

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, AUGUST 2, 2016**

Members Present: Chairman Todd Wallace
Vice Chairman Tim Kessler
James Holderfield
Tom Pretz
Tom Schuetz
Laura Macklin-Purdy
Michelle Spruth

Members Absent: Dan Frio
Brian Doyle

Also Present: Russell Colby, Planning Division Manager
Rita Tungare, Community & Economic Dev. Director
Chris Bong, Development Engineering Manager
Court Reporter

1. Call to order

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

2. Roll Call

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

3. Presentation of minutes of the July 19, 2016 meeting of the Plan Commission.

Motion was made by Vice Chairman Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the July 19, 2016 Plan Commission meeting.

PUBLIC HEARING

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

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

Motion was made by Vice Chairman Kessler, seconded by Mr. Pretz, and unanimously passed by voice vote to close the public hearing.

Roll Call Vote:

Ayes: Kessler, Holderfield, Pretz, Schuetz, Spruth, Purdy, Wallace

Nays:

Absent: Doyle, Frio

Motion carried: 7-0

Chairman Wallace moved agenda item #6 to be discussed next.

MEETING

- 6. Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision (Car Wash Development LLC)**
Application for Special Use

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

Motion was made by Vice Chairman Kessler and seconded by Mr. Schuetz to recommend approval of the Application for Special Use for Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision (Car Wash Development, LLC).

Roll Call Vote:

Ayes: Kessler, Holderfield, Pretz, Schuetz, Spruth, Wallace

Nays: Purdy

Absent: Doyle, Frio

Motion carried: 6-1

PUBLIC HEARING

- 5. First Street Redevelopment PUD- Phase 3, Building #3 (First Street Development II, LLC)**
Application for Amendment to Special Use for Planned Unit Development
Application for PUD Preliminary Plan

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

Motion was made by Vice Chairman Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to close the public hearing.

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Tuesday, August 2, 2016
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Roll Call Vote:

Ayes: Kessler, Holderfield, Pretz, Schuetz, Spruth, Purdy, Wallace

Nays:

Absent: Doyle, Frio

Motion carried: 7-0

MEETING

7. First Street Redevelopment PUD- Phase 3, Building #3 (First Street Development II, LLC)

Application for Amendment to Special Use for Planned Unit Development

Application for PUD Preliminary Plan

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

Motion was made by Vice Chairman Kessler and seconded by Mr. Schuetz to recommend approval of the Application for Amendment to Special Use for Planned Unit Development for First Street Redevelopment PUD- Phase 3, Building #3 (First Street Development II, LLC).

Roll Call Vote:

Ayes: Kessler, Holderfield, Schuetz, Spruth, Purdy, Wallace

Nays:

Abstain: Pretz

Absent: Doyle, Frio

Motion carried: 6-0

Motion was made by Vice Chairman Kessler and seconded by Ms. Purdy to recommend approval of the Application for PUD Preliminary Plan for First Street Redevelopment PUD- Phase 3, Building #3 (First Street Development II, LLC).

Roll Call Vote:

Ayes: Kessler, Holderfield, Pretz, Schuetz, Spruth, Purdy, Wallace

Nays:

Abstain:

Absent: Doyle, Frio

Motion carried: 7-0

8. Additional Business from Plan Commission Members or Staff

9. Weekly Development Report

10. Meeting Announcements

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Tuesday, August 2, 2016

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- a. Plan Commission
 - Tuesday, August 16, 2016 at 7:00pm Council Chambers
 - Tuesday, September 6, 2016 at 7:00pm Century Station Training Room
 - Tuesday, September 20, 2016 at 7:00pm Council Chambers
- b. Planning & Development Committee
 - Monday, August 8, 2016 at 7:00pm Council Chambers
 - Monday, September 12, 2016 at 7:00pm Council Chambers

11. Public Comment

12. Adjournment at 8:45pm



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Transcript of **Wash U Car Wash, Lot 3**

Date: August 2, 2016

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Wash-U Car Wash, Lot 3 Buona :
St. Charles Subdivision :
(Car Wash Development, LLC) :
Application for Special Use. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, August 2, 2016
7:00 p.m.

Job No.: 97796A
Pages: 1 - 51
Reported by: Paula M. Quetsch, CSR, RPR

Wash U Car Wash, Lot 3
Conducted on August 2, 2016

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Report of proceedings held at the location of:

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

Before Paula M. Quetsch, a Certified Shorthand
Reporter, Registered Professional Reporter, and a
Notary Public in and for the State of Illinois.

Wash U Car Wash, Lot 3
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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- RITA TUNGARE, Community and Economic
Development Director

Wash U Car Wash, Lot 3
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P R O C E E D I N G S

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

Tim, roll call.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: All right. No. 3 on your
agenda is presentation of the minutes of the
July 19th, 2016, meeting. Is there a motion to
approve?

VICE CHAIRMAN KESSLER: So moved.

MEMBER SCHUETZ: Second.

CHAIRMAN WALLACE: It's been moved and

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1 seconded. Any discussion?

2 (No response.)

3 CHAIRMAN WALLACE: All in favor.

4 (Ayes heard.)

5 CHAIRMAN WALLACE: Opposed.

6 (No response.)

7 CHAIRMAN WALLACE: Motion passes unanimously.

8 Items No. 4 and 5 on our agenda are public
9 hearings. Before we begin with Item 4, I just want
10 to welcome all of you. Thank you for coming to our
11 meeting.

12 The St. Charles Plan Commission is appointed
13 by the City Council to hold public hearings for
14 certain applications that come before the City.

15 During this process the applicant is given
16 an opportunity to make a presentation on their
17 application, and then after that happens, the
18 Plan Commission will question the applicant, following
19 which members of the public can ask questions of the
20 applicant. After that, if anyone wishes to offer any
21 testimony either for or against the application, they
22 can do so. At the end of our process, the applicant
23 will have an opportunity to respond to any of those
24 comments.

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1 If at the end of that we feel that we have
2 enough information to make a recommendation to the
3 City Council regarding the application, then we will
4 close the public hearing, and both of these items
5 are on our agenda as Items 6 and 7 for action, so if
6 we do close the public hearings, then we will take
7 action to recommend to the City Council tonight.

8 Any questions regarding that procedure?

9 (No response.)

10 CHAIRMAN WALLACE: Okay. If anyone wishes
11 to offer testimony or ask any questions, because this
12 is a public hearing and there is a court reporter,
13 you must be sworn in.

14 So at this time anyone who wishes to speak
15 please raise your hand.

16 (Witnesses sworn.)

17 CHAIRMAN WALLACE: Thank you.

18 And when you do speak, I would ask -- because
19 we do have a court reporter. She can only take down
20 one voice at a time, and so I would ask that you
21 first be recognized by me. And when you do speak,
22 come up to the lectern and speak into the microphone
23 so everyone in the room can hear your voice.

24 Any questions at this point?

Wash U Car Wash, Lot 3
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1 (No response.)

2 CHAIRMAN WALLACE: Okay. Before we go to
3 the applicant, staff, for Item No. 4, this is Wash-U
4 Car Wash, Lot 3 of Buona subdivision application for
5 special use, do you have anything before we hear
6 from the applicant?

7 MR. COLBY: We do not. We can turn it over
8 to the applicant.

9 CHAIRMAN WALLACE: Is the applicant here?

10 And, also, when you do speak -- I forgot to
11 tell you -- if you could please state your full name
12 and spell your last name for the court reporter and
13 also state your address. Thank you.

14 MR. TIM HAGUE: Good evening, Chairman and
15 Commissioners. Thanks for letting us appear here
16 tonight. My name is Tim Hague, H-a-g-u-e, with
17 Keystone Partners and also for St. Charles Main Street
18 Partners, LLC. My address is 418 Clinton Place,
19 River Forest, Illinois.

20 With me tonight is Craig Nelson and
21 Steve Timmer from Car Wash Development, LLC, the
22 owners of Wash-U, and John Hague, the architect,
23 Hague Architecture.

24 Car Wash Development, LLC, is the contract

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1 purchaser of Lot 3 at 2425 West Main Street, Route 64.
2 The subject development is just west of the new
3 Buona restaurant that we developed there, and the
4 site is approximately 1.08 acres of vacant land
5 approved with the site utility infrastructure that
6 was part of the overall development when we acquired
7 the Deck Yard property. It was kind of a functionally
8 obsolete building that was purchased and then
9 redeveloped. We sold a portion off to RentalMax so
10 they could expand their yard there, and we developed
11 the Buona restaurant that's now open and are proposing
12 this car wash use adjacent to it.

13 The principals of Car Wash Development, LLC,
14 Craig and Steve here today, with their third partner
15 have over 60 years of experience in the automotive
16 car wash development and operation business and also
17 significant experience within the real estate
18 development business.

19 As you can see -- so I'll flip to the site
20 plan and give you a quick overview of the site plan.

21 The building is a 4,525-square-foot automatic
22 car wash building with a single service bay tunnel,
23 car wash stacking for more than 30 cars along the
24 west side of the building, and you would enter the

Wash U Car Wash, Lot 3
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1 service bay tunnel by the south side. So you would
2 come in off of Main Street, veer to your west, and
3 then we have the three lanes of stacking that feed
4 into the tunnel car wash, and then you would exit
5 northbound out of the site. Along the east side of
6 the site there are 12 vacuum stations and then some
7 parking along the north edge.

8 Wash-U utilizes state-of-the-art equipment
9 and practices environmental efficiencies. Vehicle
10 processing wait times are some of the lowest in the
11 industry. The total time in the tunnel is less than
12 three minutes. Typical wait times at peak hours are
13 less than five minutes, and a typical wait time is
14 about two minutes.

15 I feel like I'm echoing here. Am I doing
16 this right?

17 VICE CHAIRMAN KESSLER: It is but that's fine.

18 MR. TIM HAGUE: They utilize a unique and a
19 more up-to-date system which is a dual belt conveyor
20 system. So it gets away from that kind of metal
21 funnel rail that you have to align your wheels with
22 when you drive on these conveyors, and that's how
23 they process the cars through the car wash.

24 We're excited about the use as the developer

Wash U Car Wash, Lot 3
Conducted on August 2, 2016

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1 of this property. We think it will be a very
2 complementary use to the Buona restaurant that is
3 there. They've already had some early conversations
4 about some cross-marketing efforts if we are able to
5 move forward with this proposal.

6 Ellen Johnson offered a staff report that is
7 part of tonight's presentation. She touched on
8 identifying that this is in the corridor regional
9 commercial and west gateway subarea plan. There's a
10 couple of objectives identified within that for our
11 compliance with the comprehensive plan. Just to
12 touch on a few, enhancement of the character of both
13 existing and new developments through on-site
14 landscaping, attractive building design and materials,
15 more consistent sign regulation.

16 We're incorporating the design in the site
17 plan here to utilize the cross-access easement that
18 was created along the front of these three lots when
19 we did the initial development, which speaks to
20 improved mobility and access through the corridor in
21 between adjacent development sites and lots.

22 So I don't know if you want me to walk
23 through any additional technical or design elements,
24 and we'll try to answer those questions.

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1 CHAIRMAN WALLACE: Okay. Questions from
2 Plan Commissioners?

3 MEMBER SCHUETZ: I have a general question
4 as far as Main Street right there. I know there's
5 some turning lanes, but is there a middle lane
6 there, I believe, to turn into your site?

7 MR. TIM HAGUE: There is. There is a dual
8 turn lane that starts a little east of the RentalMax
9 property.

10 MEMBER SCHUETZ: Right.

11 MR. TIM HAGUE: And what we did with the
12 initial development is we worked to align our
13 eastern curb cut to the north and then the west curb
14 cut which would be on this Lot 3, the car wash, with
15 the entry to St. Charles Bowl.

16 MEMBER SCHUETZ: Oh, okay.

17 CHAIRMAN WALLACE: I'm just assuming -- I
18 have a question regarding site circulation. And I'm
19 assuming that there is going to be a cross-access
20 with Buona Beef restaurant.

21 MR. TIM HAGUE: Yeah. Working with your
22 staff, what we did on the initial development is we
23 actually created that cross-access easement, and
24 that's part of the plat we initially did.

Wash U Car Wash, Lot 3
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1 So it would extend from the western curb cut
2 as you see on the site plan here, across the front
3 of Lot 3, the car wash lot, and Lot 2, the Buona
4 lot. And then it continues to extend to the east
5 into and through the RentalMax property.

6 CHAIRMAN WALLACE: My question -- I see on
7 the layout that there is currently a curb cut that
8 goes into Buona Beef's parking lot on the west
9 corner of their lot, and I see that that's going to
10 be gone. So I'm assuming that there will be some
11 traffic flow that comes through your main entrance
12 towards Buona Beef. Is that -- would you agree
13 with that?

14 MR. TIM HAGUE: We would.

15 CHAIRMAN WALLACE: Okay. Do you foresee any
16 interference with the exit from the car wash being
17 so close to the main drive-through?

18 MR. TIM HAGUE: We don't.

19 John, do you want to speak to the stacking
20 requirements there? As we -- as you would lay that
21 out, before you exit the property there's stacking
22 for six cars or seven cars.

23 MR. JOHN HAGUE: It's about six cars.

24 CHAIRMAN WALLACE: My concern -- I mean,

Wash U Car Wash, Lot 3
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1 when you come out of the car wash, you're on the
2 conveyor, you're in neutral, and it pushes your car
3 out, I want to make sure we don't have one vehicle
4 with no control over how they're moving and the other
5 vehicle coming in expecting that vehicle to stop,
6 giving them right-of-way turning in. And to address
7 that I don't know if there would be a way to scoot
8 back to have at least one car length that is out of
9 that drive-through.

10 MR. JOHN HAGUE: The dimension between the
11 parking to the north there is about 34 feet, I
12 believe, to the exit of the drive. It leaves about
13 10 feet. Where it's not a full car length at the
14 exiting point, you're released from the car wash
15 where that car is shown at that point. Meaning that
16 you -- there should be enough for two in there.

17 CHAIRMAN WALLACE: So where this car is
18 shown, it's already been released from the auto --

19 MR. JOHN HAGUE: Right. At that point
20 you've got the green light to move ahead, and as I
21 said, the typical drive width is 24 feet and we're
22 at 34. That's another 10 feet before you get in a
23 typical circulation.

24 CHAIRMAN WALLACE: Sure.

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Conducted on August 2, 2016

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1 Tim, did you have something?

2 VICE CHAIRMAN KESSLER: Well, I guess it
3 looks to me like a single lane. By the way, those
4 24 cars that are queued there, is that the honor
5 system that they move up?

6 MR. JOHN HAGUE: There's actually control
7 devices at the end.

8 VICE CHAIRMAN KESSLER: I'd hate to get
9 stuck in the back lane of that pile.

10 It looks like a single-lane car wash. Is
11 that correct?

12 MR. JOHN HAGUE: Correct.

13 VICE CHAIRMAN KESSLER: And it's a
14 brush-type car wash, just one lane running through?

15 MR. JOHN HAGUE: One lane.

16 MEMBER SCHUETZ: Do you have any concern over
17 parking in those vacuum lanes? Because I've been at
18 other car washes, and, of course, you get pushed out
19 of the car wash, and sometimes you're right by the
20 vacuum lane, and there's no lanes open, and you're
21 almost like, "Well, where do I go? I guess I can't
22 back up my car today."

23 I'm just curious. I don't know how busy
24 Buona Beef is.

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1 MR. JOHN HAGUE: You're referring to the
2 vacuum spots as parking?

3 MEMBER SCHUETZ: Correct.

4 MR. JOHN HAGUE: At this point there is
5 actually some existing parking that will be moved
6 during the construction, and from what they tell us
7 there's no use for those spots. It's not been
8 occupied to a point where they were concerned
9 about it.

10 MEMBER SCHUETZ: They don't have a big
11 overload of parking?

12 MR. JOHN HAGUE: I don't recall right off
13 the top of my head, but 63 spots, that's ample for
14 Buona.

15 MEMBER SCHUETZ: All right. Thank you.

16 MEMBER HOLDERFIELD: I just want to return
17 to what we were talking about earlier. So a customer
18 after his car is washed in this plan here, they take
19 control of the people who are sitting down in this
20 line? That's where they get in the car?

21 MR. JOHN HAGUE: You never get out of the car.

22 MEMBER HOLDERFIELD: You never get out of
23 the car?

24 MR. JOHN HAGUE: Yeah, you never get out of

Wash U Car Wash, Lot 3
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1 the car. So after exiting the cash wash, you can
2 circulate to the right down to the vacuums or exit
3 out of the site, which, as Tim mentioned, you really
4 have two options of exiting, as well.

5 MEMBER SPRUTH: I just have a question.
6 What is your proposed traffic, the amount of traffic
7 that you're intending to generate and times of day
8 you would expect to be busiest, and how many cars
9 would be planned?

10 MR. NELSON: Hi. Craig Nelson, 190 East
11 St. Charles Road, Elmhurst, Illinois, for Car Wash
12 Development, LLC, and Wash-U.

13 Our system is designed with the dual belt
14 that Tim was referring to that we can process cars
15 at the rate of up to 160 cars an hour through the
16 tunnel. So in terms of what we would actually
17 envision processing, we're in the 4- to 5- to 600
18 car-a-day range. At peak times we've actually been
19 able to process as many as 1400 cars a day without
20 any sort of excessive stacking or anything else.

21 It's a function of some of the mechanics
22 that are in the tunnel itself, the dual belt,
23 anticollision software that's in there, as well. So
24 that if somebody at the front of the tunnel were to

Wash U Car Wash, Lot 3
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1 stop for some reason, the belt itself that's pulling
2 the cars along will stop, and all of the cars will
3 remain stationary, and the wash machinery will shut
4 down until that car begins to progress, and then it
5 starts back up again.

6 So we're able to process very high volumes,
7 but in realty we're seeing, like I said, somewhere
8 between 4 and 600 cars on a peak day, like a
9 Saturday, Saturday afternoon, Saturday morning.

10 MEMBER SPRUTH: Okay. And then is your peak
11 time -- I guess day of the week, is it after work
12 time? So it's -- your peak times kind of correlate
13 with the restaurant's.

14 MR. NELSON: They will. You'd be surprised
15 how many afternoon and midday folks you get, a lot
16 of business workers that are just running through
17 the wash before appointments and things like that.

18 But, yeah, you'll see a little bit of a spike,
19 but it quiets at dinnertime. So it's probably before
20 dinnertime until sometime after.

21 MEMBER MACKLIN-PURDY: I have a question in
22 terms of -- maybe you've already answered this. So
23 traffic flow, you get your car washed, you turn to
24 the right to go over to the vacuums; right?

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1 MR. NELSON: If you want to use the vacuums.
2 Otherwise, you proceed out through the exit.

3 MEMBER MACKLIN-PURDY: Right. So if you
4 want to use the vacuums, and you're driving and you
5 reach 9, and 9 is full, 10 is full, 11 is full, do
6 you basically have to back out of there if those
7 are full?

8 MR. NELSON: It's over a 30-foot-wide drive
9 in there, so you've got a lot of room, rather than
10 like a normal 24-foot drive.

11 MEMBER MACKLIN-PURDY: So you could do a
12 three-point turn and get out of there?

13 MR. NELSON: Yeah. Most people that are
14 going to be in there, you'll find people that will
15 hug the western line of that curb so that other
16 people can back out.

17 MEMBER MACKLIN-PURDY: But there is no
18 access from the other way? You go in; you go out?

19 MR. NELSON: That's correct.

20 MEMBER PRETZ: I had a question and I'm lost
21 a little bit with the math. You said at peak you
22 can have 160 cars go through, per hour go through?

23 MR. NELSON: Uh-huh.

24 MEMBER PRETZ: And it takes three minutes to

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1 wash a car in the tunnel?

2 MR. NELSON: Less than three, yes.

3 MEMBER PRETZ: Less than three. Okay. And
4 it's a dual belt, but it's a single lane that
5 ultimately goes through there?

6 MR. NELSON: It is.

7 MEMBER PRETZ: So 160 cars in a 60-minute
8 period of time, I'm just -- I can't do the math.

9 MR. NELSON: You have more than one car
10 progressing through the tunnel at a time. You can
11 actually fit almost five cars in the tunnel. So
12 they're all advancing in synchronization.

13 CHAIRMAN WALLACE: So you have one start
14 through every 25 seconds?

15 MR. NELSON: You have somebody loading
16 vehicles. Just like any tunnel car wash, when it
17 gets busy they're loading vehicles on a conveyor,
18 and they're not waiting for a car to get out the other
19 end. They're roughly 3 feet apart, 4 feet apart.
20 The difference here is with a chain conveyor you can
21 get -- I don't want to get real technical, but you
22 can get chain pileups, and that's if the front car
23 for some reason stops, the chain keeps pulling the
24 car behind it into the rear of that next car, and

Wash U Car Wash, Lot 3
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1 you get this multi-car pileup in your car wash.

2 This system, by using the belt and the anticollision
3 software, that just doesn't happen.

4 MEMBER PRETZ: Well, Tom answered my question,
5 25 seconds. I wish you would have said that a little
6 sooner.

7 CHAIRMAN WALLACE: I'm sorry.

8 Any other questions?

9 (No response.)

10 CHAIRMAN WALLACE: Okay. Then I will take
11 questions from members of the public. If you have a
12 question, you can just raise your hand.

13 Yes.

14 MS. BELL-LA SOTA: Good evening.
15 Vanessa Bell-LaSota, B-e-l-l, dash, L-a, S-o-t-a --
16 I'm sorry -- 1610 Howard Street.

17 I noticed -- my question for the developer
18 is that I noticed on the original plan the resident
19 lot was technically thought up to be a restaurant
20 development, and I wonder why there was a change
21 from restaurant to the car wash. And I would add to
22 that, considering there's a car wash right west of
23 Campton Hills Road that recently reopened and
24 revitalized that business.

Wash U Car Wash, Lot 3
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1 MR. TIM HAGUE: If I could borrow the mic.

2 So the initial plan, the conceptual plan we
3 had for Lot 3 was a 7-, 8,000-square-foot mall-type
4 building. That was subject to leasing; we weren't
5 going to be building it speculatively. We haven't
6 to date identified any of those users, and the car
7 wash came in, which we think is a good use. We
8 think the market could support it and not be all
9 that much detriment to the other facility.

10 MS. BELL-LA SOTA: I think that facility has
11 been open about a year, so that's why I was concerned.
12 That's been a question because I've gotten some
13 comments from the group Coalition for Sensible
14 Spending of St. Charles. Their concern was that
15 they need another sit-down restaurant, a bigger
16 restaurant, a little more dining. There seemed to
17 be a lot of input from the developments that they
18 were looking for another restaurant, kind of excited
19 about a mix with Buona Beef.

20 So that's why I wanted to share that question.

21 AUDIENCE MEMBER: Is this a time for
22 comments as well as questions?

23 CHAIRMAN WALLACE: Just questions on what
24 they presented first.

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1 Any other questions?

2 AUDIENCE MEMBER: I have a question.

3 CHAIRMAN WALLACE: Okay. Go ahead.

4 MR. BERDAN: Hi. Jack Berdan, one of the
5 owners over at Standard Wash.

6 Just curious as far as your guys' plan. Is
7 it just the land owner -- are you the developer of
8 the car wash, or are you just the land owner who
9 shared tonight?

10 MR. TIM HAGUE: St. Charles Main Street
11 Partners is the developer of a larger parcel. So
12 we're going to sell this parcel to the Car Wash
13 Development, LLC.

14 MR. BERDAN: And is it just the three of you
15 guys that are partners in the car wash?

16 MR. NELSON: So we are the operating partners
17 for Car Wash Development, LLC. Between the three of
18 us, we've got over 60 years of automotive and car wash
19 experience. We were with another chain prior to our
20 starting Car Wash Development, LLC, and we have
21 significant equity capital that's seeking to develop
22 more washes with us as the operating partners.

23 MR. BERDAN: So you guys have outside capital?

24 MR. NELSON: We do.

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1 MR. BERDAN: What were the chains you guys
2 were affiliated with before?

3 MR. NELSON: Well, there were a couple of
4 different chains. One was Sparkle Car Wash; the
5 other was NASCAR Car Wash. Also, I was with
6 Jiffy Lube for almost 30 years with a number of other
7 car washes owned and operated associated with them.

8 MR. BERDAN: And how is NASCAR Car Wash
9 doing now?

10 MR. NELSON: We left that company, but I
11 don't know how that's relevant to that. We left --
12 departed that company well over a year ago.

13 MR. BERDAN: Cool. That's all I was curious
14 about is who was the actual developers of the wash.
15 So thanks.

16 CHAIRMAN WALLACE: Any other questions?

17 Yes, ma'am.

18 MS. SANDERSON: Hello. My name is Laura
19 Sanderson, S-a-n-d-e-r-s-o-n, for 3N433 Laura Ingalls
20 Wilder Road in Wasco.

21 My question is -- this probably has a very
22 obvious answer, but I'm just a little bit confused as
23 to why -- as to what would make this site desirable
24 for another car wash, especially when there's another

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1 one already established so close by. Like what drew
2 you guys to that particular spot?

3 MR. HAGUE: Primarily, it's the amount of
4 auto traffic on Main Street.

5 MS. SANDERSON: But you don't think that
6 would already be --

7 CHAIRMAN WALLACE: Ms. Sanderson, I can't hear
8 you. If you could just talk into the microphone.

9 MS. SANDERSON: Sorry. So you don't think
10 that since the traffic would already be like
11 gravitating towards an already established car wash,
12 that like -- I would just like some clarification
13 on that.

14 MR. HAGUE: In our research we found that
15 the market was large enough to support multiple car
16 washes.

17 MS. SANDERSON: Okay. Thank you very much.

18 MR. TIMMER: I'm Steve Timmer, T-i-m-m-e-r,
19 also with Wash-U and Car Wash Development.

20 You know, it's -- the wash -- you know, we'd
21 love to be the only wash in town, as I'm sure
22 McDonald's would love to be the only restaurant in
23 town, and that, you know, there would only be one
24 grocery store. So as we looked -- as we're doing

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1 developments for our washes, we look for very good
2 solid-based demographics much like St. Charles that
3 support a lot of businesses and are great
4 communities to build in and are safe communities.

5 So when we look at demographics and we
6 looked at this, as Tim had said, we looked if it
7 could truly support more than one of our kind in the
8 wash business. And, also, what we come into -- with
9 our product, this wash that will be going in
10 St. Charles -- I know this is P and Z and it's more
11 with the planning and zoning of it -- but the wash
12 we'll be putting in St. Charles, actually, with the
13 new development and the group that we're building
14 out with, we're well networked, we're well known
15 across the industry with our experience. The wash
16 here will be the first, and we have a few more
17 coming behind it almost within weeks in other areas.
18 But St. Charles will have probably one of the top
19 three most state-of-the-art washes in the entire
20 country.

21 And I know we're just a wash -- right? --
22 we're not anything really glamorous, but we put a
23 lot into it. The capital investments into this are
24 significant, the building itself and the efficiencies

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1 that we put into it.

2 We invest upfront in the water reclamation
3 system where we're using nearly 8 percent of our water
4 treatment, so we're really at the environmentally
5 friendly side of the world in everything that we do,
6 put out a quality product. We also invest in the
7 efficiencies in electrical. We're in the industry
8 less than half of the electrical usage of standard
9 typical car washes.

10 So between the investment in that and going
11 on the front side of the eco side of things, and the
12 building, and the quality we're putting into it, I
13 know we're not a target by any means, but in our
14 industry we're really proud to be potentially here
15 in St. Charles putting up one of the first that will
16 be, again, in our industry kind of the front cover
17 of what we do.

18 So we've met many of your committees and
19 walked through a lot of questions, and we feel this
20 is a good fit. Hopefully you feel it is a good fit,
21 as well, and if there's anything we're required to do,
22 we're certainly willing and open to looking at things.

23 CHAIRMAN WALLACE: All right. Thank you.

24 All right. Any other questions? Yes, sir.

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1 MR. SCHERMERHORN: Good evening. My name is
2 Gerry Schermerhorn, S-c-h-e-r-m-e-r-h-o-r-n. I'm
3 from Warrenville, Illinois.

4 I have a question for Steve, actually. You
5 said that the demographics support this car wash.
6 What formula do you use for that?

7 MR. NELSON: We work with a number of
8 demographic data. Esri is probably the principal
9 one. There are a number of things that you look at,
10 median household income in the trade area. You
11 determine that trade either by miles, radius or
12 through drive time. We tend to use drive time to
13 determine what we believe is the appropriate
14 trade area.

15 There's a metric called the Spending Potential
16 Index. St. Charles' index is very, very high even
17 with the competition in the trade area, so that's
18 one of the metrics. Obviously, the traffic at the
19 intersection is one, and knowing where to go as far
20 as the real estate and the location with respect to
21 the other traffic drivers that are in the immediate
22 vicinity.

23 So those are things we tend to look at. Our
24 capital partners also look at them, and we all get

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1 on the same page and say this is where we should go.

2 MR. SCHERMERHORN: Do you know what the
3 demographic population is in 1 mile of this car wash?

4 MR. NELSON: You're talking about households?

5 MR. SCHERMERHORN: Yeah.

6 MR. NELSON: Well, we look at larger than
7 1 mile because of the Costco and the other trading
8 partners in the area is greater than 1 mile.

9 MR. SCHERMERHORN: Yeah, I understand. I'm
10 just asking, do you know what that number is?

11 MR. NELSON: Not off the top of my head.

12 MR. SCHERMERHORN: You said the belt can
13 process 160 cars per hour, and the cars are going to
14 exit out, and they're going to be in this kind of
15 contained area there. What's the width of that
16 space curb to curb from the vacuums to the building?

17 MR. NELSON: I think it's 30.9.

18 MR. SCHERMERHORN: And you said you can do a
19 three-point turn in there. I just ask that we
20 really take a look at that. I don't think that
21 that's possible.

22 MR. NELSON: Okay.

23 MR. SCHERMERHORN: But that's it. Thank you.

24 CHAIRMAN WALLACE: All right. Any other

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1 questions?

2 MEMBER PRETZ: I have one more.

3 CHAIRMAN WALLACE: Go ahead.

4 MEMBER PRETZ: I was just wondering, can you
5 put up the picture of your architecture just in case
6 somebody had any questions up here because we didn't
7 spend much time. Because it is on Main Street, and,
8 obviously, there are a lot of cars that are going
9 through there. I just wanted you to put it up in
10 case any of the other commissioners may have had a
11 question as it relates to the design or anything
12 else that they see there.

13 MEMBER SPRUTH: I just had a question in
14 regards to the color and materials used and your
15 neighboring buildings and your surrounding along
16 that area where there's more natural materials. Is
17 that -- is the coloring and the facade -- can that
18 be, I guess modified or amended in any way to fit in
19 more with the surrounding businesses.

20 MR. NELSON: We'll work with staff to make
21 sure that it fits within the architectural design
22 standards and elements. The colors are actually
23 water colors. Obviously, there's earth tones that
24 are probably going to have to be brought in, is what

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1 you're I think alluding to.

2 MEMBER SPRUTH: Yeah. If you could take a
3 look at that. I appreciate that you're trying to
4 picture water, but if you could take a look at the
5 surroundings and the buildings of your neighbors
6 just so that it's no so, I guess --

7 MR. NELSON: So blue?

8 MEMBER SPRUTH: Or just as you're driving
9 past -- yeah.

10 MEMBER SCHUETZ: I have a quick one. Your
11 other locations, are they all blue like this?

12 MR. NELSON: Yes.

13 MEMBER SCHUETZ: What's the closest one
14 to here?

15 MR. NELSON: We actually just got approved
16 by the City of Des Plaines last night. So we actually
17 are going to have three under construction soon.

18 MEMBER SCHUETZ: Thank you.

19 CHAIRMAN WALLACE: Any other questions?

20 MEMBER SPRUTH: Just going to landscape, I
21 can see that there are some bushes and trees. Is
22 there anything -- is there a restriction to any tree
23 planting or landscape along that frontage area? I
24 see it's just grass now.

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1 MR. NELSON: I'll defer to the architect.

2 MR. JOHN HAGUE: That's just a rendering at
3 this point. So the landscaping will be in full
4 compliance just like we did on the Buona site, but
5 all the square footage in the perimeter landscape,
6 that will be -- but that's just -- those are just
7 renderings, even though it does have the boundaries
8 of the landscaping.

9 MEMBER SPRUTH: Okay.

10 CHAIRMAN WALLACE: Sir.

11 MR. STURWOLD: Alex Sturwold, 250 South
12 Naperville Road, Wheaton.

13 So based on the last comment about Des Plaines
14 this question would be more for Craig that you guys
15 don't currently own any operating car washes, and
16 where are you drawing the experience from other than
17 your industry experience for how this will operate?

18 MR. NELSON: We've been doing this for
19 better than -- well, Steve over 15 years, Don almost
20 8 or 9 years, myself over 30 years in automotive.
21 So I think we have a fair amount of experience.
22 We're recognized in the industry by a number of the
23 leaders in the International Car Wash Association;
24 we're recognized by our vendors who are extremely

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1 knowledgeable vendors that we have the capability
2 and that we have been doing this for a long time.

3 So we started a new venture, but that
4 doesn't mean that we're new to the industry or new
5 to business in any way, shape, or form.

6 MR. STURWOLD: Industry accolades aside,
7 have you ever built a car wash of this model as a
8 group?

9 MR. NELSON: Yeah, so we built six in the
10 last three years. The most recent wash that we
11 built was for D'Arcy GMC Buick in Joliet, 130-foot
12 tunnel, different exterior, very similar on the
13 interior with all of the equipment. So from an
14 experience standpoint and development standpoint
15 we've got quite a few things.

16 MR. STURWOLD: But not operational that you
17 own right now?

18 MR. NELSON: I'm not sure where we're trying
19 to go here, but yeah, we don't currently have any
20 open operating stores but we have --

21 MR. STURWOLD: That was the question.

22 CHAIRMAN WALLACE: All right. Any other
23 questions?

24 Yes.

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1 MS. BELL-LA SOTA: Vanessa Bell-LaSota. How
2 much will a car wash be? What is your price point?

3 MR. TIMMER: Our base wash starts at \$5 and
4 it goes 5, 10, 12, 15.

5 And just adding on, you know, if we need
6 references, I'm not sure if that's part of the
7 P and Z, the top people in the entire country, the
8 top vendors not only nationally but worldwide would
9 certainly show up in the test scores. We use only
10 the top people. We're being used because of the
11 success we've had with the recent models we built
12 like this and we were part of -- they're using us
13 for tests on new items that they have, as well, to
14 keep ahead of the industry.

15 But the washes are -- they're really good
16 quality. When you get the waxes, you go through a
17 couple times, you'll actually start to feel and see
18 that water bead off the top of your windshield.
19 Proof will be in the pudding.

20 What we do, also, we reach out to the
21 community. Prior to the wash, we'll reach out to the
22 community so that everybody can be their own judge
23 of, you know, how they feel about the quality of
24 what we have been doing. We'll run free washes for

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1 an entire week, and then we follow that up with
2 about between 30- and 40,000 free wash mailers that
3 go out every household in a 3- to 5-mile radius so
4 everybody can come out and try it. And then if
5 we're as good as we hope we are and feel we are and
6 history has shown, we'll have good loyal customers.

7 As Tim mentioned earlier, the Buona Beef --
8 you know, it's a small world; I've known the family
9 for some time, and here we are in a development
10 potentially, hopefully with them. But we are
11 already talking about how to do some cross-marketing
12 to try and boost that development together rather
13 than each of us standing alone.

14 So hopefully that answers some questions.

15 CHAIRMAN WALLACE: All right. Thank you.

16 Before we get to -- are there any other
17 questions? Yes.

18 MR. KIM: Thomas Kim. I'm one of the owners
19 of Standard Wash. My question is -- this property
20 is an extremely prime piece of property being so
21 close to Randall. My question is, for a property of
22 this caliber, will you be generating any sales tax
23 for the city of St. Charles?

24 CHAIRMAN WALLACE: Let me just jump in for a

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1 second. You can go ahead and answer, but what I was
2 going to say before we get to comments is that I've
3 been kind of lenient about allowing questions that
4 are outside of our scope of review, but really the
5 role of the Plan Commission is to review the land
6 use. It's not to review viability of the business,
7 or business plan, or anything like that.

8 And as far as finances go, the impact on
9 City finances, that's something that can be
10 addressed at the City Council level because really
11 it has absolutely no bearing on our decision. Ours
12 is just the land use and the site plan.

13 And I don't mean to be -- I don't mean to
14 cut you off. I just want to make sure we're talking
15 about the things we need to be talking about here.

16 All right. Then let's move on. And, also,
17 just so you know, after we make a recommendation to
18 the City Council here -- I should have said this at
19 the beginning -- it does go to the City Council
20 planning and development committee, and following
21 that it's acted on by the City Council.

22 So any further questions?

23 (No response.)

24 CHAIRMAN WALLACE: Okay. Then I'll entertain

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1 any comments from the public.

2 MR. PIAZZA: Jim Piazza, P-i-a-z-z-a,
3 4N487 Foxfield Drive, St. Charles.

4 I came out to St. Charles 30 years ago from
5 Addison and built a home out there. My property is
6 actually located 8 miles west of Randall Road. It's
7 Campton Hills instead of St. Charles.

8 Back then when I moved out there, there was
9 nothing out there but farm fields. We literally had
10 to drive 8 miles to Randall Road and any civilization,
11 restaurants, whatever, retail. So then when they
12 built that car wash east of here, I'm a freak when it
13 comes to washing cars, so it was great. The problem
14 is I had to drive 20 minutes, 10 miles to get there.
15 So when this Standard Car Wash took over -- I can't
16 remember what was there before -- I was ecstatic
17 because it's five minutes from my house. They do a
18 great job.

19 My point is I feel that we don't need
20 another car wash .7 miles east of here. Standard
21 Car Wash is a great car wash, and I just think it's
22 just going to bunch up traffic between, you know,
23 all those other businesses, Buona Beef, Costco; it's
24 just going to be a mess up there.

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1 When I moved out here 30 years ago, traffic
2 was so light. I have a friend that lives out in
3 Civis. I literally had to wait five minutes to
4 actually make a left-hand turn because of all the
5 traffic on -- you know, west.

6 The point being I don't think we need
7 another car wash. We have one on the east side, one
8 on the west side now. I think a Chinese restaurant
9 or coffee shop or something I think would be great
10 right there.

11 CHAIRMAN WALLACE: Thank you. Any other
12 comments?

13 Yes, sir.

14 MR. CAFARO: Hi. Matt Cafaro, C-a-f-a-r-o,
15 1641 Westminster Drive, Naperville. I'm the general
16 manager over at Standard Wash. I have about eight
17 years experience in the industry of car washing,
18 previously with Ultrasonic Car Wash in Naperville.

19 I just wanted to speak to the point of
20 stacking vehicles on the busier days. They can
21 operate at 160 cars per hour. We can operate at
22 Standard Wash about 140 cars per hour. Here's a
23 picture of the day we ran 500 cars at that
24 operational speed. As you can see, the cars were

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1 stacking up, and they actually turn around in the
2 PUD that we're in and go towards the Walgreen's. I
3 can attest from my experience that they're going to
4 have the same issue, but they are not going to have
5 quite as much stacking there.

6 In addition to that, I just -- also knowing
7 how much volume a car wash can do, during the nonpeak
8 times, their nonpeak season there's just not enough
9 room for a second car wash, and chances are five years
10 down the line there's going to be one eyesore on
11 Main Street.

12 CHAIRMAN WALLACE: Okay. Any further
13 comments?

14 Yes, sir.

15 MR. SCHERMERHORN: Jerry Schermerhorn,
16 S-c-h-e-r-m-e-r-h-o-r-n. I actually have 32 years'
17 experience in car washing. At one time I was
18 director of operations for Douglas Center Car Wash,
19 a very large chain here in Illinois, washed over
20 15 million cars in about 14 years and I understand
21 flow. I understand the flow of a car wash. I could
22 probably spend an hour teaching everybody, but I
23 know you don't want to hear it.

24 I don't believe this site is the best use

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1 for a car wash. I don't believe it's going to flow
2 properly. I believe there's going to be some issues
3 there with the flow. So I'd just like to say that.

4 Also, I have had the pleasure of meeting the
5 owners of Standard Wash, and I just want to say that
6 they are excellent young men, and this is their first
7 endeavor; I want to see them be successful. They've
8 done a lot of things to help this community, and
9 their hearts are in this community.

10 So I would just like to add that to your
11 decision. I do know that ultimately the decision
12 made is on best use, but, again, in my opinion this
13 is not the best use for a car wash site.

14 Thank you.

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

17 Yes, sir.

18 MR. BERDAN: Hi. Jack Berdan again, one of
19 the owners of Standard Wash.

20 You know, there's no question -- obviously,
21 as a business owner, you know, things get tough when
22 competitors come in, but that's not the only reason
23 we're here. We're not anticompetition. We believe
24 in competition, we think this is great, but I can

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1 say that from a couple points, you know, the point
2 of this council, the best use of my land, my
3 background is in real estate, both brokerage and
4 commercial development, and for a village this size
5 and demographic in the 1 mile here, having a car
6 wash in a prime retail zone when you're trying to
7 build on a corner just west of Randall and Main
8 where you have a few eyesore automotive uses right
9 now is certainly not the best for property values;
10 it's not the best for sales tax revenue for the City
11 and the residents.

12 And as mentioned, the sustainability is not
13 there. Within a mile on Main, on 64, you had
14 two failed car washes, one just on the east side of
15 Randall which is currently vacant and abandoned, and
16 then the one we purchased, which was basically about
17 to be abandoned.

18 So that said, you know, we've looked a lot
19 at this industry; we've talked a lot about growing,
20 and building in this type of demographic just
21 doesn't really make sense. Obviously, there's a lot
22 that can go on. It's great in a development stage,
23 but the operational stage of the business long term
24 I think is questionable, and at the end of the day

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1 just not a win for St. Charles. This is not a gas
2 station or a lube shop, and it's not something that
3 everyone needs.

4 So that said I'm not anticompetition; that's
5 not the point but I do think from talking to
6 residents in the community that they would far be
7 better served by what it is currently zoned,
8 restaurant, give the people an opportunity to eat
9 something, to have a coffee. You've got the east
10 side of Randall on North Avenue is substantially
11 developed, where the west side is underdeveloped,
12 and there already is a site.

13 Frankly, like I said, I own that site, so I
14 do have a bias, of course; I'm not sitting here
15 trying to pretend I don't. But I do think from a
16 pragmatic sense and a community development sense,
17 both a tax revenue standpoint, the best use of the
18 land, and the stacking it will create -- as they
19 mentioned, they have the capacity. You saw what our
20 site did on a 500-car day, and we can stack all the
21 way back to Walgreen's. So you're going to have a
22 lot, which, again, is not ideal or great for the
23 residents of the community.

24 That's all I'd like to say. Thanks.

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1 CHAIRMAN WALLACE: All right. Thank you.

2 Yes, ma'am.

3 MS. SANDERSON: Hi. Lori Sanderson again.

4 I was -- just the other day I was on 64 near the
5 restaurant that's sort of near that area, and there
6 was a large -- they have a drive-through, and there
7 was a large like line of people, and it wasn't
8 moving as fast they'd like to, but it was basically
9 spilling out into the road, and it was actually
10 really, really kind of nerve-racking to navigate
11 through because you couldn't quite tell, you know,
12 can I turn here or is someone going to be --
13 basically, it was a safety issue for me.

14 And if they are talking about processing
15 that many cars, you know, at peak times, especially
16 with the -- what was it, the 30-foot thing out of
17 their tunnel? If people are moving through that
18 that quickly in the three-point turn backup thing,
19 it's like I just don't -- I feel like the lot is a
20 little bit too crowded and too close to an extremely
21 busy road to really work out logistically like that.
22 I'm having trouble kind of seeing it.

23 Standard Wash is a little bit set back, so
24 there's not really that big of a risk in that manner

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1 because it doesn't actually like -- it doesn't
2 actually interfere with traffic on 64. So that's
3 it. Thank you.

4 CHAIRMAN WALLACE: Before I take another
5 comment, I do have a question regarding the comments
6 that were made -- a couple questions.

7 First of all, what is -- you're comparing
8 the two car washes, so I want to ask a question
9 about the Standard Car Wash. What's the size of the
10 parcel? Does anyone know?

11 MR. STURWOLD: 1.15 acres.

12 CHAIRMAN WALLACE: If you can just state
13 your name.

14 MR. STURWOLD: Oh, sure. Alex Sturwold for
15 the record, one of the owners of Standard Wash.

16 CHAIRMAN WALLACE: Okay. Thank you.
17 1.15 acres he said. And -- well, I'll leave it at
18 that for now.

19 Are there any other comments?

20 Yes, sir.

21 MR. CAFARO: Hi. Matt Cafaro again,
22 C-a-f-a-r-o.

23 Just another point to speak on, when there
24 are peak volumes, as you saw in their design, the

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1 vehicles are exiting the wash, and they either have
2 to go left to get out onto Main Street, right to go
3 to their free vacuums, or right to go into the Buona
4 Beef lot. Then from the free vacuums you have the
5 same option, as well as all the other vehicles
6 pulling into the lot.

7 For such a small area, it does seem like there
8 is a lot of-in-and-out path. I have seen car washes
9 in the past where with an exit so close to the road
10 you have somebody pull out to take a left-hand turn,
11 and that's going to cause their entire lot to back
12 up, as well. I just think that's another dangerous
13 thing, especially with people coming right out of
14 the car wash with wet wheels, wet brakes, and it's
15 just a lot of traffic and people making three-point
16 turns and everything.

17 So I just wanted to point that out.

18 CHAIRMAN WALLACE: Okay. Any further comments?

19 (No response.)

20 CHAIRMAN WALLACE: Anything from the
21 Plan Commission?

22 MEMBER PRETZ: Comments; right?

23 CHAIRMAN WALLACE: Yes.

24 MEMBER PRETZ: That's okay. I'll save it.

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1 CHAIRMAN WALLACE: Okay. Is there anything
2 else -- does the applicant wish to offer any type of
3 rebuttal testimony before I entertain a motion to
4 close the public hearing?

5 MR. TIM HAGUE: No.

6 CHAIRMAN WALLACE: Tim.

7 VICE CHAIRMAN KESSLER: I move we close the
8 public hearing.

9 MEMBER PRETZ: I'll second.

10 CHAIRMAN WALLACE: It's been moved and
11 seconded. Any discussion on the motion?

12 (No response.)

13 VICE CHAIRMAN KESSLER: Holderfield.

14 MEMBER HOLDERFIELD: Yes.

15 VICE CHAIRMAN KESSLER: Schuetz.

16 MEMBER SCHUETZ: Yes.

17 VICE CHAIRMAN KESSLER: Pretz.

18 MEMBER PRETZ: Yes.

19 VICE CHAIRMAN KESSLER: Spruth.

20 MEMBER SPRUTH: Yes.

21 VICE CHAIRMAN KESSLER: Purdy.

22 MEMBER MACKLIN-PURDY: Yes.

23 VICE CHAIRMAN KESSLER: Wallace.

24 CHAIRMAN WALLACE: Yes.

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1 VICE CHAIRMAN KESSLER: Kessler, yes.

2 CHAIRMAN WALLACE: At this time we are going
3 to postpone Item No. 5 on the agenda until after
4 Item No. 6. Is there any objection from the Plan
5 Commissioners?

6 (No response.)

7 CHAIRMAN WALLACE: Then Item 6 is Wash-U Car
8 Wash, Lot 3 Buona St. Charles Subdivision (Car Wash
9 Development, LLC) Application for Special Use.

10 Does anyone wish to start with a motion?

11 VICE CHAIRMAN KESSLER: Yes, I will start
12 with a motion. I would move to recommend approval
13 of the application for special use for Wash-U Car
14 Wash, Lot 3 Buona St. Charles Subdivision (Car Wash
15 Development, LLC).

16 CHAIRMAN WALLACE: Is there a second?

17 MEMBER SCHUETZ: I will second.

18 CHAIRMAN WALLACE: It's been moved and
19 seconded. Discussion on the motion?

20 MEMBER PRETZ: I was just going to say a
21 thank you to the owners and supporters of Standard
22 Car Wash. You have been extremely passionate in the
23 different points that you have brought up. I would
24 just like to say -- and, also, from a heart

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1 perspective I understand what you're saying.

2 Regardless of what the outcome of this vote
3 is, I would say that the next stage, as Todd has
4 said is that if we -- however our recommendation is,
5 P and D will be taking this up next, and that would
6 be your next platform to tell your story and then
7 again to City Council.

8 But I just wanted to take a moment to express
9 my thank you for your position and how you conducted
10 yourself during this meeting.

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

13 VICE CHAIRMAN KESSLER: Well, I would like to
14 comment. And I do -- again, I understand the passion
15 of the owners of Standard Car Wash and its supporters
16 of their business, and I like the fact that you
17 point out competition; it's not a competition issue.

18 We have to find what we call findings of
19 fact. We have seven findings of fact, and they all
20 have to be found in favor. And going through the
21 findings of fact, they have answered the questions
22 that we're required to consider in the affirmative.

23 The forum for the -- what I would call the
24 subjective argument of the car wash being so close

Wash U Car Wash, Lot 3
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1 to yours, perhaps injuring your business in some way,
2 that's a meeting for the planning and development
3 committee.

4 So saying that I think there are two --
5 actually, I do think the two car washes are a little
6 bit different to me. I think this is a fully
7 automated, and you have an attendant at the
8 beginning. I think your business has always been
9 more of a service-oriented business.

10 And my experience with car washes
11 particularly in St. Charles -- because, like this
12 gentleman, I like to get my car washed pretty
13 regularly year round -- is that car washes that let
14 their equipment fail so that it doesn't work when I
15 get there, I quit going because of that, and that's
16 why they go out of business.

17 So if any of these businesses decide that
18 they're going to maintain their equipment, make sure
19 that their operations are clean and operating in a
20 smooth manner, I think there's enough business. I
21 know that corridor has a lot of traffic, and I know
22 that another car wash in St. Charles -- a couple
23 more car washes would be really helpful.

24 I can remember a time not three months ago

Wash U Car Wash, Lot 3
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1 that I drove back and forth across St. Charles
2 trying to find a car wash, number one, that was open
3 and, number two, that actually worked. So I wish
4 you all well, and I think you should take your
5 comments to the planning and development committee.

6 MEMBER MACKLIN-PURDY: I just have a comment.

7 I agree with everything that everyone else
8 here has said. I do have concerns with traffic
9 control with Costco right there, the weekends of the
10 Kane County flea market, I think that that could
11 really be a debacle in terms of traffic flow.

12 So those are my concerns on this, so take
13 that into account when you move forward.

14 CHAIRMAN WALLACE: Okay. Any other comments?

15 (No response.)

16 CHAIRMAN WALLACE: Seeing none, Tim.

17 VICE CHAIRMAN KESSLER: Holderfield.

18 MEMBER HOLDERFIELD: Yes.

19 VICE CHAIRMAN KESSLER: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 VICE CHAIRMAN KESSLER: Pretz.

22 MEMBER PRETZ: Yes.

23 VICE CHAIRMAN KESSLER: Spruth.

24 MEMBER SPRUTH: Yes.

Wash U Car Wash, Lot 3
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VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: No.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Yes.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. That motion passed by a vote of 6 to 1, and that concludes Item 6 on our agenda. Thank you all for your testimony and your questions. It was very helpful to us.

(Off the record at 8:00 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8th day of August, 2016.

My commission expires: October 16, 2017



Notary Public in and for the
State of Illinois



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Transcript of **First Street Redevelopment**

Date: August 2, 2016

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
First Street Redevelopment PUD - :
Phase 3, Building #3 (First Street :
Development II, LLC) Application for :
Amendment to Special Use for PUD, :
Application for PUD Preliminary Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, August 2, 2016
8:00 p.m.

Job No.: 97796B
Pages: 1 - 40
Reported by: Paula M. Quetsch, CSR, RPR

First Street Redevelopment
Conducted on August 2, 2016

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Report of proceedings held at the location of:

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

Before Paula M. Quetsch, a Certified Shorthand
Reporter, Registered Professional Reporter, and a
Notary Public in and for the State of Illinois.

First Street Redevelopment
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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- RITA TUNGARE, Community and Economic
Development Director

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P R O C E E D I N G S

CHAIRMAN WALLACE: Next is Item No. 5, which is a public hearing, as well, First Street Redevelopment PUD - Phase 3, Building 3 (First Street Development II, LLC) Application for Amendment to Special Use for Planned Unit Development and Application for PUD Preliminary Plan.

Before we start on this, I want to make a couple of comments just for a few of the things that I have been hearing personally. What we're considering today is lot -- is Building No. 3, which is the building that's along the river and Illinois Street. We're not considering any of the other buildings that are located in this development, just the building that's along Illinois Street and the river.

So I would appreciate if we could kind of keep our comments to that specific building, as any further development of any other buildings within the development will come up at a later time.

Before we begin, staff, is there anything from your side?

MR. COLBY: Yes. I did want to make some introductory remarks.

First, some background on the First Street

First Street Redevelopment
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1 project for the benefit of the Plan Commission.

2 The First Street project is a downtown
3 mixed-use development project that was initiated by
4 the City in the early 2000s. The project spans from
5 along First Street, to Main Street, to Prairie Street.
6 It was a five-phase project. The first two phases
7 were completed. That involved the relocation and
8 expansion of the Blue Goose, also the construction
9 of the parking deck building that's there today.

10 The construction that's ongoing right now is
11 the Phase 3 site, which is the property that's along
12 the riverfront along First Street north of Illinois
13 Street. Last year in 2015 the City approved the
14 development plan and entered into an agreement with
15 the developer First Street Development II, LLC, to
16 construct three mixed-use buildings and a parking
17 deck on the face of the property. One of those
18 buildings is under construction right now along with
19 a parking deck.

20 The Plan Commission may recall that last
21 year the plans that were approved included a building
22 on the Phase -- excuse me -- on Lot No. 3, and there
23 were uses and square footages that were identified
24 but not architectural plans when the actual structure

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1 would be built there. First Street Development II,
2 LLC, has now developed more detailed plans for that
3 building, and this proposal has triggered two requests
4 that are now before the Plan Commission.

5 The proposed building would allow for a bank
6 and office uses on the first floor of the building.
7 The First Street PUD ordinance that dates from 2006
8 does not permit this type of business to be located
9 on the first floor of certain buildings in the
10 project, including Building No. 3. So the proposal
11 that's before you is to allow Building No. 3 to
12 follow the regulations of the City's downtown overlay
13 zoning district, and those are the requirements that
14 apply everywhere else in downtown to first-floor
15 uses. These requirements allow for first-floor bank
16 or office uses that are open to the public and
17 expect to generate pedestrian activity to open on
18 the first floor within spaces of the downtown.

19 So this change regarding the first floor use
20 is the reason for the public hearing this evening.

21 The second request for the Plan Commission is
22 review of preliminary plan for Building No. 3, which
23 includes the building square footage and architectural
24 drawings. The review of the preliminary plan is for

First Street Redevelopment
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1 conformance with the PUD ordinance that was previously
2 approved, the 2006 ordinance I referenced earlier.

3 I also wanted to note this property is located
4 within the historic district. Therefore, a
5 recommendation from the City's Historic Preservation
6 Commission is required before the Plan Commission
7 approves it at its hearing. The Historic Commission
8 has approved the building, and they have recommended
9 approval of the plans that we presented this evening.

10 Additionally, I would note for the record that
11 the City of St. Charles is the owner of the property
12 and has authorized the developer to present their
13 proposal for consideration by the Plan Commission
14 and City Council this evening.

15 At this time it would be appropriate to turn
16 the presentation over to the representatives from
17 First Street Development II, LLC, as the applicant
18 to present their proposal.

19 Thank you.

20 CHAIRMAN WALLACE: Thank you.

21 MR. KOTCHE: Good evening. My name is
22 Keith Kotche. I'm one of the members of First
23 Street Development II, LLC. My last name is spelled
24 K-o-t-c-h-e. My address is 1060 Lake Street,

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1 Hanover Park, Illinois.

2 First of all, I'd like to thank staff on
3 their very comprehensive summary that you have
4 before you, and, also, Russ just brought everything
5 out that I was about to talk about primarily.

6 We are here for two different reasons. The
7 first is for the special use for changing the uses
8 on the first floor to coincide with the downtown
9 overlay district. This building, when we did the
10 initial development, wasn't designed because we were
11 going to do Building 1, then Building 2, and follow
12 up by Building 3. Once we got into the construction
13 phase, it was determined that it would be much more
14 efficient to build Building 3 now because we would
15 have access to Building 3 from the site itself and
16 then build Building 2 at a later date. Building 2
17 site is where all the dirt is stored right now. If
18 we did Building 2 first, the only way we could
19 access Building 3 would be from Illinois, and that
20 would cause a lot of other inconveniences to the
21 City and the surrounding neighbors.

22 What is making Building 3 possible now is
23 Sterling Bank that's located at 360 south First
24 Street. They want to make a larger presence in

First Street Redevelopment
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1 St. Charles and create their corporate headquarters
2 for Illinois here in our city. That has enabled us
3 to develop plans in accordance with their design
4 architect, Dan Marshall, to build Building 3.

5 They are going to have office uses on the
6 first floor, which will be office/retail/banking
7 facilities, and the balance of the first floor would
8 also entail probably office, but that does not
9 preclude the possibility of retail should the need
10 and the market dictate so.

11 Under initial thoughts for Building 3, we
12 were looking at the possibility of a restaurant along
13 the river on the north end, but when the site
14 actually got developed, there's a storm sewer that
15 runs on the -- just to the north of where Building 1
16 is and the parking deck, underneath the parking deck
17 it's going to go through Building 3. So Building 3 is
18 going to have that archway similar to Building 4 on
19 the west side of Illinois to access all the public
20 utility storm sewer underneath that. So that's going
21 to be open corridor, and then on the north end of
22 Building 3 is going to be approximately 1,000 square
23 feet of --

24 MEMBER HOLDERFIELD: Excuse me. Could you

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1 put this up so we can see it?

2 MR. KOTCHE: Russ, if you would, please --
3 is there a pointer at all?

4 MR. COLBY: You can use the mouse.

5 MR. KOTCHE: If you take a look at this
6 corridor right here, this is going to be an open
7 corridor on the first floor, and this is going to be
8 that extra little retail/office we were talking about.

9 MEMBER HOLDERFIELD: To the right?

10 MR. KOTCHE: To the right, to the north,
11 correct.

12 MEMBER HOLDERFIELD: And the need for the
13 corridor is what?

14 MR. KOTCHE: There is a storm sewer that
15 runs along this line underneath the parking deck and
16 just to the north of Building 1 that's under
17 construction, and that continues across First Street
18 and I believe underneath Building 4 where that
19 driveway is, that's that whole park.

20 So with Sterling Bank having the desire to
21 locate their headquarters, they would be in this
22 part. That would be office/retail on the first
23 floor for the retail banking component, and then the
24 balance of this area, this would be office or retail

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1 depending on what the market drives.

2 We would like it to be included in the
3 overlay district that's applicable to the rest of
4 downtown St. Charles to put us on even footing with
5 everyone else. The top four floors of this part are
6 going to be residential. That has not changed from
7 the original development plan that was addressed
8 in 2015.

9 The other item that we're going to be
10 discussing tonight is the approval of the plans, and
11 I can have Dan Marshall address the overall design
12 and the plan itself. Those plans have come before the
13 historic committee and have been fully approved on
14 all levels. Specifically the PUD amendment for the
15 uses, the size, mass, and scale of the building, and
16 the preliminary architectural aspects of the building
17 have all been approved by historic commission already.

18 When the amendment was done in 2015 to change
19 the concept from the 2006 PUD which was one -- three
20 buildings wrapped around a common parking deck, to
21 three separate building concepts with a parking deck
22 as the design, we didn't address the uses because we
23 really didn't know what was going to happen along
24 the river.

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1 We think that the market is going to drive
2 the uses that are applicable to First Street. We
3 think with daytime office uses being a component it
4 helps the entire downtown area, giving us daytime
5 use for the restaurants, for the shops, along with
6 the office to coincide with the evening uses that
7 we're so familiar with along First Street as they
8 currently exist. So this would be a complement.

9 The new design of this building has
10 absolutely no impact or no change with regard to the
11 river corridor and that whole river access that was
12 originally developed and revised again in 2015.

13 I will open it up for any questions that anyone
14 may have. Staff's report is very comprehensive in
15 addressing the entire history of 2006 to 2015, the
16 2006 overlay district which was amended in 2013 to
17 allow the offices, et cetera, and I have Bob Rasmussen
18 and Dan Marshall here to address any of the structural
19 issues or architectural issues.

20 So I'd open it up to questions if you
21 have any.

22 MEMBER HOLDERFIELD: I have a question.

23 I thought I heard you say that the market
24 could drive how businesses could appear. The north

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1 part of the building is office space; right?

2 MR. KOTCHE: The south part.

3 MEMBER HOLDERFIELD: South part is the bank?

4 MR. KOTCHE: Correct.

5 MEMBER HOLDERFIELD: And office space on the
6 first floor?

7 MR. KOTCHE: Right now it's open. We don't
8 have any tenants for that one part.

9 MEMBER HOLDERFIELD: So it could go retail?

10 MR. KOTCHE: It could go retail but we want
11 to have the flexibility to allow office within the
12 criteria of the overlay district.

13 MEMBER HOLDERFIELD: And if it should go
14 retail, that could include restaurants, couldn't it?

15 MR. KOTCHE: It could but I think it would
16 be highly unlikely. We've been marketing this site
17 since 2006, and quite honestly, restaurants when
18 they get to know the area and outdoor dining, when
19 you get the river bugs and other things, these people
20 walk away pretty quickly. With the whole area of
21 the river walk and the plaza being open, we're not
22 going to have screened areas or anything like that.

23 MEMBER HOLDERFIELD: One last question. The
24 original Building 3 footprint did not include that

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1 little section north of the corridor, that little
2 triangular space. What's the story behind that?

3 MR. KOTCHE: That was the outdoor dining area
4 for the restaurant that was anticipated to be on the
5 north end.

6 MEMBER HOLDERFIELD: And now there's no
7 restaurant, so you want to put a structure there?

8 MR. KOTCHE: And we have that sewer, storm
9 sewer that runs through that area, so we can't have
10 a first-floor building over that.

11 MEMBER HOLDERFIELD: Okay. Thank you.

12 MEMBER SCHUETZ: I have a question on the
13 residential. It appears as though they -- there was
14 far fewer. Is that because there will be offices --
15 or the bank took over some of those residences? Is
16 that what happened?

17 MR. KOTCHE: Yes.

18 MEMBER SCHUETZ: How do you see that affecting
19 the whole area?

20 MR. KOTCHE: In, I believe it was 2013, maybe
21 2012 the City of St. Charles, I believe did a market
22 analysis to determine -- we were originally thinking
23 condos. We still are but a much greater density.
24 And it was determined that that market just doesn't

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1 exist right now. Some of our partners, Mr. Rasmussen
2 being one, are partners in the Milestone Row, which
3 is just to the south on First Street, and over the
4 last 10 years -- I don't know the specific numbers,
5 but it's close to 50 percent of the units have been
6 sold and the rest are rented. They just can't sell.

7 To finance a condominium project or residential
8 project right now is difficult. We do have the
9 ability to finance it with Sterling Bank being our
10 partner in this deal.

11 MEMBER SCHUETZ: All right. Thank you.

12 CHAIRMAN WALLACE: So the residential units
13 are intended to be rental?

14 MR. KOTCHE: No. We're hoping that they're
15 going to be for sale. That's our hope.

16 CHAIRMAN WALLACE: So what will the ownership
17 structure be? Will it be condominium?

18 MR. KOTCHE: It will be condominium.

19 CHAIRMAN WALLACE: But the developer will be
20 retaining ownership of some of the units?

21 MR. KOTCHE: Only if we can't. That number
22 of units is flexible, 12, 20, whatever the demand
23 is, let the market drive it.

24 CHAIRMAN WALLACE: Sure.

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1 MEMBER SPRUTH: I just have a question on
2 the Sterling Bank. So there's going to be
3 consolidation of offices in this locality, and
4 everything is going to be relocated here?

5 MR. KOTCHE: I believe their plan is to
6 relocate from 360 to this building once this building
7 is completed, correct.

8 MEMBER SPRUTH: So how many employees are
9 at 360?

10 MR. KOTCHE: That I don't know.

11 MS. GUERRI: We have four; we'll be growing.

12 CHAIRMAN WALLACE: Hold on a second. If you
13 can come up to the --

14 MR. KOTCHE: I didn't realize --

15 MS. GUERRI: I'm Jennifer Guerri, G-u-e-r-r-i,
16 and I'm at 1210 Winners Cup in St. Charles, Illinois.

17 There are four of us at the location at
18 360, and the intention is to grow and to add
19 more staff.

20 MEMBER SPRUTH: Is there a projection as to
21 your staff levels in I guess three years, five years?

22 MS. GUERRI: I'll be honest, I don't know the
23 answer to that question. I wasn't prepared for that
24 today. I don't have that information for you today.

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1 MEMBER SPRUTH: Okay.

2 MEMBER MACKLIN-PURDY: I guess that is a
3 question with the 60,000-square-foot proposed plan I
4 guess, you know, we're all talking about.

5 MR. KOTCHE: I don't think the bank is
6 60,000 square feet. The bank portion is -- Bob,
7 come on up.

8 MEMBER MACKLIN-PURDY: Bank/office it says
9 "60,000."

10 MR. RASMUSSEN: My name is Bob Rasmussen,
11 409 Illinois Avenue, Suite 1D, St. Charles.

12 The bank is actually about 17,800 square
13 feet of floor space. The two head people of the
14 bank are out of town this week. I'll speak for them
15 because I've had many, many conversations with them
16 about what the bank will be.

17 Sterling Bank started in a small town called
18 Poplar Bluff, Missouri. They've grown to be about a
19 billion-two bank; they are pretty significant. They
20 came up to Illinois about three years ago and started
21 a branch and decided they wanted to be in the
22 Illinois banking business. They chose St. Charles
23 because a couple of the individuals, Dan Campbell
24 and Tom Russe, were from the St. Charles area. They

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1 hired them and they came in. The bank was real small
2 and has grown very rapidly. When they came here,
3 they were 500 million. Three years later they're a
4 billion-two right now. They chose us to be their
5 Illinois headquarters.

6 So this facility specifically is going to be
7 used, the first two floors, for their day-to-day
8 banking facility, and they anticipate about 24, 25
9 full-time employees on those two specific floors.
10 The third floor of the bank, if you look at the
11 overall design it's got a board room in it and some
12 other features and functions in that from when they
13 fly in from Missouri to meet with their staff.

14 Don Hutson is here tonight. He's a Missouri
15 person that works with the bank. He's in town I
16 think for the entire week doing some of their work
17 from the back office. A lot of those roles are
18 going to be brought up here, so that's going to be
19 the real staff. So the third floor, like I was just
20 saying, is when their out-of-town people such as
21 Don, Ken, some of the other owners of the bank come
22 in town.

23 The fourth floor of this bank is very unique.
24 The reason they're growing so quickly is they do a

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1 lot of client functions. And when they do it now,
2 they cater it in from Zaza's, they use Blue Goose
3 for some odds and ends and such, and they promote
4 the downtown businesses for those events, and those
5 social events bring in their clients, promote their
6 bank, promote their business. It's a very, very
7 unique business model that they're using.

8 The fourth floor of this bank, which is
9 critical to them -- every single bank has a water
10 feature. This one is the river. They've got the
11 outdoor balcony. They want a very, very high-end
12 presence, and that's why they chose St. Charles over
13 anywhere else in the Fox Valley.

14 The residential component is slightly smaller.
15 The reason it's smaller is we would not be building
16 this building right now if it was going to be
17 residential. There's not a bank in the country that
18 would lend on it. It's against FDIC regulations.
19 You have to have the building 50 percent presold.
20 With Sterling Bank in there we've got it done.

21 To minimize -- I shouldn't say minimize but
22 lessen the amount of square footage for residential
23 use from 45- to 32,000, which is about a 25 percent
24 decrease, seems very, very appropriate because now

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1 we can take that market study from 2012 that the
2 City performed that said don't build condos, and
3 we're not going to build as many, but they're going
4 to be so neat and so exclusive, myself, the guy who
5 owns 90 units I can't sell down the street, I'm
6 comfortable. I really truly believe I'm going to
7 sell units in this building. They're just going to
8 be nicer. They're on the river; it's a better
9 location. We can't necessarily make these rentals
10 because this is a very expensive building to build.
11 So it would be hard to charge enough rent to justify
12 the expenditure. So that's why we're looking to
13 market hard and work hard to try to sell the actual
14 physical space.

15 If you walked in and wanted 1,000 people,
16 build a 1,000-foot condo; if you want 3,000 people,
17 build a 3,000-foot condo. So that's why we really
18 can't put a number on how many units; we can just
19 tell you the square footage right now. It's going
20 to be market driven.

21 If somebody walks through our door and says,
22 "Hey, we'd like a one-bedroom, or a two-bedroom, or
23 a studio, or a three-bedroom, we're going to
24 accommodate that within that floor space. So that's

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1 why we're kind of staying vague on the actual number
2 of units right now. If you compare it to the square
3 footages, that's really what we should be looking at.

4 So those are my comments. Thank you.

5 MR. KOTCHE: Any other questions?

6 CHAIRMAN WALLACE: Questions?

7 MEMBER MACKLIN-PURDY: So what is going to
8 drive the first floor aside from the bank, whether
9 it's retail or office?

10 MR. KOTCHE: The ability to get a tenant.

11 MEMBER MACKLIN-PURDY: And what kind of
12 actions are being taken at this point?

13 MR. KOTCHE: Leasing. I mean, we've got a
14 corporate real estate brokerage out there looking.
15 To be honest, I think the majority of the retail
16 traffic is going to be up and down First Street.
17 There might be some that's going to be along the
18 river, but the access to the river, you've got just
19 that short little path. Maybe some specialty retail
20 would want to be along there, but it's just whatever
21 we get as far as tenants.

22 VICE CHAIRMAN KESSLER: I'd like to entertain
23 a motion to close the public hearing.

24 CHAIRMAN WALLACE: Before you do that, I'd

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1 like to ask a question.

2 VICE CHAIRMAN KESSLER: Okay.

3 CHAIRMAN WALLACE: We also have to --

4 MR. COLBY: We do need offer the opportunity
5 for public comment.

6 CHAIRMAN WALLACE: Yes, yes.

7 Before that, what are the specific banking
8 functions that are being moved from Missouri to
9 Illinois, whoever wants to answer?

10 MR. HUTSON: I wasn't prepared to speak but
11 Don Hutson, H-u-t-s-o-n, senior vice president,
12 commercial lending with Sterling Bank.

13 To be honest, our plan for our St. Charles
14 office is for it to be about a half-a-billion-dollar
15 bank with retail functions, lending functions,
16 mortgage functions, lending, mortgage, commercial
17 and retail with about 24 to 25 employees.

18 CHAIRMAN WALLACE: Do you do wealth
19 management in your bank?

20 MR. HUTSON: We do have a wealth management
21 arm that's based out of our St. Louis office.

22 I will say, as Bob said, we're a growing
23 bank, so any opportunities that we can see, we will
24 always add staff and add employees, and, obviously,

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1 with growth comes additional back office operations.

2 CHAIRMAN WALLACE: Okay. Any other
3 questions from Plan Commissioners first?

4 (No response.)

5 CHAIRMAN WALLACE: Okay. Questions from
6 members of the public?

7 Yes.

8 MS. BELL-LA SOTA: Vanessa Bell-LaSota.

9 Mr. Rasmussen, it does sound like the
10 potential is strong for a great success with this
11 building from an investment and development
12 standpoint, that is true, but given the number of
13 vacancies downtown and the modest circulation we
14 have now and you had addressed circulation a little
15 bit, what is the benefit of the bank occupying the
16 ground-floor level in that location that is so
17 central to circulation from Main Street and First
18 Street? What percent of the bank's business will be
19 consumer on that ground floor?

20 MR. RASMUSSEN: Bob Rasmussen again. The
21 statistic I was given by the Sterling Bank folks from
22 St. Louis is about 6,000 clients from this bank coming
23 and going on a fairly regular basis. The corporate
24 events are going to bring people from the surrounding

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1 community and other towns in there, as well.

2 One thing to point out on this specific
3 building -- Russ, do you have the overall site plan
4 here? I think it's very, very important to look at
5 the access to this building.

6 When we designed this three-building concept
7 to make this phase doable, we somewhat landlocked
8 this building. It's a bit difficult to access and
9 have frontage, too. So to get a significant retail
10 or restaurant there that's not going to have a
11 presence with walking traffic, it's going to continue
12 to be challenging. We'll never say no to somebody
13 who wants to try, but the reality is I think we need
14 to keep our focuses, as Keith said, to the retail
15 and restaurants along the First Street walking corridor
16 and open our eyes to other uses that might better
17 fit a less pedestrian friendly use.

18 We finished the parking garage second level
19 today; it was pretty exciting. I stood right here
20 this morning on the second level of that garage. We
21 could not have done a better job putting cars on
22 that second floor of the garage and downloading them
23 directly to First Street. It really is perfect.
24 It's the first time I ever stood there. I really

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1 got the goose bumps and felt great about it, and
2 that's going to have significant impact to walking
3 down here and getting to this building.

4 The brunch cafe is very concerned about the
5 ability of people to park in inclement weather.
6 They're not used to this kind of urban concept; they're
7 used to suburban, which is strip mall and parking at
8 the door. We've got a little different scenario
9 here; we're urban; we've got parking garages. I can
10 go to dinner on Friday night; I go to the fifth
11 floor of the parking garage, hop in the elevator,
12 down I go. I'm used to it but to newcomers it's
13 going to take some getting used to.

14 In this particular building your only way to
15 get there from a parking lot is to come from the
16 lower level here, walk out to the sidewalk, here's
17 the bank's front door. Pretty good use. To get to
18 the other retail spots, you've got to come along
19 this corridor. It's not super realistic.

20 From the second floor there's a pedestrian ramp
21 here, and from the lower level there's a staircase
22 coming out. These are pretty user friendly in good
23 weather. Going to make it difficult for people to
24 go to a restaurant or a store. That's why I want to

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1 open our eyes to other uses in case we can't get
2 those things to happen. So that's what we're asking
3 for here tonight.

4 MS. BELL-LA SOTA: I have two more questions.

5 Maybe it was 2013 when you came to planning and
6 development with the first plan prior to Building 1,
7 and at that point -- must have been 2012 because
8 Alderman Carrigan was still on council. He asked,
9 "Show me that it won't be a canyon that you're
10 building. How will you soften the edges," and he
11 stressed pedestrian flow, and I know some residents
12 came up with concerns about that circulation
13 along the river walk.

14 We've got a river corridor master plan that
15 we're working with now, and it seems like now it's a
16 fortress facing the river. It seems like now there
17 will not be gathering places, and without a
18 restaurant -- and I must say there is a restaurant
19 across Illinois that deals with the bugs. There's
20 no gathering of people at all. There's no -- nothing
21 that the comp plan asks for, which was gathering
22 places and people lingering.

23 I don't see that interaction. Why -- what's
24 the real reason -- could you not have anticipated

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1 this at that time that this would be the answer?
2 You assured us residents and council that there
3 would be -- definitely be a soft berm and a river
4 view restaurant and there would be gathering places.

5 I see the practical reasons why not by
6 virtue of this plan but you've -- and I don't mean
7 to go into commentary. What's the real reason why
8 you abandoned the idea of the value to the community
9 of this property?

10 MR. KOTCHE: If I can address -- if I can
11 address that, we haven't abandoned anything. Nothing
12 has changed with this plan versus the plan that was
13 approved in 2015 as far as the river corridor goes.
14 It's the same. Nothing has changed. This is
15 entirely in the original footprint of that plan.

16 MS. BELL-LA SOTA: I'll leave my question at
17 that. Just to not hog the microphone here, I'll ask
18 one more question and then I'll sit down.

19 Considering the fact that the revised comp
20 plan advises relaxing restrictions in the overlay
21 district to those storefronts on a temporary basis
22 until demand for downtown retail space is stronger,
23 what do you foresee is going to be the term of the
24 lease agreement with Sterling Bank? What do you

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1 foresee the building's use in 5, 10, 20, 30 years out?

2 MR. KOTCHE: Sterling Bank is going to own
3 their portion of the building. So it's whatever
4 Sterling Bank determines that they're going to do
5 with that half or third of the building.

6 CHAIRMAN WALLACE: All right. Any other
7 questions?

8 (No response.)

9 CHAIRMAN WALLACE: Any comments?

10 MR. LENCIONI: Hi. I'm Paul Lencioni,
11 300 South Second Street. I'm the CEO and owner of
12 Blue Goose Market, former member of your body. In
13 fact, I recused myself during all of the original
14 deliberations on First Street as my family used to
15 own 90 percent of the land that we're taking a look
16 at right now.

17 So with that there are a lot of hopes and
18 dreams that have been wrapped up into this plan.
19 Nobody had any intention for their buildings not to
20 be built in 2016. I want you to consider that as
21 you take a look at the different options.

22 I give a lot of credit to the developers for
23 being able to find a plan that can work. Sterling
24 Bank has come into town, and they are phenomenal

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1 residents. One of the things to take a look at is
2 right now they are occupying as a bank real estate
3 in the First Street -- the first-floor overlay. In
4 fact, we've considered as a city, as a community --
5 I also sit on the liaison board of the downtown
6 partnership, you know, how are ways that we can
7 improve the economics of downtown St. Charles and
8 incent business.

9 And there's now a significant grant for new
10 businesses as they're looking to open because we
11 have to consider what are the economics in play in
12 our downtown. We have to incent ways to attract
13 businesses to downtown.

14 The number one thing -- I'm here speaking on
15 behalf of quite a few businesses, and I'm not talking
16 about as a representative of a partnership, completely
17 separate from that. As somebody who is part of this
18 downtown community, somebody who has been on the
19 phone quite a bit in the last few weeks, few months,
20 downtown St. Charles needs buildings built.

21 When you take a look at all of the
22 considerations for this, the very worst circumstance
23 for any of us is nothing. You know, it's going to
24 take a lot of vision and a lot of understanding, you

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1 know, to make sure things are built. Perfect is not
2 possible.

3 If you want to talk about what would be best,
4 what would be best for me, as you just heard a long
5 discussion on what would be best for one business,
6 you know, get rid of business, have only a supermarket
7 in downtown and I could figure out how to serve
8 everyone, but I understand we work as a community.
9 I support people who are doing courageous things. I
10 support very, very good downtown citizens. I support
11 courageous developers who are looking for a way to
12 finally build something that we intended to have
13 built a decade ago.

14 There's a lot of considerations, but there's
15 also a lot of hopes, a lot of dreams, and a lot of
16 success riding on the fact that we need to get this
17 finished in the best possible manner.

18 There's a lot of things that work out. This
19 building I actually think is -- you've got a
20 phenomenal business moving from one spot to another,
21 so you have another spot that's open. Hopefully the
22 market will speak and maybe it will be retail. We're
23 taking a look at a permitted use over the First Street
24 overlay, but you're talking about a great sense of --

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1 and somebody that might want to add more benefit
2 from more retail customers being downtown.

3 I honestly don't have a problem with this,
4 and neither do the other people I'm speaking for,
5 whether I'm talking about -- be it people like
6 McDowell, like The Finery -- you know, some of these
7 names downtown, we put an onus on the City and you as
8 the first step in this, find a way to get this done.

9 We have very talented people that are willing
10 to work and figure out the right way to do it. Please
11 take that into consideration because the number one
12 thing that we need are these buildings built and
13 this project completed. We've been waiting nearly a
14 decade.

15 So thank you.

16 CHAIRMAN WALLACE: All right. Thank you.
17 Any further comments?

18 (No response.)

19 CHAIRMAN WALLACE: All right. Any rebuttal
20 testimony from the --

21 MR. KOTCHE: No. I'd just like to add a
22 little bit about what Paul has said.

23 This has really been cooperative. Staff has
24 really been an asset to plans as they develop.

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1 Working with staff we've been meeting weekly or every
2 other week for a long time with this building to
3 where it is today. So I'd like to thank staff.

4 CHAIRMAN WALLACE: All right. Seeing as
5 there are no other comments or questions, anything
6 further from the Plan Commission?

7 (No response.)

8 CHAIRMAN WALLACE: What's your motion?

9 VICE CHAIRMAN KESSLER: My motion was to
10 close the public hearing.

11 MEMBER SCHUETZ: Second.

12 CHAIRMAN WALLACE: It's been moved and
13 seconded. Is there any discussion on the motion?

14 (No response.)

15 CHAIRMAN WALLACE: Roll call.

16 VICE CHAIRMAN KESSLER: Holderfield.

17 MEMBER HOLDERFIELD: Yes.

18 CHAIRMAN WALLACE: Schuetz.

19 MEMBER SCHUETZ: Yes.

20 VICE CHAIRMAN KESSLER: Pretz.

21 MEMBER PRETZ: Yes.

22 VICE CHAIRMAN KESSLER: Spruth.

23 MEMBER SPRUTH: Yes.

24 VICE CHAIRMAN KESSLER: Purdy.

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1 MEMBER MACKLIN-PURDY: Yes.

2 VICE CHAIRMAN KESSLER: Wallace.

3 CHAIRMAN WALLACE: Yes.

4 VICE CHAIRMAN KESSLER: Kessler, yes.

5 (Member Pretz left the room.)

6 CHAIRMAN WALLACE: All right. Public

7 hearing is now closed and we're going to move on to

8 Item No. 7 on the agenda, which is First Street

9 Redevelopment PUD, Phase 3, Building 3 (First Street

10 Development II, LLC) Application for Amendment to

11 Special Use for Planned Unit Development, Application

12 for PUD Preliminary Plan. I'll entertain a motion.

13 VICE CHAIRMAN KESSLER: Well, are we going to

14 take these as one item? We haven't had any discussion

15 or presentation on the PUD. Well, I'd like to split

16 it up real quickly and recommend approval to the

17 planning and development committee for the Application

18 for Amendment to Special Use for Planned Unit

19 Development First Street Redevelopment PUD Phase 3,

20 Building 3, (First Street Development II, LLC).

21 CHAIRMAN WALLACE: Okay. So just on the

22 single application.

23 MEMBER SCHUETZ: Second.

24 CHAIRMAN WALLACE: Discussion on the motion?

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1 (No response.)

2 VICE CHAIRMAN KESSLER: Holderfield.

3 MEMBER HOLDERFIELD: Yes.

4 CHAIRMAN WALLACE: If someone isn't here,
5 it's an abstention. Go ahead.

6 VICE CHAIRMAN KESSLER: Holderfield.

7 MEMBER HOLDERFIELD: Yes.

8 VICE CHAIRMAN KESSLER: Schuetz.

9 MEMBER SCHUETZ: Yes.

10 VICE CHAIRMAN KESSLER: Purdy.

11 MEMBER MACKLIN-PURDY: Yes.

12 VICE CHAIRMAN KESSLER: Spruth.

13 MEMBER SPRUTH: Yes.

14 VICE CHAIRMAN KESSLER: Wallace.

15 CHAIRMAN WALLACE: Yes.

16 VICE CHAIRMAN KESSLER: Kessler, yes.

17 CHAIRMAN WALLACE: That passes with a vote
18 of 6 yes, 0 no, 1 abstained.

19 Is there a further motion?

20 VICE CHAIRMAN KESSLER: Recommend approval of
21 the First Street Redevelopment PUD, Phase 3, Building 3
22 (First Street Development II, LLC) Application for
23 PUD Preliminary Plan.

24 MEMBER MACKLIN-PURDY: Second.

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1 CHAIRMAN WALLACE: It's been moved and
2 seconded. Discussion on the motion?

3 VICE CHAIRMAN KESSLER: Was there an intent
4 to do a presentation on that? Staff?

5 MR. COLBY: No. There were plans provided in
6 the applications, and there was some analysis in the
7 staff memo. The plans were reviewed by the Historic
8 Preservation Commission and recommended for approval.
9 They're in compliance with the PUD ordinance as it
10 exists today with the exception of the first-floor
11 use issue.

12 VICE CHAIRMAN KESSLER: Okay.

13 CHAIRMAN WALLACE: All right. Further
14 discussion?

15 (Member Pretz returned.)

16 MEMBER PRETZ: Did I miss the motion?

17 CHAIRMAN WALLACE: We already addressed the
18 first application and we passed it. We're talking
19 about the second application now, and the motion is
20 to recommend approval.

21 MEMBER PRETZ: We're doing comments?

22 CHAIRMAN WALLACE: Yes.

23 MEMBER PRETZ: This is in relation to the
24 architectural?

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1 VICE CHAIRMAN KESSLER: That is correct, yes.

2 MEMBER PRETZ: I just wanted to say that
3 being part of the Historic Preservation Commission,
4 one of the things the partners bring forth along
5 with their -- with Dan Marshall, their architect, is
6 they bring forth a base product, and it's an open
7 dialogue as the discussion goes on on some of the
8 rationale for design, on-the-fly changes, commitments
9 by Mr. Rasmussen, and overall the dialogue at the
10 end produces a product which you see in front of you.

11 I would just like to say that from my
12 perspective in dealing with them, it is probably one
13 of the easiest discussions as it relates to the
14 development of property, and I just commend you for
15 that process and ultimately as a group of
16 commissioners on the Preservation Commission take a
17 look at these recommendations and changes and that
18 we've come forth with the best product that we can,
19 and I think that's what you're seeing at the moment.

20 CHAIRMAN WALLACE: Anything further?

21 (No response.)

22 CHAIRMAN WALLACE: Okay. Tim.

23 VICE CHAIRMAN KESSLER: Holderfield.

24 MEMBER HOLDERFIELD: Yes.

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1 VICE CHAIRMAN KESSLER: Schuetz.
2 MEMBER SCHUETZ: Yes.
3 VICE CHAIRMAN KESSLER: Pretz.
4 MEMBER PRETZ: Yes.
5 VICE CHAIRMAN KESSLER: Spruth.
6 MEMBER SPRUTH: Yes.
7 VICE CHAIRMAN KESSLER: Purdy.
8 MEMBER MACKLIN-PURDY: Yes.
9 VICE CHAIRMAN KESSLER: Wallace.
10 CHAIRMAN WALLACE: Yes.
11 VICE CHAIRMAN KESSLER: Kessler, yes.
12 CHAIRMAN WALLACE: And that concludes Item 7
13 on the agenda. Item A is additional business from
14 Plan Commission members or staff.
15 (No response.)
16 CHAIRMAN WALLACE: All right. Weekly
17 development report is available online.
18 Meeting announcements: We have Plan Commission
19 on August 16th, September 6th, September 20th.
20 Russ, do you know if we have agenda items?
21 MR. COLBY: We do for August 16th.
22 September 6th we're not certain yet. That meeting
23 may be canceled.
24 CHAIRMAN WALLACE: And then planning and

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1 development committee, I'm assuming that the two that
2 were -- recommendations were made tonight are going
3 to be heard at the August 8th.

4 MR. COLBY: Yes. The two items will be on that
5 agenda and a couple other items the Plan Commission
6 has reviewed, items from the previous meeting, as well.

7 VICE CHAIRMAN KESSLER: Has there been any
8 discussion about the proposal Plan Commission made,
9 recommendation to City Council?

10 MR. COLBY: No. We have not heard anything.

11 VICE CHAIRMAN KESSLER: I plan to attend the
12 planning and development committee meeting on Monday
13 evening. Is anybody else available?

14 MEMBER MACKLIN-PURDY: No.

15 MEMBER SPRUTH: I'm not.

16 VICE CHAIRMAN KESSLER: Jim?

17 MEMBER HOLDERFIELD: No.

18 MEMBER PRETZ: I'm out of town.

19 VICE CHAIRMAN KESSLER: You're retired.

20 MEMBER PRETZ: Yes.

21 CHAIRMAN WALLACE: All right. Any public
22 comment?

23 (No response.)

24 CHAIRMAN WALLACE: Seeing none, is there a

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1 motion to --

2 VICE CHAIRMAN KESSLER: Move to adjourn.

3 MEMBER SCHUETZ: Second.

4 CHAIRMAN WALLACE: Moved and seconded. All
5 in favor.

6 (Ayes heard.)

7 CHAIRMAN WALLACE: Opposed.

8 (No response.)

9 CHAIRMAN WALLACE: This meeting of the
10 St. Charles Plan Commission is adjourned at 8:45 p.m.

11 (Off the record at 8:45 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8th day of August, 2016.

My commission expires: October 16, 2017



Notary Public in and for the
State of Illinois