going to go
17 through and talk about our overall comments but --

18 MEMBER MELTON: I have a couple other
19 questions, kind of pulling on some of the things
20 you talked about.

21 So for the entrance -- because I do have
22 concerns about the traffic flow there. If I'm a
23 guest and visiting somebody, what's the process?

24 MR. HOOD: Keypad. There is -- just like

1 any of our -- any multifamily or condominium
2 community that you've been to, you'll be able to
3 key in -- whether it's an apartment number or code
4 that calls -- you buzz in; you have -- you're
5 allowed access.

6 MEMBER MELTON: Okay. And we talked about
7 sidewalks. And there is no sidewalk currently
8 planned to go towards the school; correct? It's
9 only the one that's going to connect the unit to
10 Foxfield?

11 MR. HOOD: There's that one and then
12 there's also -- I believe it's an 8-foot we were
13 looking at along Smith Road.

14 MS. JOHNSON: I believe it's the
15 10-foot path.

16 MR. HOOD: 10-foot. Sorry. There's a
17 10-foot pathway that will be along Smith Road for
18 the length of the property.

19 MEMBER MELTON: Okay.

20 And then when it comes to the units
21 themselves, you talked about private entrances,
22 and so I just -- when I was looking at the
23 rendering, I was trying to understand.

24 So everyone has their own entrance. And

1 they're not necessarily two-story units, but one
2 would go directly upstairs, and the other one
3 would go --

4 MR. HOOD: Correct. So if we're looking
5 at these two --

6 MEMBER MELTON: Uh-huh.

7 MR. HOOD: -- the left one goes upstairs,
8 and then this is their unit, and then the bottom
9 one is downstairs.

10 MEMBER MELTON: And then with the garages,
11 there are some built into the units; correct? And
12 then there's others that are stand-alone?

13 MR. HOOD: Correct.

14 So looking at this front elevation -- it's
15 a little dark here, but you can see the garages
16 are here, here, here, here --

17 MEMBER MELTON: Okay.

18 MR. HOOD: -- and here.

19 And then as we were talking about on the
20 site plan, we have the ability to rent folks
21 garage spaces that are detached.

22 MEMBER MELTON: Okay. And those units, do
23 they come with garages, or do you have to then
24 rent them separately?

1 MR. HOOD: Some of them -- they come
2 with -- they come with -- it's part of the rent.

3 MEMBER MELTON: Okay.

4 MR. HOOD: So if you were renting that
5 unit that has access to the garage, you
6 automatically have it.

7 MEMBER MELTON: You mentioned earlier in
8 your presentation that you were working on
9 additional parking --

10 MR. HOOD: Yes.

11 MEMBER MELTON: -- that you're kind of
12 working on that. Because, you know, you're always
13 thinking about guest parking and how many folks
14 are -- I mean, I would say -- you know, I echo the
15 comments that have been made about the entrance
16 onto Smith Road.

17 You know, if you think about, you know,
18 3-, 4-, 500 cars potentially coming and going at
19 any given time, there's a lot of activity on that
20 road to begin with, and I believe it's only two
21 lanes at the moment.

22 I'm trying to think what else I had.

23 MR. HOOD: And just while we're still on
24 traffic, just -- you know, I think everybody

1 understands -- like not all 300 are going to be
2 there at once. But I understand your point, you
3 know, during rush hour, during the morning when
4 people are taking their kids to school.

5 It's also important to understand our
6 community demographic. So there will be some
7 school-aged children that are at the Springs, but
8 historically we haven't had a lot. So it's -- it
9 won't be like 50 cars coming out that have, you
10 know, kids that are going to school every morning.
11 It's probably going to be closer to, you know, 10,
12 maybe 20 for those school-aged children who are
13 being taken to school.

14 So I just want to be clear about that. We
15 are looking -- not looking but -- our demographic
16 tends to slide more toward millennials and empty
17 nesters who are looking for something that is a --
18 an opportunity for them to downsize, lock and
19 leave, go on vacation, and come back to their
20 gated community.

21 So while we do have some school-aged
22 children that will live at the Springs at
23 St. Charles, it's not even like half and half or
24 30 percent sort of population breakdown.

1 MEMBER MELTON: And I guess my only other
2 question at the moment is, do you typically do
3 a year lease? Or is it shorter than that or
4 longer?

5 MR. HOOD: Typically a year. Sometimes,
6 I believe, 18 months. We've had those types of
7 leases, too. But we try not to do the shorter-
8 term leases. They just don't really work out and
9 so --

10 MEMBER MELTON: Okay.

11 MR. HOOD: Yeah, but it's usually annual
12 and up.

13 MEMBER MELTON: Okay. Thank you.

14 MR. HOOD: Sure.

15 CHAIRMAN VARGULICH: I have a quick
16 question on the topic of traffic.

17 MR. HOOD: Yes, sir.

18 CHAIRMAN VARGULICH: If you have school-
19 aged -- and depending on what the school district
20 decides -- and that would be -- just based on your
21 land/cash ordinance, you have 20 elementary,
22 10 middle school, and 10 high school, which
23 I think -- the land/cash ordinance is pretty --
24 usually pretty accurate. There can obviously be

1 market variations but it's pretty accurate.

2 But if you had kids that were bused, how
3 would a bus pick up kids at this location given
4 the gated nature?

5 MR. HOOD: You mean would the bus come
6 into the community or would it --

7 CHAIRMAN VARGULICH: Yeah.

8 MR. HOOD: -- park on -- would it park on
9 Smith Road and then allow children to board?

10 With the way that we have designed our
11 internal radii as we've done for the -- the large
12 fire trucks, this -- a similar situation would be
13 allowed for a school bus to enter the property.
14 We would just have to coordinate with the school
15 district to allow whoever is driving that bus to
16 gain access.

17 CHAIRMAN VARGULICH: To gain access? All
18 right.

19 And then, also, D303 has a pretty
20 significant special needs program and usually --
21 if you have any of those families with special
22 needs individuals, whether they're in elementary
23 school or middle school -- frequently they'll be
24 bused, and they usually want to pick up at the

1 door --

2 MR. HOOD: Sure.

3 CHAIRMAN VARGULICH: -- not at a corner or
4 at the clubhouse.

5 And so I think that's something, also, to
6 consider, how that -- how that coordinates with
7 the district because, obviously, they're trying to
8 maintain a schedule --

9 MR. HOOD: Sure.

10 CHAIRMAN VARGULICH: -- and, you know, 5-
11 and 10-minute delays or something because they
12 can't gain access can create challenges for them
13 as far as keeping their schedule.

14 MR. HOOD: Sure.

15 CHAIRMAN VARGULICH: I would think it
16 would be an important thing to look into with
17 D303.

18 MR. HOOD: We can do that.

19 CHAIRMAN VARGULICH: On the traffic
20 I would also -- you know, given the speed and
21 potential traffic generation here -- understanding
22 that, you know, not everybody comes and goes at
23 the same time but -- there are standards, you
24 know, within all these studies.

1 Are there any improvements -- will --
2 I would like to ask the traffic study be sure to
3 identify is there a need for improvements on Smith
4 Road at your entry related to a decel lane for
5 left turns so that slow-moving traffic can pass
6 cars or a bus or something that's trying to pull
7 in, especially at certain times of the day. Or do
8 you need a decel right-turn lane when you're going
9 kind of westbound on Smith Road --

10 MR. HOOD: Sure.

11 CHAIRMAN VARGULICH: -- so I'd want them
12 to look at that.

13 MR. HOOD: Sure. So -- yeah. So once we
14 get into, you know, preliminary plans and running
15 on those traffic studies, yes, we will understand
16 what the warrants are under coordination with the
17 City's transportation department, but we're just
18 not there yet.

19 CHAIRMAN VARGULICH: On the park --

20 MR. HOOD: Uh-huh.

21 CHAIRMAN VARGULICH: -- your park
22 land/cash identifies about a 6.5-acre required
23 donation based on population. And if you have
24 20 elementary kids who may want to go to a park,

1 probably not going unsupervised, so they have to
2 walk up to Foxfield Drive, over, and then go
3 north, so I think that's more than -- I don't know
4 for sure, but it looks like it's more than a
5 quarter mile, which would be quite a distance to
6 go to get to the nearest current park.

7 Have you had any conversations with the
8 Park District --

9 MR. HOOD: We have not yet.

10 CHAIRMAN VARGULICH: -- regarding your
11 land/cash donation?

12 MR. HOOD: We have not yet, no.

13 CHAIRMAN VARGULICH: Okay.

14 MR. HOOD: Similar to engineering and
15 traffic, we just haven't gotten there yet.

16 CHAIRMAN VARGULICH: So I --

17 MR. HOOD: We will reach out.

18 CHAIRMAN VARGULICH: Understanding that,
19 you know, population is population and that
20 generates a number. But even if you have, you
21 know, 20 elementary kids or maybe up to 20, where
22 would those kids recreate? Because currently
23 there doesn't seem to be anyplace for that to
24 happen on-site.

1 And so are you suggesting that they all
2 are going to walk to -- whatever -- Kingswood/
3 Charlemagne Park? That's probably --

4 MR. HOOD: Sure.

5 CHAIRMAN VARGULICH: -- more than a
6 quarter of a mile to the north and across Foxfield
7 Drive, which is a pretty busy street.

8 MR. HOOD: Uh-huh. So we had a -- we had
9 a productive conversation with some of the
10 Cornerstone folks a couple of weeks ago. And
11 since we are featuring two pet playgrounds on our
12 property, there was an ask of would we consider
13 making one of those pet playgrounds a child's
14 playground.

15 It is something that we would consider.
16 We have done it in the past before, so I don't
17 think that that is something that's outside of the
18 realm of possibility for us.

19 CHAIRMAN VARGULICH: Okay.

20 MEMBER WIESE: I have a question.

21 When you were presenting, it sounds like
22 you have different setups, so this is like a
23 17-building -- so is -- do you have -- is there
24 specific models that you follow or --

1 MR. HOOD: So depending -- it is -- it's
2 very much market driven. In the south, like
3 Florida, we may not have as many B20s because they
4 just don't -- they don't do well. We have -- we
5 have -- one, two -- three other building types.

6 So we have a G24, which is a 24-unit
7 building without the subapartment parking. We
8 also have a G28, which is just a bigger version of
9 the G24, and then we also have a B16, which is
10 just a smaller version of the B20.

11 We chose the B20 because it works in this
12 market, the garage parking to allow people to
13 store their -- their vehicles, and then just the
14 general layout of the building to make it -- it
15 just -- it fits well is just the general idea.

16 So, yes, there are different building
17 types. We are not considering those other
18 building types for this property because this
19 building type works the best here.

20 MEMBER WIESE: Okay. And part of the
21 reason I asked is because I noticed that you're
22 over on the density per square -- per acre.
23 Correct?

24 So if there was a way that you could --

1 I mean, I know you're not over by a ton but you
2 are over. So if there was modifications or
3 something, that you had the ability to tweak that,
4 it obviously would lower the density of the whole
5 entire space. I just didn't know if it was like a
6 plug and play or if it's all kind of based on a
7 full design concept.

8 MR. HOOD: It's based on a design concept
9 and, generally, our pro forma and how it lays out
10 and how it works with -- how it works with who is
11 renting this type of unit. We just have great
12 success with this building -- this specific
13 building type.

14 It is something that we can discuss to --
15 to look at that deviation that we would be looking
16 for for density. But, yeah, open to the comment
17 and the question, and we can take a look.

18 MEMBER WIESE: So it is a -- it is a
19 possibility --

20 MR. HOOD: It is a possibility.

21 MEMBER WIESE: -- that you could do
22 something that would potentially alleviate some of
23 the density?

24 MR. HOOD: It's a possibility, yes.

1 MEMBER WIESE: Okay. And then the other
2 question I had was related to parking.

3 Is -- the open parking spaces, are they
4 covered at all, in terms of like a --

5 MR. HOOD: Like a carport?

6 MEMBER WIESE: Like a carport style.

7 MR. HOOD: No. So the surface parking is
8 just surface parking.

9 MEMBER WIESE: Okay.

10 MR. HOOD: Right now we are looking at
11 just the garages --

12 MEMBER WIESE: Okay.

13 MR. HOOD: -- as -- the detached
14 garages -- as our additional covered parking.

15 So, yes, we're not considering any
16 carports at this time.

17 MEMBER WIESE: Okay.

18 MR. HOOD: I just wanted to touch back on
19 the previous comment about the -- about the
20 building types.

21 And I hope I just didn't lose my train of
22 thought on that one. Wow.

23 MEMBER WIESE: We were talking about the
24 density.

1 MR. HOOD: Density. So -- thank you.

2 We -- so Mr. Petkus -- his previous
3 proposal, I believe, was at 416 units. We've come
4 down to 340, understanding that that previous plan
5 was, first, a little dense for us, but we also
6 looked at it and said, for the perspective of you
7 all to consider and for the neighbors to consider
8 and how we have structured our -- how we've
9 structured this community to -- to come to
10 fruition, we thought that this number was a good,
11 solid number to present to you.

12 So as far as the density, yes, we are
13 slightly over, and, yes, we are open to looking at
14 some other opportunities, but I just wanted to
15 mention that this is a lesser-dense proposal than
16 we have seen before.

17 MEMBER WIESE: All right. Thank you.

18 MR. HOOD: Sure.

19 MEMBER FUNKE: I've got a couple
20 questions.

21 You know, in looking at the site plan, it
22 looks like it's very dense. And I took some quick
23 measurements just off the screen, and that cluster
24 of buildings in the center -- every building that

1 mirrors each other, it looks like it's
2 approximately, what, 20 feet apart? Is that
3 correct?

4 MR. HOOD: We did -- our minimum
5 separation is 30 feet.

6 MEMBER FUNKE: Okay. Well, just measuring
7 it off the site plan, it looks like the ends are
8 about 20 feet apart and --

9 MR. HOOD: These -- we'll have about
10 30 feet in between here. These are a little
11 closer on the end here.

12 MEMBER FUNKE: Yeah, that distance right
13 there I was referencing.

14 And, you know, when you have a 35-foot-
15 tall building -- I mean, I'm just -- I'm concerned
16 about the shadows that you're going to be
17 creating. It's going to be very dark. Those
18 courtyards are nice but I think the buildings need
19 to be spread out more.

20 Another issue I have is -- you know, you
21 have this detention of 2.31 acres, you know, and
22 it's all isolated to one area. Why couldn't you
23 incorporate that within the buildings? I mean,
24 why do you have to have one area that's really

1 dense and you have this open -- what you call a
2 field, which -- it would be nice if you can
3 incorporate some walking paths, some water areas,
4 and things, you know, that -- and then incorporate
5 that within the buildings would be nice.

6 MR. HOOD: We're not done yet.

7 MEMBER FUNKE: So, you know -- right.
8 Just looking at it, you take a 30,000-foot view,
9 you know --

10 MR. HOOD: Yeah.

11 MEMBER FUNKE: -- it looks like you have
12 your typical dense area of cluster of buildings
13 and then this huge detention pond, which, you
14 know, I always see as imbalanced situations. So
15 if there's any way to incorporate that within the
16 buildings, it would be nice.

17 How many garage parking spaces do you have
18 per unit?

19 MR. HOOD: Garage per unit -- I'm sorry.
20 That was actually right here.

21 Garage ratio.

22 MEMBER FUNKE: I think it was a half. Is
23 it a half?

24 MR. HOOD: .5 here, yeah.

1 MEMBER FUNKE: Okay. And then that
2 1.5 parking spaces per unit, does that include
3 guest parking spaces?

4 MR. HOOD: It does.

5 MEMBER FUNKE: Okay. And then trash
6 enclosures. I see one trash enclosure labeled.
7 Are there more?

8 MR. HOOD: No. So this is actually a
9 compactor --

10 MEMBER FUNKE: Okay.

11 MR. HOOD: -- and then there are two basic
12 recycle Dumpsters that are enclosed inside of
13 that.

14 MEMBER FUNKE: And it might be nice,
15 instead of having just one big trash enclosure, to
16 maybe have them off of the garages where they're
17 incorporated in so you have smaller trash
18 enclosures that are closer to the buildings so
19 people aren't walking so far.

20 MR. HOOD: Well, that's the -- that was
21 the whole point of our valet trash pickup, is that
22 you have a --

23 MEMBER FUNKE: Oh, you have that?

24 MR. HOOD: Yeah. You're not needing to do

1 that. Okay? Sorry.

2 MEMBER FUNKE: Oh, I didn't hear that. So
3 you've got to -- you've got to -- what's the idea?

4 MR. HOOD: So valet trash is throughout
5 all of our properties. We offer -- our operations
6 team offers this service to all of our residents.

7 So when you rent an apartment at the
8 Springs, you don't have to take your trash to the
9 trash receptacle. You can if you want, but it
10 will be picked up for you by our maintenance staff
11 and deposited into the compactor or the recycle
12 bin.

13 MEMBER FUNKE: Okay.

14 And then the -- I think this was talked
15 about -- the setback on Smith Road. I think the
16 buildings are too close to -- you know -- to
17 accommodate that, that distance. I think you
18 should -- or that buffer for landscaping.

19 And you've got cars going, what, 40 miles
20 an hour? You're going to get a lot of noise there
21 so I -- you know, I don't know how much
22 landscaping you can get in that 45 feet or what
23 have you, but it's something to look at --

24 MR. HOOD: Sure.

1 MEMBER FUNKE: -- through a section or
2 something to screen that, screen the residents
3 from that road.

4 And then, you know, I like the idea --
5 I like all the concepts. The architecture I think
6 is nice. And it's different. You know, it's
7 contemporary, fresh.

8 I just -- you know, my thinking is that
9 this -- you have this lifestyle with the pool and
10 the fitness and all that. It would be nice to
11 incorporate that within the landscaping and the
12 walking paths and incorporate that detention into
13 the -- into the complex more with -- you know --
14 with the wetlands and take advantage of the
15 wetlands in creating rest areas and rest stations
16 and places to walk your dog, you know, so you have
17 a reason to -- to wash him in that nice spa that
18 you have so . . . that's all I have.

19 MR. HOOD: Sure.

20 And just on this -- like I was saying with
21 the detention, that we're not done yet, we -- all
22 those things that you mentioned are vehicles for
23 us to be able to drain water properly. We are
24 going to be getting into what areas we can utilize

1 for additional detention on the property once we
2 do get into engineering.

3 Typically -- and just -- this is from my
4 experience of working for an engineering firm, and
5 I won't speak out of turn -- I hope not -- from my
6 other engineer.

7 But larger areas where you can collect
8 water are more efficient. They're not always
9 pretty. So we need to -- to your point -- take a
10 look at additional ways for us to collect water,
11 and we will do that.

12 MEMBER FUNKE: Okay.

13 CHAIRMAN VARGULICH: Any other comments
14 from our Planning Commissioners?

15 MEMBER EWOLDT: Yeah, I have some.

16 So, you know, we talked about density a
17 little bit, and I was looking at some of the
18 documents you provided in your initial packet.
19 I noticed that some of your other developments in
20 the area have lower density; you know, they're
21 under 300 units, similar size, you know, acreage
22 and stuff like that.

23 So why -- like for South Elgin, you know,
24 I think I saw around 280. You know, that's a

1 60-unit difference, so that's probably a couple
2 buildings. Why such a big difference in this
3 development, I guess, and your justification?

4 MR. HOOD: Well, as I was mentioning
5 previously, we were also trying to be consistent
6 with the previous proposal. There's always a --
7 there's always a possibility for us to revisit
8 what the density is. This is our -- we're here to
9 get comments and to understand how you all feel
10 about it.

11 We understood that the density that was
12 being proposed in this concept plan -- and I'm
13 hearing differently now -- is -- is a concern.
14 And so, understanding that, we will -- we can take
15 a look at that.

16 Look to your -- but to your direct
17 question of why did we look at 340 here versus
18 280, we looked at the development standards; we
19 looked at how our properties have leased up
20 previously; we've looked at the background need.
21 And I will have a market research person at an
22 actual Planning Commission meeting, a Council
23 meeting, so that you guys can hear them speak to
24 this.

1 There is a need. There is a pent-up need
2 for additional multifamily housing, so that led us
3 to -- partly -- to proposing 340 versus 280 or
4 276.

5 That's the general answer I can give you.
6 I can get you a much more detailed answer when
7 I have my market researcher here.

8 MEMBER EWOLDT: No, I'm just curious on
9 your initial thoughts.

10 MR. HOOD: Sure.

11 MEMBER EWOLDT: You know, so -- you know,
12 with electric vehicles becoming prevalent, you
13 know, owners are buying from different brands.

14 Is there any plans for electric
15 charge stations that could be shared by residents
16 or the option to have it hooked up in their
17 garage? Because I know Tesla versus, you know,
18 GM, they have different compatibility.

19 MR. HOOD: Nothing that we've considered
20 on a -- on a product-wide basis yet. We do
21 understand that there are new technologies that
22 are coming, that are reaching our market, that
23 people need to be able to charge their vehicles.

24 It is something that we can look at.

1 Currently we had not considered it here because
2 it's just -- it's not something that's either in
3 the code or something that we've looked at as a
4 market -- as a market-driven item for our Springs
5 communities.

6 We're not closed to it. We're open to
7 having that conversation and understanding what --
8 how many and if there would be a need for them
9 here.

10 MEMBER EWOLDT: All right. Okay.

11 CHAIRMAN VARGULICH: I just have one more
12 question --

13 MR. HOOD: Sure.

14 CHAIRMAN VARGULICH: -- related to kind of
15 how you guys handle things corporately as a
16 developer --

17 MR. HOOD: Uh-huh.

18 CHAIRMAN VARGULICH: -- as far as length
19 of time that you hold before you might sell.

20 I mean, any apartment developer,
21 multifamily developer at some point decides, for
22 any number of reasons, that they're going to sell,
23 either leaving a market or changing -- things
24 change or sometimes to generate capital to move on

1 to new projects.

2 So can you help us understand
3 corporately -- or at least historically -- how
4 often you guys have sold properties? You said --
5 you mentioned one. But just generally across your
6 market, how often do you sell properties?

7 MR. HOOD: Sure. We usually -- we try and
8 hold for as long as we can, obviously.

9 What we've seen or what I have seen since
10 being at Continental is our hold is somewhere in
11 the range of five to seven years. That is --
12 that's if we get an offer; that is if we need to
13 make a pivot.

14 That doesn't mean that we're going to sell
15 them in five to seven years; it just means that
16 that would be the -- the bare minimum.

17 Springs at Canterfield was the most recent
18 one. And as I was saying before, those decisions
19 were made above me, so I'm not -- I'm not privy to
20 exactly why. But it is a fair question.

21 CHAIRMAN VARGULICH: Oh, I think there
22 have been some comments -- one, it just helps us
23 understand, you know, as a developer and a
24 manager, since you're not just developing and then

1 having a third party manage --

2 MR. HOOD: Right.

3 CHAIRMAN VARGULICH: -- you know, what
4 does that mean as far as consistency for the
5 community.

6 MR. HOOD: Right.

7 CHAIRMAN VARGULICH: And so -- because
8 there were some questions in the letters; I'm sure
9 they have been voiced to you. I think just
10 helping us understand that and have the public
11 understand that --

12 MR. HOOD: Yes. No, it is a fair --

13 CHAIRMAN VARGULICH: -- that is a
14 generalized question, not detailed about your
15 apartment proposal but you as a developer/
16 operator.

17 MR. HOOD: Sure.

18 And, again, we -- it's -- we don't go into
19 these deals looking to sell them. We just -- we
20 don't. We -- that's why we have our own
21 operations team; that's why we take great care in
22 all of our communities.

23 We're not only -- we're not only creating
24 homes for people, but we have people that make

1 sure that this lifestyle is happening. So we do
2 like to hold our properties; we do take very much
3 pride in where we decide to go.

4 And -- yeah. I mean, there are times
5 where you sell. And when you do, you look for --
6 at least in our case, we look for those -- those
7 firms that are going to operate as well as us or
8 above us.

9 Springs at Canterfield is a great example
10 of that. We didn't sell it to just anyone. We
11 vetted them. We made sure because it is our
12 brand, it is our building type that is out there,
13 and we put that there, and we want to make sure
14 that it stays that way.

15 CHAIRMAN VARGULICH: We, as a group, will
16 have a few closing comments.

17 MR. HOOD: Sure.

18 CHAIRMAN VARGULICH: There is a number of
19 people here from the public that would like to
20 speak.

21 MR. HOOD: Okay.

22 CHAIRMAN VARGULICH: And if you could
23 yield for a minute, and we can start with whoever
24 would like to go first. Raise your hand and if

1 you'll come up so . . . all right. Please.

2 MR. COLBY: Just as a reminder, we have a
3 court reporter taking down the transcript, so you
4 can state your name, spell your name and your
5 address, and please speak into the microphone.
6 Thank you.

7 MS. BUNDY: My name is Teresa Bundy --
8 T-e-r-e-s-a; Bundy, B-u-n-d-y -- and I live at
9 2730 Lehman Drive.

10 My major concern is that the wetlands area
11 behind Cornerstone Lakes is not being addressed.
12 It's being left as is. Previous water studies
13 that have been done for other proposals clearly
14 show that there is a flooding issue. I do not
15 necessarily see that being addressed with the
16 current proposal.

17 Dealing with the water that continually
18 comes into our backyard every single time it
19 rains, I would like to see that addressed because
20 I can tell you right now keeping the existing
21 wetlands as is is just going to continue the
22 flooding that we currently deal with.

23 And my other question is, if this
24 development is put in, is Charter Road going to be

1 put in to connect to Foxfield Drive?

2 And that's it. Thank you.

3 CHAIRMAN VARGULICH: On Charter Road,
4 that's a separate proposal which has yet to be
5 submitted preliminarily.

6 Correct? Is that correct?

7 MS. JOHNSON: Yes.

8 MR. COLBY: Correct. It's a separate
9 property.

10 It's a requirement for that road to be
11 constructed when that property is developed, what
12 has been known as the Oliver Hoffman property.
13 There was a proposal for that site known as
14 Charlestowne Lakes. It was presented as a concept
15 plan recently.

16 CHAIRMAN VARGULICH: But they have not
17 submitted for preliminary approval?

18 MR. COLBY: No, they have not.

19 CHAIRMAN VARGULICH: So to answer your
20 question, the Charter Road will go in when that
21 property is developed. And right now there's not
22 a formal proposal to the City of St. Charles for
23 that.

24 MS. BUNDY: I've been attending meetings

1 for 20 years. We were told as a community that
2 the Charter Drive would be put in at about 2013.
3 Hasn't. Hasn't happened yet.

4 I do just want to make sure that I made it
5 clear where the existing wetlands is is everywhere
6 where it actually floods, so the detention area.
7 I just hope in the -- the existing wetlands you
8 have a plan for that to maybe be going into the
9 detention area.

10 Thank you.

11 CHAIRMAN VARGULICH: If you would like to
12 respond or you can wait for --

13 MR. HOOD: I was going to say something.

14 CHAIRMAN VARGULICH: We have other people
15 who would like to speak.

16 MR. HOOD: Thank you for your question
17 first.

18 We are, again, getting into our due
19 diligence phase right now, so we have a wetlands
20 consultant looking at our wetlands right now. We
21 also have a --

22 THE COURT REPORTER: I can't hear you when
23 you look away. Excuse me. I need you to speak
24 into the mic, please.

1 MR. HOOD: Sorry. Can you hear me now?

2 CHAIRMAN VARGULICH: Yes.

3 THE COURT REPORTER: Yes.

4 MR. HOOD: So I was just saying we -- we
5 are having our wetland consultant, our
6 environmental consultant, and our engineering
7 consultant take a look at the situation that has
8 been existing right now.

9 In Mr. Petkus' proposal, there were --
10 there was a report that was fully dedicated to
11 understanding that. We're taking that and moving
12 forward with it. We're just, again, not there yet.

13 MS. BUNDY: (Unintelligible.)

14 MR. HOOD: Yeah.

15 THE COURT REPORTER: I'm sorry. I couldn't
16 hear the audience comment.

17 I can't hear if you're not at a
18 microphone, ma'am.

19 MR. HOOD: Okay. So we'll be addressing
20 that as we go along. It's -- we need to
21 understand how the wetland is currently from the
22 previous study that was done, and we need to
23 understand what we'll be able to do with it so
24 that we can try and mitigate some of that flooding

1 that's happening.

2 So -- to be determined.

3 CHAIRMAN VARGULICH: Okay.

4 Yes. Please.

5 MS. RUSH: Hello. My name is Judi Rush,

6 J-u-d-i R-u-s-h. I live at 2435 Lehman Drive.

7 My concern -- I don't know if it was
8 brought up in the meeting before, but it hasn't
9 been brought up yet. Power grids. That's my
10 concern.

11 Because being in Cornerstone Lakes for the
12 last 21 years -- when we first moved in, we were
13 hooked up with the Wayne power grid and -- because
14 there -- they like -- they have trees and above
15 lines, power -- we were constantly losing power.
16 And it took us three years to fight ComEd for them
17 to build us our own grid.

18 So my concern is with all of this
19 development, all these people and all of this
20 Internet and electricity, what power grid are they
21 using?

22 Because we put it in place in 10 days
23 because of the power grid problem. So that's my
24 concern and my question.

1 I don't know if you can make an upgrade,
2 but that's something to look into because then
3 you'll have a lot of angry people in Cornerstone.

4 MR. HOOD: Thank you for your question
5 again.

6 (Unintelligible.) I know I'm going to say
7 this a lot tonight.

8 We are -- we are into the process of
9 getting comments right now for feedback. Once we
10 do get into engineering and specifically draw
11 utilities, coordinating with ComEd, we will take
12 that concern and make sure that -- try and make
13 sure that we're doing everything that we can on
14 our end to not exacerbate the issue that
15 apparently you guys are already having so . . .

16 MS. RUSH: Thank you.

17 MR. HOOD: Sure.

18 CHAIRMAN VARGULICH: Any other comments?

19 Please.

20 MS. CROUS: Do I have to keep my mask on?

21 Thank you.

22 Hi. My name is Colleen Crous,
23 C-o-l-l-e-e-n; Crous, C-r-o-u-s. I live at
24 2380 Barnhart Street in Cornerstone Lakes. I am

1 also on our Cornerstone Lakes homeowners
2 association board.

3 I'd like to thank you for meeting with us
4 and talking with us regarding some of the concerns
5 that our neighbors have. And I believe we did
6 write a letter to you, and I'm just going to
7 reiterate some of those and then also talk to some
8 of the points that you've brought up today.

9 To start off with with the storm drain
10 issue, obviously you can see it's a very emotional
11 situation and very concerning.

12 We do have the new Brooke Toria
13 development that has been started, and we are
14 seeing that neighbors are having problems with the
15 drainage based on just the beginning of that
16 construction. Their elevations are not the same.
17 It's just created quite a mess. So we are going
18 to ask that we ensure that that proper -- the
19 drainage and the handling of the stormwater is
20 definitely handled properly.

21 They're very concerned that we don't make
22 this issue a larger issue going into our
23 residences where we feel like we have nowhere to
24 go in terms of St. Charles versus, you know, West

1 Chicago. We're backdoor neighbors, et cetera.

2 Another concern is if the stormwater is
3 being directed to our Cornerstone Lakes pond, then
4 who's responsible for determining and signing off
5 on those ponds to -- if they can accommodate the
6 additional water? Especially if that detention
7 pond is going to be staying dry.

8 Another concern is that has been farmland,
9 soybeans. They produce nitrogen. Where will
10 that -- will that algae go to the lake? Will it
11 bloom in our ponds? How is that going to be dealt
12 with and prevented on a regular basis?

13 Again, we were going to ask for that
14 Charter One Road. I know it's not part of this
15 development. I understand that. However, Lehman
16 is not a through street. All of the homes face
17 the road. When -- original plans for Cornerstone
18 Lakes actually were for town houses along that
19 road, and our City said, "No, you need to build
20 homes." So when they did, now all those homes are
21 facing forward.

22 It is not a wider street like Foxfield.
23 Foxfield is much wider to handle the
24 thoroughfare -- thorough way -- so connecting that

1 road is essential.

2 The playground. Thank you for bringing
3 that up.

4 We are very, very concerned about -- the
5 residents would like a registered park or
6 playground for children centrally located on the
7 proposed development to prevent registered sex
8 offenders from residing on the property, given the
9 close proximity to our school and our neighborhood
10 of high concentration with children. You've got
11 room -- bedrooms up to three. There will be
12 children in that property.

13 I -- we have talked to the HOA across the
14 street -- that's the town houses there -- and they
15 have addressed the same issue because they do not
16 have a park over there. So we want a park on the
17 property.

18 The market saturation. We're very
19 concerned that the combination of the recently
20 constructed multifamily apartment communities in
21 St. Charles with existing rental stock may cause a
22 surplus, resulting in a collapse in the rental
23 rates. This collapse of rates could potentially
24 cause a multifamily rental community to convert to

1 condo units, which would flood the real estate
2 market at a lower price point than what is
3 originally being proposed.

4 The density. I appreciate the fact that
5 you have all brought that up today. We are very
6 concerned with that. In addition, the
7 transition -- we would prefer the lower-in-density
8 development to be the single-family homes or the
9 duplex-style town houses, is what we'd prefer.
10 And I'm just going to add and being owned.

11 Construction concerns. How do we address
12 the noise? How will we address the excess debris?
13 Will Smith Road be closed at all for -- and how
14 will that affect us with the emergency vehicles?

15 The practicality of the community layout.
16 As discussed in our meeting, you said that your
17 recommendation -- your own recommendation -- is
18 that 1.75. We definitely are addressing that as
19 far as the parking spaces available. That is a
20 huge concern, especially because the overflow
21 parking -- where are they going to go?

22 If there's access to Foxfield, then we are
23 concerned that there will be parking along our
24 side streets, Lehman, Davenport, and going into

1 St. Charles on King Henry Lane and King George
2 Lane. And I'm going to also add this: That
3 West Chicago has an ordinance we are not allowed
4 to park in the street overnight. St. Charles does
5 not so those cars will be parked in St. Charles
6 with that access to come into the neighborhood.

7 Furthermore, being passed -- let's see.
8 What else do we have here?

9 Okay. This is another big one.

10 Residents are concerned about the impact
11 of the proposed development on the existing homes
12 in the new Brooke Toria single-family home
13 community that is currently under construction.
14 Residents fear that this proposed -- that the
15 prospective buyers will not be willing to purchase
16 an existing new home in this community, directing
17 them to the time line for the completion of the
18 Brooke Toria, and it will have a negative effect
19 on all of our property values. Residents would
20 prefer that that -- the Brooke Toria community --
21 be closed out before any other development on that
22 parcel occurs.

23 Some concerns that were brought up by you
24 as you asked your questions, they do have a

1 community in West Dundee that was built in 2018,
2 and that is for sale right now. So, yes, leases
3 are 12 months, 18 months right now. What will
4 that look like with a new owner?

5 The bike -- the path, the 10-foot path
6 that runs along Smith Road for students to walk to
7 school, that's not paved during the winter. That
8 does not face any of our homes. All of our
9 sidewalks in Cornerstone Lakes are paved for our
10 kids to walk, and they usually walk and cross the
11 bridge around Cornerstone Lakes, and then they go
12 through the park parking lot. So that's not
13 paved.

14 There is a bus to Wredling, and there will
15 be a bus to East High School that will have to go
16 into that property, just to confirm the bus issue
17 that you brought up.

18 I think I have a couple more things,
19 maybe.

20 I think that's about it. Those are my
21 notes.

22 There you go.

23 MR. HOOD: Thank you.

24 MS. CROUS: Does anybody have any

1 questions or comments? No?

2 None? Okay. Thank you for listening.

3 VICE CHAIRMAN MACKLIN-PURDY: Thank you.

4 MR. LEMKE: My name is Arthur Lemke,
5 spelled L-e-m-k-e. I live on 3214 Blackhawk
6 Trail -- that's just right around St. Charles
7 mall -- and I've been a resident and active here
8 for 30 years.

9 Previously the Plan Commission did not
10 want me to speak before the issues come before
11 City Council. I have no such restriction right
12 now, so let me give you a little bit of my
13 background experience.

14 We've been here before with this density,
15 I'm sorry to say. This is -- this density is not
16 consistent with what we would normally approve,
17 and we do have unbuilt retail -- rental units.
18 They're not building the rental units that we have
19 approved. So the argument that there's this
20 demand is kind of bogus, in my mind, but that's
21 just me.

22 We're going to have roofs and pavement
23 here that when you do the numbers -- and
24 stormwater is out of our hands, our stormwater

1 rate. We don't -- we don't set the stormwater
2 requirements. There are things like Kane County
3 and DuPage County. So your number of buildable --
4 or buildable acres may be less than you currently
5 show.

6 So, again, we talked about the unbuilt
7 residential and retail units.

8 We have a vehicle -- regarding traffic, my
9 personal experience is we have vehicle backup at
10 the Norton Creek school right now. So if there is
11 a lot more, good luck with that.

12 This is an annexation and we will
13 require -- folks that are in West Chicago may not
14 have St. Charles Municipal Electric Utility. But
15 as part of annexation we require -- and we always
16 have it; we've never varied from it. When you
17 build a development like this, it requires service
18 from the St. Charles Municipal Electric Utility,
19 all the time.

20 St. Charles provides fresh water and
21 wastewater, take care of.

22 There's another issue that we didn't
23 mention. It was snow removal. And maybe I would
24 ask, then, the developer, do you have any thoughts

1 about how you would handle snow removal?

2 And that's enough for now. I'm sure there
3 will be more.

4 Thank you very much.

5 CHAIRMAN VARGULICH: Thank you.

6 VICE CHAIRMAN MACKLIN-PURDY: Thank you.

7 CHAIRMAN VARGULICH: Any other residents?

8 MS. CROUS: You know, I was --

9 CHAIRMAN VARGULICH: Can you get louder?

10 MS. CROUS: Sorry.

11 I'm just going to ask two -- the traffic
12 that was mentioned by Mr. Lemke there.

13 Going into Norton Creek, 7:45 in the
14 morning -- school starts at eight o'clock -- the
15 traffic is backed up on Smith Road. People are
16 parked in the median, basically, from
17 Cornerstone -- or from Norton Creek all the way to
18 at least the first entrance of Cornerstone Lakes,
19 if not more.

20 UNIDENTIFIED AUDIENCE MEMBERS: Bainbridge.

21 MS. CROUS: To Bainbridge; right? To
22 Bainbridge. So it's not going to get better.

23 And you've got 20 kids. Those 20 kids are
24 not walking to school. They can't in the -- in

1 the winter. The snow will be there.

2 So that's 20 more cars. And now we've got
3 two entrances -- or two exits -- onto Smith Road
4 right there. So that other entrance at Camden,
5 now we've got 20 more cars coming. This is
6 already backed up blocks down into the
7 neighborhood. So kind of bogus.

8 CHAIRMAN VARGULICH: Thank you.

9 Sir.

10 MR. HENKIN: Good afternoon -- or evening.
11 Thank you.

12 Brad Henkin, H-e-n-k-i-n, 2311 Challen
13 Court, West Chicago, Illinois. I was here at the
14 last meeting. I'm actually a Councilman for
15 West Chicago, exactly what you guys are doing.

16 And they changed things to make it so
17 there were less units, definitely didn't go as far
18 as you did. I don't know. Is the density -- if
19 you were at 270 or 80 units, would the density
20 comply?

21 MR. HOOD: Off the top of my head -- off
22 the top of my head, yes. I mean, we're just over
23 it now so -- any reduction, yes.

24 MR. HENKIN: A couple of concerns, as

1 everybody else has said.

2 The detention that we had -- or the
3 problem we had the last time with the water -- and
4 I remember talking with Mrs. Bundy and a number of
5 the other neighbors that backed up to that -- it
6 was addressed when we had the last time -- that
7 this happened last time.

8 And they said -- I forgot. Predeker
9 [phonetic] -- I can't remember his last name, the
10 gentleman that owns the property. He said they
11 would take care of it and it would be taken care
12 of. Nothing has happened. And that's going back
13 four or five years ago. I could look to see what
14 the date was.

15 So I know things happen slowly, but
16 something like that that you know homes are being
17 affected by, you would think it would be something
18 that St. Charles or whoever it was that was in
19 that situation would make them do that.

20 Another concern, evidently -- you may want
21 to come up again.

22 Is there a possibility to be able to have
23 two ways in and out of this development? Because
24 you're not going to, with single lanes, be able to

1 have enough people coming out of there, especially
2 during schooltime.

3 And I will say that your prospect of 20 --
4 St. Charles -- even our little community which
5 gets St. Charles schools -- is a family community.
6 You may have a few stragglers that are going to be
7 singles, but you're going to get people with kids
8 there, whether it's a single mother with kids, a
9 family with kids. You're going to have more
10 than just 20 kids in a development that has
11 350 homes -- or places.

12 The last thing is tax revenue. I know
13 this for a fact. I'm a real estate agent. I did
14 commercial for many years. You're never getting
15 the tax -- same tax revenue, this development,
16 that you will get from whether it's just a
17 single-family or townhomes. Okay? You put
18 150 townhomes there, you're going to make almost
19 a million dollars -- okay? -- in tax revenue.
20 I know what our taxes are.

21 So where does that extra tax revenue for
22 the amount of kids and everything else that's
23 going to happen come from to be able to handle
24 that?

1 Those are my few little things that --
2 food for thought, you know. Thank you very much.

3 CHAIRMAN VARGULICH: Thank you.

4 Were there any other comments?

5 Yes. Please.

6 MS. CORNETT: Good evening. My name is
7 Diana Cornett, C-o-r-n-e-t-t, and I live at
8 3729 King George Lane, and I'm also on the board
9 for Kingswood. I'm speaking for myself tonight as
10 far as my concerns are for this evening.

11 But -- actually, I spoke to Ellen today
12 earlier. And the big concern that I have is that
13 we have so many different projects currently
14 happening or being proposed in a very small area.
15 We've got Brooke Toria; we've got the Oliver
16 Hoffman; we now have -- also, the Charlestowne
17 Mall redevelopment is still a factor, and
18 I understand that Pheasant Run is now being
19 considered for a 1.1 million-square-foot
20 industrial site. So -- you know, all right around
21 the area where this project will be happening.

22 The other concern that I have is the road
23 that is supposed to connect or go through the
24 Oliver Hoffman proposal, Charter Road. So if this

1 is being built first and that development hasn't
2 been approved yet, how will that work?

3 In other words, where would that road be
4 in relationship to, you know, the -- the property
5 that we're discussing tonight?

6 And just numberwise -- I mean, the Oliver
7 Hoffman is a 164-unit proposal -- 62 duplex,
8 102 townhomes -- on 30.5 acres. And then the
9 Charlestowne Mall is a possibility of a four- to
10 five-story apartment unit with 256 apartments and
11 155 townhomes.

12 So if all those things and all those balls
13 that we have in the air right now would end up
14 happening, it's going to be a super, super-dense
15 area of town and especially with, you know, the
16 industrial site also being part of the
17 conversation.

18 So the one question that I have for the --
19 for the Board, I guess, is when we -- I guess
20 every year we do a satisfaction rating. And the
21 high priority for the City, basically, was to --
22 from a -- from a prospective of the people that
23 live in St. Charles -- is -- high priority was
24 value you receive for City tax dollars and fees

1 and over -- also, the flow of traffic and
2 congestion management. Those are your two top
3 categories of consideration.

4 So, to me, this is like a nightmare when
5 it comes to, you know, traffic congestion. And
6 I'm not quite sure, when we have Charter Road,
7 what that's going to do to Foxfield because --
8 I was just doing some counts in the past couple of
9 days, and it's amazing how many cars currently
10 just go down that road without all these little
11 additions.

12 One other thing I wanted to mention was
13 I did go through reviews of your sites. And there
14 are a lot of satisfied people, but there was a lot
15 of repetition about parking issues, you know, that
16 had come up in the reviews, that people that live
17 there find that they don't have enough parking on
18 a regular basis.

19 One of the -- one of the mothers that
20 actually lived there and is a nurse said that, you
21 know, in the wintertime she would literally have
22 to walk two to three city blocks to park her car.

23 So if we do have that little walkway to
24 Foxfield, where -- where -- where will your

1 overflow parking end up using?

2 UNIDENTIFIED MALE VOICE: (Unintelligible.)

3 THE COURT REPORTER: I can't hear
4 anything.

5 MS. CORNETT: And I've read a couple
6 other, you know, of your properties, as well,
7 and I can't --

8 UNIDENTIFIED MALE VOICE: I'm just telling
9 you --

10 MS. CORNETT: Yeah, so -- so that would be
11 my question, is, you know, where -- where does it
12 go when -- like, for example, during the holidays
13 when you've got all this extra parking?

14 And then, too, doing the numbers based on
15 like, you know, the studio, one-bedroom,
16 two-bedroom, and three-bedroom units, if you just
17 add one more car than sort of what you're figuring
18 right now -- because you never know how many
19 people live in a unit -- that's like 200 cars more
20 than you're currently figuring on.

21 So it's just -- you know, the numbers
22 can -- well, and it's not all your problem because
23 part of it is just how many proposals are out here
24 currently being considered by the City.

1 So thank you.

2 MR. HOOD: Absolutely.

3 CHAIRMAN VARGULICH: I was -- do we have
4 any other comments? Are you done?

5 MS. CORNETT: Yes. Thank you.

6 CHAIRMAN VARGULICH: Okay. Thank you very
7 much.

8 Do we have any other comments?

9 Please.

10 MS. GARDAPHE: I'm sorry. Do I have to
11 wear my mask?

12 CHAIRMAN VARGULICH: You don't have to
13 wear your mask.

14 MS. GARDAPHE: Okay. My name is Nancy
15 Gardaphe. I -- N-a-n-c-y G-a-r-d-a-p-h-e.

16 CHAIRMAN VARGULICH: And your address?

17 MS. GARDAPHE: 3736 King George Lane.

18 I'm also on the board of the Kingswood
19 townhomes.

20 My concern is definitely the density.

21 And, you know -- I know we have the school there,
22 which is a big concern, and it's been reiterated
23 about traffic being backed up. Trying to go into
24 the school is a nightmare.

1 But, also, the people that are going to
2 work in the morning, it's kind of a dangerous area
3 for people going toward Powis. There's always a
4 backup there, at that stop sign on Smith and
5 Powis. So a two-lane Smith Road just will not
6 accommodate the 340 -- you know, families,
7 singles, whatever -- situation.

8 Yeah. I see it as significant here, so
9 I'd be interested in your traffic study.

10 Also, you know, it's nice, the focus of
11 the pet parks, but where are the people parks, the
12 children parks? Because there are going to be a
13 lot of children.

14 And I just don't -- I don't mind sharing
15 our park, but it's the Charlemagne/Kingswood Park,
16 and I just don't want 340 people to be meandering
17 over to the Kingswood/Charlemagne Park. So it
18 would be nice to see a people park because your
19 focus seems to be on the pets.

20 And then the other thing is -- based on
21 the snow situation that we had in February, we
22 had -- in our townhome community we had no place
23 to put -- and we have 90 units. We had no place
24 to put the snow. Okay?

1 So when we have a situation like we did in
2 February, where's that snow going to go?

3 And, also, I see the potential of people
4 parking their cars -- if you're going to have a
5 path that's going to access Foxfield -- people
6 parking their cars over into Kingswood, and we
7 have enough congestion over there.

8 So -- and I'm really curious how your
9 garbage valet works. Is it like one day that
10 you -- you know, you put out your garbage on a
11 certain day and then they pick -- they pick it up?
12 Because I -- I don't understand --

13 MR. HOOD: (Unintelligible.)

14 MS. GARDAPHE: I'm not sure how that would
15 work.

16 So those are my questions. Thank you very
17 much.

18 CHAIRMAN VARGULICH: Thank you.

19 Any other -- anyone else from the public
20 who was here to speak and provide comments?

21 THE COURT REPORTER: Mr. Chairman, I did
22 not hear a response from the Petitioner, if there
23 was one, to the last comment.

24 MR. HOOD: I'm sorry. I just said "Would

1 you like me to answer now or -- more fully now?"

2 THE COURT REPORTER: Oh, good.

3 CHAIRMAN VARGULICH: If you can just hold
4 on just a minute.

5 Just as a general rule of order, this is a
6 concept plan meeting. If they would decide to
7 submit formally, there will be another meeting
8 that you will be able to speak to. And if you
9 would like to talk about the concept plan and
10 share your views with our Aldermen, you'll have an
11 opportunity at their next Planning & Development
12 Committee or whenever this hits their agenda. So
13 there will be those opportunities.

14 So if you could -- if you -- to the extent
15 you wish to answer or provide commentary, now
16 would be great. If not, it certainly can wait for
17 your other formal submittals.

18 MR. HOOD: Sure. So I'll try and hit some
19 of the big ones. I guess I'll hit on the ones
20 that we're working on.

21 So detention --

22 CHAIRMAN VARGULICH: You know, just speak
23 this way.

24 MR. HOOD: Okay.

1 So detention we're working on.
2 Preliminary engineering we'll be working on.
3 Wetlands we'll be working on. Traffic we'll be
4 working on. People versus pet playgrounds, it is
5 something that we have heard; we understand the
6 feeling of it. I will take this back, and we will
7 have discussion about it.

8 Again, we've done it in other places.
9 I don't think that we have a problem providing a
10 people park. We just need to understand what
11 St. Charles would like that to look like.

12 A sidewalk connection north to Foxfield
13 Drive. I hear the concern; I understand it. It
14 is an add that we -- that we added to our site
15 plan based on conversations that we had with
16 staff.

17 We don't have to put it there. We can
18 pull it out; we can have it in a different
19 configuration. We're open to a discussion on that
20 once we receive our comments here. Obviously, we
21 hear you all here tonight, so we will take that
22 under advisement.

23 I don't really know how to respond about
24 these soybeans and the nitrates so -- I'm sorry on

1 that one, other than, you know -- I -- I just
2 don't know what to say to that one.

3 UNIDENTIFIED FEMALE VOICE: That needs to
4 be taken care of (unintelligible).

5 MR. HOOD: I -- so to the point of -- and
6 I'll -- and I'll ask -- maybe I can do this better
7 if I ask the question.

8 What would be the options for addressing
9 something from an agricultural perspective that is
10 existing land use on a site that may or may not
11 be -- because I don't know -- may or may not be
12 affecting Cornerstone Lakes' pond?

13 I mean, are you -- am I -- are we being
14 asked to --

15 UNIDENTIFIED FEMALE VOICE: (Unintelligible.)

16 MR. HOOD: No, I --

17 THE COURT REPORTER: I can't hear anything
18 that's not in a mic.

19 CHAIRMAN VARGULICH: I'm sorry. Please
20 let him answer.

21 UNIDENTIFIED FEMALE VOICE: Okay.

22 CHAIRMAN VARGULICH: Okay? We cannot have
23 this dialogue.

24 UNIDENTIFIED FEMALE VOICE: (Unintelligible.)

1 MR. HOOD: I understand what you're
2 saying. I'm just -- I'm trying to understand
3 when -- without developing the property, that's
4 going to happen. And I'm not saying that
5 flippantly. I'm just saying that with the
6 development of a property that is currently being
7 utilized for agricultural purposes, us or anyone
8 else treating Cornerstone Lakes' pond to guard
9 against algae is -- is not something that
10 I control, I guess is what I'm saying, so -- okay.

11 I've heard the density concerns. Again,
12 it's something that we can go back, have a
13 conversation, and discuss to see where we would
14 like to ultimately land.

15 As far as the comment about the closing of
16 Smith Road during construction, it's a
17 transportation issue that we will have to deal
18 with the transportation department with. But
19 typically in all projects that I have dealt with,
20 whether it is for a multifamily development or for
21 a nonresidential development, there are processes
22 and traffic plans that are put into place when you
23 go under construction that will allow public
24 roadways to stay open because we cannot close

1 that. You have to have access.

2 So that will be a part of our engineering
3 process and our -- and our approvals.

4 Market saturation. Don't worry about
5 market saturation and how many units are online
6 now or will be coming online in the future. We
7 would love to address that. I will, again, bring
8 our market research folks to discuss that a little
9 bit more heavily.

10 But, currently, we feel comfortable moving
11 to market, at least in the conceptual phase right
12 now and the preliminary phase to come, to place
13 this development here.

14 Impact on community, multifamily versus
15 single-family built. Again, I can have our folks
16 discuss that a little bit more at length. What
17 I will say about that from a planner perspective
18 and understanding a City's comprehensive plans and
19 zoning codes is there's always a need for a
20 variation of housing types.

21 What form that comes in is ultimately up
22 to the folks in that community and their
23 representation and their coordination with any
24 developer coming -- coming to the table to provide

1 development opportunities.

2 We feel from a market standpoint, we feel
3 from experience in the area that this would be
4 a -- this would -- this would be a benefit to the
5 community to provide an additional housing type,
6 not a four- or five-story elevated building with
7 parking under it that's more urban and a
8 monstrosity but a community that is -- yes, it
9 does look like a lot of two -- a lot of buildings,
10 but we are -- and I have to specify this -- we are
11 a two-story, townhome-like building.

12 So if you're looking for that townhome
13 feel without being a townhome -- an exact
14 townhome, I should say -- this is -- this is how
15 we've entered the market; this is what we have
16 done to find that balance between multifamily --
17 typical multifamily residential -- and single-
18 family townhome types. This is, for us, an
19 amalgamation of both, and it's worked -- and we've
20 seen it work very well.

21 The comment about closing out Brooke Toria
22 Estates before we break ground or -- I don't know
23 if it was "break ground" but just before we are
24 able to come to market -- I'm not exactly sure of

1 their development time line and when they're going
2 to be done. But once we put that -- based on our
3 time line, we would be, in May of 2022,
4 groundbreaking, and then 18 months or so
5 thereafter we would be complete.

6 So, again, I don't know what Brooke
7 Toria's development schedule is. I'll take a look
8 at it to see where they are in the process. But
9 I have a feeling -- and maybe I'll be proved
10 wrong, but I have a feeling that they will be done
11 with their construction before we are.

12 Paving of the sidewalk -- or the 10-foot
13 path along Smith Road. My -- maybe I'm making
14 an -- I shouldn't use the word "assumption." But
15 I believe that when we are being asked to provide
16 that, to construct it, we will probably be asked
17 to pave that but -- so there's the answer on
18 that one.

19 I think that was -- we talked about the
20 electrical issue. And I'm sorry I didn't recall
21 at the moment that St. Charles does have its own
22 electric, so we will not be impacting outside
23 electrical power grids.

24 UNIDENTIFIED FEMALE VOICE: (Unintelligible.)

1 MR. HOOD: Can someone from -- can --

2 CHAIRMAN VARGULICH: No, we --

3 MR. HOOD: Can -- if you -- okay. I'll
4 leave it.

5 Oh, directing stormwater to the ponds in
6 Cornerstone, I don't -- first of all, we --
7 I don't think we can. We wouldn't be allowed to.
8 I just -- every development that I go through,
9 I would have to get signed letters from each one
10 of you to allow us to put water into your ponds.

11 We will be fully keeping our water on-site
12 or it will be going into a stormwater system that
13 the City handles so we -- we cannot put water into
14 your pond.

15 UNIDENTIFIED FEMALE VOICE: (Unintelligible.)

16 MR. HOOD: Based on -- based on the
17 development that we're proposing, we cannot put
18 water, no.

19 CHAIRMAN VARGULICH: Okay. Go ahead.

20 MR. HOOD: I think -- let me just make
21 sure I hit them all, the big ones.

22 I think I did, yes.

23 CHAIRMAN VARGULICH: Thank you.

24 MR. HOOD: Sure.

1 CHAIRMAN VARGULICH: I would just offer to
2 our audience on the -- on the grid, I think that
3 as they do preliminary plans, their engineering
4 will coordinate with our public works people and
5 sort that out and be able to have a specific
6 answer to how their power will be done and,
7 hopefully, can address your questions or any
8 concerns you have regarding that.

9 On stormwater management, we follow -- the
10 City of St. Charles follows the Kane County Code,
11 as far as I understand, and the release rate is
12 per code. The overflow, as I saw from the
13 preliminary -- from the conceptual engineering
14 drawings, the overflow does go to the north, so,
15 ultimately, water is released to the north, which
16 would go through or into Cornerstone Lakes. But
17 it is at the rate that is allowed by ordinance,
18 not unreleased.

19 Currently you have a farm field condition
20 where you have surface flow that just leaves the
21 property as is, which probably is a lot of your
22 flooding issues. To -- to a great degree, that is
23 probably true.

24 As far as stormwater management, they have

1 to follow our ordinance and only release at the
2 rate that is allowed. And we have a full
3 engineering review -- I think I read in the -- in
4 our staff report -- but there's also going to be a
5 secondary review or a cursory review by
6 West Chicago related to that. But all of that
7 would be part of preliminary engineering and final
8 engineering before their project starts from a
9 construction standpoint.

10 And then anything related to requirements
11 for silt control and all that kind of stuff is
12 all, again, part of our ordinance, and they would
13 have to follow that.

14 So that's to the -- eliminates all of your
15 concerns, as valid as they are and as many as
16 you've lived through. But frequently projects end
17 up having more stormwater control than the
18 condition they are today. So undeveloped land
19 releases at whatever it is, but developed land has
20 to follow the ordinance, and usually it's much
21 less than what is currently leaving the property.

22 Again, extraordinary conditions happen
23 with certain rainfalls. But as a general rule,
24 that -- those things are handled as part of the

1 development process. And our engineering staff,
2 as well, will follow the ordinances, ultimately
3 should help all of this. But that would all be
4 worked out with final engineering and preliminary
5 engineering initially.

6 But, certainly, you can continue to have
7 your input and to make sure that those things are
8 at least addressed.

9 Thank you.

10 MR. HOOD: Thank you for that
11 clarification.

12 I didn't mean to say to you that we would
13 be pushing any water. I meant to say it's not
14 sheet -- it wouldn't be sheet-flowing in the
15 condition that it is right now. We have to design
16 it in such a way, as the Chairman just mentioned,
17 to be consistent with outflow rates.

18 UNIDENTIFIED FEMALE VOICE: I thought
19 that. I just -- you're good now.

20 MR. HOOD: And then there were two
21 others -- I'm sorry; I almost forgot them -- the
22 snow parking and the valet trash.

23 So snow parking. We are working on --
24 we -- how we handle snow parking and snow

1 removal -- I call it "snow parking lot" -- snow
2 removal and snow storage is part and parcel of
3 that 1.75 that we'd like to get to because we
4 understand that if we are meeting the standards of
5 the City -- let's just, for instance, say it's,
6 you know, 1.25 or 1.5. That 1.75 gives us that
7 ability to put that other .5 or .25 aside for that
8 snow parking -- or for that snow storage -- and
9 for that removal.

10 As far as the removal, we have contracts
11 with plow companies and snow-removal companies
12 that come onto our property and make sure that the
13 aisleways and the parking areas are cleared for
14 people to be able to park safely.

15 The snow storage area that -- we try and
16 put them in green spaces that are not being used
17 during the winter so that we can just -- they melt
18 and/or are picked up and placed elsewhere on our
19 site.

20 So that's how we -- that's how we handle
21 our snow storage and our removal.

22 For the valet trash, it depends on the
23 market. If you're in a hotter climate, it may be
24 every day because you don't want trash sitting out

1 in front of your door and smelling up the place.

2 We also have the options to have a -- and
3 I'm sorry. And it also depends on our contract
4 with whoever our waste removal -- or waste
5 management service is in whichever community that
6 we're in. So if they have a certain pickup day,
7 we will translate that to our tenants, our
8 residents, and say "Maybe we're going to do a
9 pickup on Wednesday night because trash is
10 Thursday."

11 It just -- it just depends and we just --
12 we haven't gotten completely into it, but we have
13 the service so that you do not have to take your
14 trash to the compactor if you don't want to.

15 I think that was all of the items.

16 MS. GARDAPHE: Mr. Chairman, can I ask a
17 clarifying question? Am I allowed to do that?

18 CHAIRMAN VARGULICH: Certainly. Please
19 come up. But please come up.

20 MS. GARDAPHE: Sure.

21 So I just want to be clear. So people
22 will just put their garbage outside their front
23 door in a bag to be picked up?

24 MR. HOOD: Yes.

1 MS. GARDAPHE: Okay.

2 CHAIRMAN VARGULICH: All right.

3 Go ahead, please. Okay. Please.

4 MS. BUNDY: My question is, once the
5 property is sold, does that valet service
6 continue?

7 MR. HOOD: That is a very good question.
8 I need to get back to you on an answer for that
9 because, obviously, that would not be us handling
10 it. We would -- again, as I said before, when we
11 do sell a property, we make sure to have it be
12 with someone who is as reputable or more than us.

13 So, generally, to answer your question,
14 the services that were provided before in the
15 community should be continued to be provided
16 afterward. To specifically answer your question
17 on a certain property, I would have to get back
18 to you.

19 Thank you.

20 CHAIRMAN VARGULICH: Okay.

21 All right. So if we've all been -- have
22 any final questions --

23 MS. BUNDY: (Unintelligible.)

24 CHAIRMAN VARGULICH: Okay. That's fine.

1 MS. BUNDY: I'd like to understand where
2 the water goes. We're getting water from
3 Kingswood, which crosses underneath Foxfield Drive
4 into the other pond that's just south of the
5 Kingswood property. It follows along the farm
6 field.

7 There is a creek going along the edge of
8 this property. All of that water goes to the
9 creek, it goes into the farmer's field, and it
10 continues to drain and flood all of the properties
11 in which the existing wetland is there.

12 In a really heavy storm, I will get a
13 fish. Here's my backyard with a carp. And
14 which we were supposed to have drains put in
15 (unintelligible) --

16 THE COURT REPORTER: I can't hear you.
17 This is off the record. I'm sorry.

18 MS. BUNDY: Sorry. I'm showing everybody
19 a carp in my backyard on a heavy rainstorm.

20 Even in a regular day when we had rain
21 over the summer, I'm still getting water. It is
22 constant water, yes. It gets really bad and it
23 floods, but it's constant water coming in.

24 And I just want you to understand this is

1 not just this farmer's field. It is a
2 continuation of other properties that this issue
3 has not been properly addressed.

4 Thank you.

5 CHAIRMAN VARGULICH: Thank you very much.

6 So I would ask, then, if we have any final
7 responses and comments from the Plan Commission.

8 VICE CHAIRMAN MACKLIN-PURDY: I do.

9 CHAIRMAN VARGULICH: Yeah.

10 VICE CHAIRMAN MACKLIN-PURDY: I would just
11 like to thank you for being so receptive and
12 open-minded. And I've been doing this
13 seven years, and I don't think I've ever seen one
14 person be able to answer every single question.
15 So I appreciate that.

16 I appreciate all the neighbors coming out
17 to give their comments because, again, this is a
18 concept plan. So the more that you voice your
19 opinions, the more that these items can be
20 addressed. So thank you, everyone. It takes a
21 village.

22 I'm hearing that the overwhelming concern
23 is -- well, one of the overwhelming concerns is
24 traffic on Smith Road, so I really feel that that

1 needs to be thought about, maybe a second
2 entrance. Obviously, the in-and-out needs to be
3 addressed, and the density of this project needs
4 to be addressed.

5 And one thing that we did not talk about
6 that I see that is on the report is the fire
7 department review and the turning radius of all
8 the emergency vehicles, including buses for
9 schools, and that whole thing needs to be
10 addressed.

11 Obviously, there needs to be some kind of
12 strategy for water mitigation. That is a
13 resounding message that I'm hearing from the
14 community neighbors.

15 And that's -- that's really all. But
16 thank you for being so receptive. You seem very
17 open-minded. It sounds like you're going to
18 address some of these issues if this project moves
19 forward. So, yes, that's all I have to say.

20 MR. HOOD: Thank you.

21 CHAIRMAN VARGULICH: Jump in anywhere,
22 Commissioners.

23 MEMBER MELTON: I think the only thing
24 I would add -- and we didn't get to all the

1 comments that the staff made, but, obviously,
2 there are some important comments in there that
3 I know you'll look at.

4 And I echo Commissioner Macklin-Purdy's
5 sentiment that we do have a lot of proud residents
6 here, and, you know, I appreciate them all coming
7 to -- to share their opinions. And this is the
8 right time to do that, during the concept plan, so
9 thank you.

10 MEMBER BECKER: Chairman, if I could go
11 next?

12 Hello?

13 CHAIRMAN VARGULICH: Yes. Please do.

14 MEMBER BECKER: Okay.

15 Sorry I couldn't be there tonight, but I'm
16 just trying to stay a little safe for a family
17 wedding, so thank you for accommodating me.

18 I think the underlying land use, the
19 request, is appropriate. I think with the
20 suggestions that have been put forth by the other
21 Commissioners to consider reducing the density and
22 making some of the other site design
23 accommodations -- it will only improve the plan.

24 I guess I'd like to add, for the good of

1 the order, that my daughter lived in the West
2 Dundee Springs for a year, and we found the gated
3 community to be something that was beneficial for
4 a safety standpoint.

5 The property was well run, and the --
6 actually, the garbage valet was her favorite part
7 of living there. She put her garbage out in front
8 of her front door several times a week, and it
9 just went away and that was amazing.

10 But, anyway, I look forward to seeing how
11 the site plan can be modified to perhaps produce a
12 more beneficial outcome for the community.

13 Thank you.

14 CHAIRMAN VARGULICH: Thank you.

15 Any other comments from the Commissioners?

16 MEMBER FUNKE: Yeah. I just wanted to
17 reiterate.

18 I appreciate you coming in. I think you
19 did a great job presenting. You know, I think
20 there is a lot of work that needs to be done on
21 this site plan.

22 And, you know, that concern with the water
23 on the north, the west corner, I think you can,
24 you know, spread that retention throughout the

1 site. I think it will help everybody from a water
2 standpoint, and it actually creates some diversity
3 in the project, and you won't have these clusters
4 of buildings. You'll spread them out and, you
5 know, think about the -- the light and shadow
6 when, you know, you have a 35-foot-tall building
7 and you've got a 20-foot spacing in between. You
8 know, you -- typically, you want to do one-to-one,
9 so think about that and, you know, creating, you
10 know, vistas, viewpoints, connections.

11 I mean, I see you have some great
12 relationships with these buildings, the clusters
13 and the access points, but then on some of these
14 access points you have a garage.

15 So why couldn't you, you know, create
16 vistas to -- connections to these parks and things
17 of that nature, you know? So -- you know, and
18 viewpoints and -- you know, think about -- you
19 know, people are concerned about the traffic on
20 Smith Road. I think -- if you break that up into
21 maybe one major entrance and then two minor
22 entrances, I think it can go a long way.

23 And -- but, overall, I like the design.
24 I like, you know, the idea that you have there,

1 and I think -- I think it would be a benefit to
2 the City of St. Charles. So thank you.

3 MR. HOOD: Thank you.

4 MEMBER HIBEL: And maybe just one comment.

5 We didn't really touch on the landscaping
6 of it, so my mind's going to -- and this is
7 preliminary.

8 MR. HOOD: Yes.

9 MEMBER HIBEL: But my mind's going to
10 landscaping, lighting -- you know, what does that
11 look like? But I'm expecting that further along
12 with this early-on project.

13 MR. HOOD: You will, for sure, see that
14 coming along. I would say, in the meantime,
15 please, please go check out one of our properties.
16 You'll get a great idea of exactly that -- the
17 landscaping, the lighting, the circulation, the
18 buildings, the materials -- all within minutes.
19 So I think you'll like it.

20 CHAIRMAN VARGULICH: Well, I think it's
21 been -- there's been a body of information
22 provided to you. And I saw you taking notes, and
23 I saw some of your people in the back taking
24 notes, and so that's very helpful. And I think

1 having community input and continuing, to the
2 level that you can, with their POAs respectively
3 to discuss with them and try to reach out to them
4 I think will continue to help your project and
5 help our process as -- assuming you move forward.

6 I think that there are some things that
7 can work together as part of this modified kind of
8 site plan in dealing with some of these things.

9 I would ask that your wetland consultant
10 evaluate the quality of the wetlands to
11 determine -- I mean, you're showing the existing
12 wetlands and you're going to preserve them. And
13 as a general statement, that approach is okay.
14 But if the quality is really poor, understanding
15 there's a review process to modifying them or
16 filling them or, you know, doing these things --
17 and you have to kind of evaluate how that works
18 from an engineering and a cost standpoint. If
19 you're not going to do it on-site, do you take it
20 to a bank or something like that? And so that's
21 just some things you'll have to look at.

22 But I think -- assuming that the quality
23 is low, which it probably is, if you could not
24 keep those wetlands and be able to work within a

1 land bank, that would free up the ability to
2 modify the detention and how it's shaped. And
3 understanding that currently the land runs from
4 Smith Road to the north from a general fall
5 standpoint, but there's also the possibility of
6 grouping certain areas and creating mini
7 watersheds within this and, obviously, connecting
8 it all so it's still going to release to the
9 north --

10 MR. HOOD: True.

11 CHAIRMAN VARGULICH: -- but that -- if
12 those things like Commissioner Funke mentioned can
13 become an organizing element from which some
14 buildings kind of relate to or back to, I think
15 that's an amenity for those particular units and
16 starts to break up the detention from one big
17 area.

18 MR. HOOD: Sure.

19 CHAIRMAN VARGULICH: Understanding that
20 there's also this regulatory agreement related to
21 this 300 feet, how many units are in there, it
22 appears right now you're below the requirement, so
23 there is potentially some push where you could
24 take some of the buildings and move them north,

1 which would allow a larger buffer along Smith
2 Road, which I think people would like.

3 And I think -- as a community, I think
4 having buffers against arterial -- semiarterial
5 roads is a benefit to your residents, to have that
6 visual separation at a minimum. I mean, traffic
7 is traffic and it generates noise, and so it's
8 kind of hard to mitigate that all the time. But
9 if there was that visual buffer along Smith and
10 maybe wrapping on the east side, again, to the
11 Brooke Toria Estates, that would probably be a
12 worthwhile thing.

13 We haven't talked about -- or at least our
14 Commissioners haven't -- regarding the -- the kind
15 of fenced community, and it seems that that's a
16 thing that you guys like to do. I've been to the
17 property in North Aurora, and that was probably
18 the thing I liked least about the community.

19 MR. HOOD: Okay.

20 CHAIRMAN VARGULICH: And I toured the
21 property, walked it, went through the clubhouse
22 and all of those things.

23 And, in general, I thought the property --
24 the property was well put together but found, as

1 a -- as you approached the property, it didn't
2 give me a good feeling about your property. Maybe
3 for your residents, if that is an important thing
4 that they buy, if you will, then that's an
5 important thing. I would like to have you
6 consider losing the fence.

7 But if you're going to have it, especially
8 along Smith, I would like to see it off of the
9 right-of-way and behind the buffer so that as far
10 as the public is concerned, as they drive by on
11 Smith Road, it's not a fenced or gated community.
12 And to the extent possible, I would request you at
13 least consider that.

14 I mean, you certainly -- in the conceptual
15 plan you're showing now, the fence layout does not
16 mirror the right -- or mirror the property line.
17 You have it offset for any variety of reasons,
18 woodlands, et cetera. So I would just ask that
19 you consider that so that -- as an image for
20 St. Charles -- that it isn't fenced, understanding
21 you can still have the gate control and there's a
22 lock to press with that.

23 On the -- on the park topic, there's
24 certainly been input on people who would love you

1 to do a park on your property. And if you would
2 like to and if you find value from a market or any
3 number of other reasons, that would be great.

4 I think for the Park District to consider
5 giving you credit for that, they'd probably have a
6 whole host of requirements, and so I invite you to
7 have an earlier conversation before you start to
8 think about that with them to see do they have an
9 interest, understanding, you know, that they've --
10 they may prefer the cash donation, and then the
11 whole park issue or tot lot or whatever you want
12 to do is really more of your deal and your
13 market --

14 MR. HOOD: Sure.

15 CHAIRMAN VARGULICH: -- and how you want
16 to address that.

17 Because they have a park to the north, and
18 they may feel like, from their perspective as an
19 operator and -- you know, that that's fine. And
20 if our residents feel differently, I would
21 encourage you to go to a Board meeting or write a
22 letter to the Board and tell them because they
23 operate independent, if you will, of the City of
24 St. Charles.

1 There is a relationship between us and one
2 that we work with them and have land/cash
3 ordinance and all this kind of stuff. But at the
4 end of the day, a park dedication is a decision by
5 the Park Board, not by the City of St. Charles.

6 So I would encourage you, if you feel
7 strongly about that, that you reach out to them
8 and whoever their superintendents are, whoever
9 those people are, to address that topic from your
10 perspective.

11 And I think that the -- there's a lot of
12 conversation about walkways and connections, and
13 I think that in your current plan there's some
14 kind of incomplete connections between buildings.
15 I think that that should be completed so that if
16 I'm living in Building 5 and I want to walk --
17 without having to cross through a lot of parking
18 areas -- that that would be possible. And then
19 depending on how the site plan modifies, you know,
20 around the detention pond would be great.

21 I would be -- I'd continue to believe and
22 support, as staff has done and directed you -- or
23 at least for you to consider -- a connection to
24 Foxfield Drive. I think that that is a good idea

1 and that as it -- your project comes to fruition,
2 that your residents deserve every opportunity to
3 enjoy every public park in the city of
4 St. Charles. And so I think that that is a good
5 thing and should happen.

6 The issue of Charter Avenue is a separate
7 thing and has nothing to do with their proposal,
8 unfortunately. Hopefully, that project will come
9 back. I think we gave them a lot of constructive
10 feedback, and we hope that they will come back,
11 but that is a separate thing.

12 And as far as traffic on Foxfield Drive,
13 I would anticipate that when Charter Avenue goes
14 through -- hopefully, sooner than later -- that,
15 actually, traffic will have a better opportunity
16 to reduce on Foxfield Drive by creating
17 opportunities for people north of Foxfield Drive
18 to get down to Main Street rather than having to
19 go east and west to get down to Main Street.

20 So I think that you'll see less traffic on
21 Foxfield Drive in an east/west direction because
22 they'll have the outlet to go down Charter Drive
23 and get to Smith Road and to Main Street. But
24 until that happens, there's really not a whole lot

1 that they can do about it.

2 And density is, you know, a funny topic
3 because it's a numbers discussion. And there's
4 staff and regulatory and agreements that are
5 between communities. But at the end of the day,
6 I think good design trumps density.

7 And not to say you couldn't lose a
8 building; I don't know what that does to your
9 pro forma. You guys can, I'm sure, have an answer
10 to that. I'm sure you started with a number that
11 you wanted, but I also believe that there's
12 probably some room to -- to give on this topic and
13 still make your project work financially. Because
14 it's usually -- you haven't come to the last unit
15 in your initial proposal would be my guess. But
16 that's still a topic to come up.

17 I think addressing the parking is also
18 going to help sort some of this out because if you
19 start to increase your parking, something's going
20 to have to give in a finite site. And so a
21 building may have to go or you may have to reduce
22 some of these to smaller buildings to provide more
23 parking. And so I think some of that is yet for
24 you guys to work on with your engineer and your

1 planners to work on.

2 But thank you very much. I think it's a
3 good start from the standpoint of a topic. And
4 I appreciate all the time that our people have
5 provided with input, our staff doing a great
6 report and good initial thing and thank you to the
7 public.

8 And at this point I think we'll -- we'll
9 close this for today and move on to another topic
10 for our Plan Commission.

11 Thank you, all.

12 MR. HOOD: Thank you all again very much.
13 We really appreciate the opportunity.

14 You all have a great rest of your evening.

15 CHAIRMAN VARGULICH: Thank you.

16 VICE CHAIRMAN MACKLIN-PURDY: Thank you.

17 CHAIRMAN VARGULICH: All right.

18 Item 6, additional business. Anything?

19 Are we all good?

20 VICE CHAIRMAN MACKLIN-PURDY: Yeah, we're
21 good.

22 CHAIRMAN VARGULICH: Staff, anything
23 for us?

24 MS. JOHNSON: One item. Looking towards

1 the next meeting, scheduled for the Monday -- or
2 the Tuesday after Labor Day does conflict with the
3 Council chambers because the City Council meeting
4 is being moved to Tuesday.

5 So I wanted to check your availability for
6 potentially moving that meeting to the 8th, so
7 Wednesday. I wanted to make sure we would have a
8 quorum if we were to move it.

9 CHAIRMAN VARGULICH: September 8th?

10 MS. JOHNSON: Yes.

11 Is anyone unavailable?

12 CHAIRMAN VARGULICH: Sounds like, in
13 general, we would be available.

14 MS. JOHNSON: Okay. We'll let you know if
15 we end up needing to do that.

16 CHAIRMAN VARGULICH: Great. All right.

17 Anything else?

18 (No response.)

19 CHAIRMAN VARGULICH: Any other general
20 public comments? Or were you guys all here for
21 this topic?

22 (No response.)

23 CHAIRMAN VARGULICH: All right. All here
24 for this topic? Thank you. All right.

1 All right. So is there a motion to
2 adjourn?

3 MEMBER FUNKE: I'll make a motion.

4 CHAIRMAN VARGULICH: Thank you.

5 Second?

6 MEMBER MELTON: Second.

7 CHAIRMAN VARGULICH: All right. The
8 Planning Commission meeting of St. Charles is done
9 at 9:05.

10 Everybody have a great evening.

11 (Off the record at 9:05 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, 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 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 this 24th day of August, 2021.



MELANIE L. HUMPHREY-SONNTAG