

**MINUTES  
CITY OF ST. CHARLES  
PLAN COMMISSION  
TUESDAY, AUGUST 2, 2022**

Members Present: Peter Vargulich  
Laurel Moad  
Karen Hibel  
Colleen Wiese  
Zachary Ewoldt  
Chris Studebaker

Members Absent: Jeff Funke  
Dave Rosenberg  
Gary Gruber

Also Present: Russell Colby, Director of Community Development  
Derek Conley, Director of Economic Development  
Rachel Hitzemann, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

Chairman Vargulich called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the July 19, 2022 meeting of the Plan Commission**

**Motion was made by Ms. Moad, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the July 19, 2022 Plan Commission meeting.**

**5. Milestone Row 2 (J&B Builders, Inc.)**

Application for Concept Plan

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

**6. General Amendment (Andy Schulthess, School District #303)**

Ch. 17.28 "Signs", Section 17.28.060 "Illumination", regarding electronic changeable copy signs in the PL District.

a. Public Hearing

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

**Motion was made by Ms. Wiese and seconded by Ms. Moad to close the public hearing.**

**Roll call vote:**

**Ayes: Moad, Hibel, Wiese, Ewoldt, Studebaker, Vargulich**

**Nays:**

**Absent: Funke, Rosenberg, Gruber**

**Motion carried 6-0**

b. Discussion and Recommendation

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

**Motion was made by Ms. Wiese and seconded by Ms. Moad to recommend approval of a General Amendment to Ch. 17.28 “Signs”, Section 17.28.060 “Illumination”, regarding electronic changeable copy signs in the PL District.**

**Roll call vote:**

**Ayes: Moad, Hibel, Wiese, Ewoldt, Studebaker, Vargulich**

**Nays:**

**Absent: Funke, Rosenberg, Gruber**

**Motion carried 6-0**

**7. Additional Business from Plan Commission Members or Staff - None**

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

Tuesday, August 16, 2022 at 7:00pm Council Chambers

Wednesday, September 7, 2022 at 7:00pm Council Chambers

Tuesday, September 20, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, August 8, 2022 at 7:00pm Council Chambers

Monday, September 12, 2022 at 7:00pm Council Chambers

**10. Public Comment - None**

**11. Adjournment at 8:25 p.m.**



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# Transcript of Milestone Row 2 (J and B Builders Inc.)

**Date:** August 2, 2022

**Case:** St. Charles Plan Commission

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TRANSCRIPT OF AUDIO-RECORDED  
PLAN COMMISSION MEETING  
CITY OF ST. CHARLES, IL  
AUGUST 2, 2022

Job No.: 412182

Pages: 1 - 44

Transcribed by: Christian Naaden

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P R O C E E D I N G S

MR. VARGULICH: Dave Rosenberg, Gary Studebaker, Chris Studebaker.

MR. STUDEBAKER: Here.

MR. VARGULICH: All right. If everybody could please join me in the pledge of allegiance.

MULTIPLE: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

MR. VARGULICH: Thank you. [inaudible] is there a motion [inaudible] meeting minutes for our July 19th meeting.

MS. MOAD: So moved.

MS. WIESE: Seconded.

MR. VARGULICH: We have a motion and a second. All in favor?

MULTIPLE: Aye.

MR. VARGULICH: Opposed? All right. Good. Item 5. Milestone Row 2. Item 5 is an applicant for a concept plan by a J&B Builders Inc. The purpose of our concept plan review is to allow an applicant to obtain informal input on a development concept prior to filing formal zoning applications and preparing detailed plans

1 and drawings with the city for the public to review.

2 The concept plan process also serves as a  
3 forum for our citizens and even the property owners to  
4 ask questions, express views on this potential  
5 development. Sorry about that. The procedure for  
6 tonight will be to start with the applicant's  
7 presentation.

8 After that, the planning commission will ask  
9 any questions that they have and then members of the  
10 public, if they wish to speak, are given a chance to do  
11 so. And then finally after all of that, the planning  
12 commission will conclude this item with offers of final  
13 feedback. The planning commission does not take any  
14 action to approve or deny a project at this stage.

15 After this meeting, the concept plan will next  
16 be discussed at the planning & development committee,  
17 the city council, which is planned for August 8th  
18 [inaudible]. If the applicant decides to pursue the  
19 project, zoning applications will need to be filed and  
20 a public hearing will be held and notice to all  
21 property owners in the nearby area.

22 So there will be multiple times to talk about  
23 this property. Okay? I ask that anyone who wishes to  
24 speak first be recognized and come up to the podium.

1 State your name, spell your last name and your address  
2 for the record [inaudible] is the applicant ready?

3 MR. BUOY: Yes.

4 MR. VARGULICH: And then before you start, I  
5 just want to disclose that one of our planning  
6 commission members, Laurel Moad, lives within 250 feet  
7 of this project and so -- so there is -- in lies  
8 [inaudible] a possible conflict of interest.

9 Now, given the nature of our meeting tonight,  
10 she'd be allowed to be on the commission tonight and  
11 ask questions and provide [inaudible]. But if the  
12 project does move forward, preliminary plan, she will  
13 recuse herself from those meetings [inaudible]. Okay.  
14 [inaudible]. Please.

15 MR. BUOY: My name is Brian Buoy. Let me start  
16 by saying [inaudible] I'm here with two [inaudible]  
17 from J&B and also Dan Marshall with Marshall  
18 Architects. A little bit about J&B. We have been in  
19 business over 25 years. We incorporated in 1994,  
20 actually opened our first office here in St. Charles  
21 about 25 years ago.

22 We've been a local business, again, doing  
23 business in the area for the last 25 years. We started  
24 off primarily building custom homes. In the early

1 2000s, we graduated to small, commercial developments,  
2 not only [inaudible] including office and small retail  
3 developments.

4           Toward the end of that -- that [inaudible] or  
5 the end of 2000s, as public sector business started  
6 drying up, we started venturing out looking for other  
7 opportunities and over the past 10 years have done over  
8 100 projects with [inaudible] government, primarily  
9 Department of Defense.

10           In regards to our vision for this particular  
11 project, to develop our vision we took into account the  
12 location of the site, proximity to the southern gateway  
13 to the city, the proximity along 1st Street as well as  
14 the residential community east of us and pedestrian  
15 traffic associated with Saint Mary's Park to the south.

16           With this being a transitional site, again,  
17 going for [inaudible] commercial component to the north  
18 of us and somewhat to the west of us to a more  
19 residential feel to the east of us, we felt it was  
20 important to take those site conditions into account.

21           We provide -- with our architectural style, we  
22 wanted to provide a variety of what was existing along  
23 1st Street and we tried to incorporate a unique  
24 building design along with an architectural style that

1 would complement those other businesses and residential  
2 units surrounding us.

3 The building density we also took into  
4 account. And based on the current project that's  
5 approved for the site, we've taken a look at those  
6 densities and decided to reduce the overall number of  
7 units from a residential standpoint and vastly reduce  
8 the commercial square footage first of all.

9 We also realized that today's parking place,  
10 with the events of the last several years, as well as  
11 the everchanging [inaudible] have created a unique  
12 opportunity for the plan department [inaudible].

13 This particular development will offer both  
14 condominium units for sale, residential condominiums as  
15 well as personal units for sale. The development will  
16 offer maintenance-free lifestyle along with an abundant  
17 of storage space on the first level to, again, help  
18 promote that active lifestyle to appeal to the  
19 [inaudible]

20 We have also included a [inaudible] in the  
21 center of the building only going up two stories which  
22 again allows a unique opportunity for any [inaudible]  
23 to get through the development to the east and west as  
24 well as offer a lot more [inaudible] for the

1 residential unit -- units.

2 It also offers an opportunity for a unique  
3 common [inaudible] space in the center of the building.  
4 This will offer indoor space for the residential owners  
5 as well as some common outdoor areas also.

6 We believe this development will appeal to a  
7 variety of buyers from young professionals to those  
8 looking for the unique life/work opportunity as well as  
9 investors looking to downsize. The kind of elements in  
10 the center of the building, along with the -- the  
11 [inaudible] going along with the other amenities plus  
12 [inaudible] we believe again will help this project  
13 appeal to the upscale buyer.

14 Each unit will have two to three interior  
15 parking places which will eliminate the need for  
16 outdoor parking for the residents. We also plan on  
17 providing first-level storage space at the end of each  
18 parking unit as well as lower-level storage for the  
19 units.

20 The plans will also be -- the floorplans will  
21 be customizable and the buyers will be able to select  
22 their own interior finishes. Each unit will also enjoy  
23 extensive exterior living spaces. Each unit will  
24 [inaudible] two or more either balconies and/or rooftop

1 space.

2 We believe the commercial units in -- based on  
3 the low density [inaudible] enhances [inaudible] keep  
4 the streetscape along 1st Street but will not have the  
5 impact of the previous plan with a lot more commercial  
6 space. We also agree with staff's recommendations to  
7 push the building back 3 to 5 feet to allow for more  
8 green space and a nicer streetscape along 1st Avenue.

9 Along with that, we agree with staff's  
10 comments regarding [inaudible] uses. Our plan is,  
11 again, for 4 to 5 [inaudible] small, 700, 800, 900  
12 square foot units along 1st Street that, again, will be  
13 up to the owners in the surrounding [inaudible]

14 The commercial units will only be available to  
15 purchase from -- for the buyers of the residential  
16 units who, again, will offer that unique live/work  
17 relationship. Yeah. It -- in fact, we saw the  
18 residential units and we saw [inaudible] unit or two  
19 available. By all means, we would love [inaudible]

20 And [inaudible] our plan has all the existing  
21 [inaudible] plans for the site is we [inaudible]  
22 commercial space on it first of all. We're reducing it  
23 by about 80 percent. The number of residential units  
24 are also reduced.

1           Currently, there's approval for 22 units. Our  
2 anticipated plan calls for initially splitting the  
3 residential units into 18 units. If, in fact  
4 [inaudible] smaller units, we want the flexibility to  
5 divide one of the larger units into two in each pallet  
6 for [inaudible]

7           We also provided 11 more interior parking  
8 places for less residential units, meaning that the  
9 owners in the residential most likely have [inaudible]  
10 parking outside as well. The increase -- we increased  
11 the ratio of parking to the commercial space also.

12           The current plan calls for roughly -- it's 33  
13 parking places for roughly 16,000 square foot of  
14 commercial space. That's barely over two parking per  
15 thousand. Our plan calls for 15 spaces along 1st Avenue  
16 with only about 3,200 square foot of commercial space  
17 which is almost 5 per 1,000.

18           Again, we feel that we've come up with an  
19 attractive architectural design to complement the  
20 surrounding areas. It's a nice transitional style  
21 [inaudible] deal and we feel that it'll add to the  
22 neighborhood.

23           We also are looking to increase the green  
24 space and not only along 1st Street but with the center

1 of the building and the opportunity to [inaudible] and  
2 other thing within the footprint of the building will  
3 add a lot of green and variety to the building. That  
4 wraps up our presentation.

5 MR. VARGULICH: [inaudible]

6 MS. WIESE: I have a couple questions.

7 MR. BUOY: Yes.

8 MS. WIESE: With regards to the streetscape  
9 plan, that -- apologies that I'm not quite getting this  
10 right but it looks like or it sounds like, based on  
11 what I've seen and am reading, that there's a  
12 differential between the width of what's proposed in  
13 front of your building compared to what's further down  
14 on 1st?

15 MR. BUOY: Correct. We are a little more  
16 narrow currently with our design than what is  
17 [inaudible] on 1st Street.

18 MS. WIESE: So my question would be, because I  
19 -- I know the architectural design is different, vastly  
20 different, and I like it. It's just vastly different  
21 than what is already down there based on the -- the  
22 condos or even brownstones as well as what's on  
23 Milestone on Millstone Row.

24 I think there would need -- I think there

1 needs to be continuity in the landscape and the  
2 footprint that leads you down 1st Street as much as  
3 possible. Because the architectural style is so  
4 different, I just think it makes sense that there is a  
5 continuity.

6 So and again, I know that I've read, and --  
7 and I was talking to Chris about this, but it sounds  
8 like there's like 10 feet of space that's in the back  
9 that doesn't have a requirement to it, like the minimum  
10 or maximum is zero. So is there an opportunity to like  
11 play with your settings so that we can get the  
12 streetscape --

13 MR. BUOY: Yes. We will --

14 MS. WIESE: -- lined and even and everything  
15 just makes linear sense?

16 MR. BUOY: We agree with the staff as it  
17 regards to pushing the building back.

18 MS. WIESE: Okay.

19 MR. BUOY: And either mimicking what exists  
20 there or even [inaudible] it larger we would be open  
21 to.

22 MS. WIESE: Okay. Great. Because I think that  
23 would help from a continuity --

24 MR. BUOY: Right.

1 MS. WIESE: -- standpoint since the building  
2 would be a little different. And I like -- I like the  
3 open -- the cutout. I do think that helps with the  
4 density of -- of the unit and the building. The other  
5 question I have is, I'm reading, what are the five  
6 spaces? Like, you know that you have an additional five  
7 spaces behind the building; is that for like what?

8 MR. BUOY: Those were five parking spaces that  
9 are permanent [inaudible] to the building is what we  
10 would likely lose if we pull the building back.

11 MS. WIESE: Okay.

12 MR. BUOY: And [inaudible] would argue that  
13 tradeoff is worth pulling the building back. Again,  
14 there could be -- the building to the north has  
15 parallel parking along Limestone which could -- we  
16 could pull the building back as well as accommodate  
17 parallel parking. We would be open to suggestions --

18 MS. WIESE: Okay.

19 MR. BUOY: -- with that. We don't feel that  
20 this is -- the development necessarily needs that  
21 additional parking.

22 MS. WIESE: Okay. Because I was confused  
23 because I know you have the adequate [inaudible]  
24 building or, you know, what's going to be used for the

1 residents internally and then the 15 designated out  
2 front. So those five were kind of just floating anyway  
3 and --

4 MR. BUOY: Correct.

5 MS. WIESE: -- uncertain what you're going  
6 [inaudible]

7 MR. BUOY: More of a -- more of a convenience  
8 for the owners.

9 MS. WIESE: Got it. Okay. I know I might have  
10 more but I'll let others get to whatever questions they  
11 have.

12 MR. STUDEBAKER: My only concern with the  
13 project, and I'm not even sure it has much [inaudible]  
14 pedestrian walking across [inaudible]. There's a lot of  
15 traffic that goes in and around there already  
16 [inaudible] adding [inaudible]. Have you had much  
17 conversation with staff as it relates to how to address  
18 pedestrian walk across Prairie to the park and I assume  
19 that's -- that's going to be a big part of the job.

20 MR. BUOY: Yes. I think originally when we  
21 proposed the plan to staff, we were hoping to get  
22 [inaudible] along Prairie and they nixed that idea  
23 immediately which I had to agree with. And again, with  
24 the location of the entrance to the garage, we believe

1 being on the outside [inaudible] concern. And the  
2 reduced residential -- overall, the density of this  
3 development is far less from a residential and personal  
4 standpoint than what is currently approved for the  
5 site.

6 MS. MOAD: So I have two questions about  
7 traffic circulation. The -- because the entrance on  
8 Cobblestone Drive, entrance and exit on Cobblestone  
9 Drive, I think the -- the right turn and left turn off  
10 of 1st onto Cobblestone and then the right turn into  
11 the development is fine.

12 I have some concerns about exiting to the left  
13 out of the garage onto Cobblestone and then out to 1st  
14 Street simply because you've got a lot of approaching  
15 traffic coming from Brownstone, Cobblestone and  
16 Limestone, etc.

17 So one of the suggestions that I have is,  
18 would we consider, would the city consider potentially  
19 taking that dead end on Limestone and creating a right-  
20 only exit -- right turn only exit on Prairie which  
21 would move traffic around the building and out instead  
22 of a left turn out of the garage. I don't know if the  
23 staff would consider that but it would [inaudible]

24 MR. BUOY: I think --

1 MS. MOAD: Not an entrance off of Prairie but  
2 just a right-only exit off of Prairie.

3 MR. BUOY: Yeah. I think it's something we  
4 need to evaluate from a safety standpoint in terms of  
5 the spacing [inaudible] intersections and other  
6 conflicting traffic movements that might occur related  
7 to it, but it's something that could be settled.

8 MS. MOAD: Okay.

9 MS. HIBEL: And I can go -- it's another  
10 parking question. But I'll start with I like the design  
11 of the building. I like the [inaudible]. It -- it  
12 separates it. The lighting. It's -- it looks beautiful.  
13 The ground-level parking. I'm trying to understand when  
14 you come in and you get to the two end spots how you  
15 get out of them and turn around.

16 MR. BUOY: We've made those larger.

17 MR. MARSHALL: [inaudible] Dan Marshall,  
18 Marshall Architects [inaudible] St. Charles. We made  
19 those spaces extra deep to allow for [inaudible] to  
20 allow for that and put a little tab at the end of it to  
21 allow you to get in and out of that. We did similar  
22 things on the -- the 1st Street [inaudible]  
23 underground, most of those, and -- but this one's  
24 [inaudible]. It's the same type of parking that was

1 done on the other ones.

2 MS. HIBEL: Okay.

3 MR. MARSHALL: But the nice thing is that it's  
4 a private parking lot so those people will get used to  
5 doing that where all the parking lot people are used to  
6 it and it's, you know, all of a sudden they find  
7 themselves in this little different parking spot  
8 [inaudible] could be a little tricky [inaudible]

9 MS. HIBEL: Okay.

10 MR. MARSHALL: But we're trying to allow  
11 enough room in there to -- for that [inaudible]

12 MS. HIBEL: Okay. And maybe there was a staff  
13 comment. ADA parking, is it -- is there any? I didn't  
14 see any.

15 MR. MARSHALL: It's a- -- it's assigned  
16 parking and we have multiple spaces per unit.

17 MS. HIBEL: Mm-hmm.

18 MR. MARSHALL: We do not have to provide a  
19 specific ADA for the state code but for FAJ, we have to  
20 be able to allow for that to be done. So when they have  
21 two spaces like that, they can create one [inaudible]  
22 space for that.

23 MS. HIBEL: Okay. So the resident would --

24 MR. MARSHALL: [inaudible]

1 MS. HIBEL: -- possibly [inaudible] lose a  
2 spot if they had to --

3 MR. MARSHALL: Right. If they want to use it  
4 for that. I mean, we have --

5 MS. HIBEL: Right.

6 MR. MARSHALL: -- people in the other  
7 buildings right now [inaudible] are also doing this  
8 where people put storage units in their parking places  
9 [inaudible] two parking [inaudible] so they don't  
10 [inaudible] or a bike rack type of thing. So it's kind  
11 of their space to use how they want to use.

12 MS. HIBEL: Okay. And is it deep enough for  
13 bikes? [inaudible] the [inaudible]

14 MR. MARSHALL: Yeah. We left some space in the  
15 back to turn the bike sideways and put it in there.

16 MS. HIBEL: There's -- okay. [inaudible]

17 MR. MARSHALL: [inaudible] yeah.

18 MS. HIBEL: Okay. All right.

19 MR. VARGULICH: Anything else at this time?

20 MR. STUDEBAKER: Yeah. Somebody mentioned  
21 briefly the square footage for commercial space  
22 [inaudible] was it 3,200 square feet? How many I guess  
23 commercial units would that be? Or is it kind of  
24 [inaudible] at this point?

1 MR. BUOY: Right now, we are anticipating --  
2 we have laid out originally for five commercial spaces  
3 along the front with the center one being the fifth.  
4 Most likely, we will keep that common element for  
5 residential units that [inaudible] units so there will  
6 be a total of four commercial -- routine commercial  
7 units [inaudible]

8 MR. STUDEBAKER: Okay. Thank you. I have one  
9 other comment. [inaudible]. My only thing is that I see  
10 some opportunities that I will base some of that.  
11 [inaudible] a little bit more maybe in the corners  
12 [inaudible] it seems like [inaudible] just kind of  
13 blend in with all that [inaudible] color. Could we see  
14 a design and do some more features to make things  
15 [inaudible] with similar buildings downtown? I think  
16 it's a great option. Just a -- a little bit, you know  
17 [inaudible]

18 MR. BUOY: Sure. I will [inaudible] anything  
19 that that had more architectural features with the  
20 building. We like the -- again, the initial concept was  
21 [inaudible] modernized and I'll say that it was my  
22 choice to mo- -- remove a lot of those [inaudible].

23 MR. STUDEBAKER: The main thing that you were  
24 looking at is the -- the pop outs on each side of the

1 large entrance there could be different colors than the  
2 other one just like the color or something like that  
3 [inaudible]

4 MR. MARSHALL: We -- we are trying to keep a  
5 simple look. You know, we don't want [inaudible] too  
6 busy. There's a lot -- a lot going on. So.

7 MR. STUDEBAKER: No. I completely understand.

8 MR. MARSHALL: I -- I know what you're saying.  
9 [inaudible]

10 MR. STUDEBAKER: But I like the contrast  
11 between [inaudible] that's fantastic.

12 MALE: Thank you. We're going to give you guys  
13 a break and -- and ask [inaudible] sure. [inaudible]  
14 I'd like to [inaudible] public one at a time please. If  
15 anyone has any comments, questions about the project;  
16 anybody? Please?

17 MS. YORKOF: Hi. I'm Monica Yorkof and --

18 MALE: I'm sorry. You have to come up  
19 [inaudible]

20 MS. YORKOF: Oh. I'm so sorry. My first time -  
21 - my first --

22 MALE: It's okay. Don't worry.

23 MS. YORKOF: Hi. I'm Monica Yorkof and I'm a  
24 resident of the Brownstones. Been here about four to

1 five years right now. Just have two very important  
2 questions. I heard, and maybe I misheard, there's going  
3 to be 18 to 20 residential units; is that [inaudible]

4 MALE: Yes. That's what's being proposed at  
5 this time.

6 MS. YORKOF: Okay. And visitor parking, you  
7 know, when visitors are going to be visiting, where  
8 will those spots be located? Is that just going to be  
9 street -- street parking along 1st Street? Any thoughts  
10 about that, the density?

11 MR. BUOY: That would be along 1st Street.

12 MS. YORKOF: Along 1st Street. Okay.

13 MR. BUOY: Along with possible, if they were  
14 added, spaces along Limestone would be the other  
15 consideration. But again, we're hoping for [inaudible]

16 MS. YORKOF: Got it. Okay [inaudible] oh. And  
17 I think I heard that you're going to possibly move the  
18 building back and incorporate green space. On the south  
19 end and the north end of the property, there are some  
20 existing mature trees. I'm assuming those will probably  
21 -- I don't want to assume but they will probably --

22 MR. BUOY: The evergreens on the south side  
23 definitely will be removed.

24 MS. YORKOF: They're not going to [inaudible]

1 MR. BUOY: We're trying to do, say, two out of  
2 the three on our side.

3 MS. YORKOF: Okay.

4 MR. BUOY: But we will replace and add a  
5 significant amount greater [inaudible]

6 MS. YORKOF: Yeah.

7 MR. BUOY: [inaudible]

8 MS. YORKOF: Thank you. Oh. And my last  
9 question, because I know everyone seems to really --  
10 because this is really very beautiful. But was there  
11 any thought ever to I don't want to say exactly  
12 [inaudible] agree with the architectural details on the  
13 existing Milestone one and on the Brownstones. That  
14 kind of [inaudible] you know, look to create I guess  
15 more parking within 1st Street. [inaudible]

16 MR. MARSHALL: I [inaudible] Brownstones and  
17 Milestones. We talked about that and we think a variety  
18 is good. It doesn't seem to be much of a [inaudible] we  
19 got a lot of criticism when we did that [inaudible] and  
20 it's aged very well.

21 MS. YORKOF: Thank you very much. Appreciate  
22 it.

23 MS. WINKLESON: Good evening. I'm Sharon  
24 Winkleson, 372 Brownstone Drive. Thank you for taking

1 our -- our input tonight. I really appreciate all the  
2 thought and care that's been put into this project as  
3 far as thinking about landscaping, streetscape, parking  
4 [inaudible] units. Not a lot of density in the -- in  
5 the condos.

6 So there -- there's just really a lot of great  
7 things about this project and mixed use has -- has good  
8 potential and we will find commercial businesses to go  
9 in those spots. [inaudible] currently with filming --  
10 filming all the [inaudible] but I -- I have a few  
11 requests.

12 One of those is similar to what [inaudible]  
13 because architecture is so different on this building  
14 than the -- the other Brownstone building and  
15 Brownstone townhouses, which actually I think it's a  
16 great looking [inaudible]. It's -- it's a beautiful  
17 building.

18 I would ask that maybe a little equity put  
19 into trying to tie it in somewhat, whether it's in  
20 colors, mater- -- colors and materials, different  
21 materials, I -- I don't know as much about it as you  
22 guys do but just -- just make it look maybe not like so  
23 startling [inaudible] from the style [inaudible]  
24 typical style.

1           The -- the building height I saw in -- in all  
2 the documents [inaudible] within [inaudible]  
3 established with this lot. One concern that I have is  
4 with that beautiful Mount Saint Mary Park that we have  
5 and then potentially another building to the south of  
6 this may go in someday.

7           I don't know where [inaudible] those -- those  
8 buildings are but I'd like to see more of a gradual  
9 entrance of the southern gateway instead of just coming  
10 -- coming from this quite large beautiful grand park  
11 to, you know, four or five story buildings.

12           So one idea that I had is to maintain  
13 everything that's part of this design is to look into  
14 potentially putting the parking and moving it all down  
15 [inaudible] parking underground like another Milestone  
16 building has.

17 I understand there's certain expense and challenges in  
18 doing that so I don't know if that could be at least  
19 looked into. And if not fully down underground,  
20 partially underground or something to -- to just soften  
21 the -- the -- the southern entrance [inaudible] street.

22           My main concern is about the entrance to the  
23 parking garage being on Cobblestone. I don't really  
24 understand why it shouldn't be on Prairie and why it's

1 not desired to be on 1st Street. But I feel that some  
2 of the same reasons why it wouldn't be a good place to  
3 put it on the -- on the south of Prairie are some of  
4 the same reasons why the Cobblestone entrance I stated  
5 is going to be a big challenge.

6 Cobblestone Street is not that wide. I'd love  
7 to see us keep that median [inaudible] median as an  
8 entrance to the development but I'd also like to keep  
9 those three trees. And I -- I saw that there was a -- a  
10 recommendation to pull -- pull that [inaudible] median  
11 [inaudible] to allow the left-hand turn. I just feel  
12 like the -- the size of that street and the size of a  
13 lot of cars these days is going to make the turning  
14 radius very difficult.

15 People are going to be coming in on 1st Street  
16 and immediately almost stopping to make the -- the turn  
17 into the parking garage and [inaudible] coming out of  
18 the garage. I worry because the building is so close to  
19 the street that the driver's not going to be able to  
20 see very well to -- because there's just such a short  
21 [inaudible] street [inaudible] 1st Street and Limestone  
22 that it's just -- there's too many cars going in too  
23 many directions which is the same [inaudible] on  
24 Prairie.

1           So my suggestion is to move it to [inaudible]  
2           and I know that brings cars further [inaudible] so  
3           where is the [inaudible] to our development? But I feel  
4           that that is a safer traffic situation than trying to  
5           have cars potentially stopping and not being able to  
6           see when trying to turn left and maybe sitting across  
7           the street while other cars are trying to come in off  
8           of those streets.

9           I think that that's an opportunity to really  
10          improve the -- the entrance to the parking garage to  
11          the east [inaudible] building and [inaudible] that off  
12          of Cobblestone Drive. And obviously [inaudible]  
13          homeowner's association [inaudible] my home.

14          People live there and, you know, it's not  
15          going to be great for them so I -- I would also ask  
16          that you [inaudible] the least amounts [inaudible] them.  
17          [inaudible] very quiet garage, you know, entrance --  
18          entrance and exit.

19          But I just really think that -- that this  
20          traffic safety and the flow of traffic for the -- for  
21          the whole couple of blocks there is -- is really  
22          [inaudible] thing to consider. I would also like to  
23          keep the trees on the other end of the property.

24          So thank you for -- for -- for trying to

1 [inaudible] that. And then just want to reiterate how  
2 much I appreciate the park that has been made available  
3 for that because I -- I think you're right that people  
4 that are going to buy these condominiums are going to  
5 have two cars probably at least [inaudible] yes. So the  
6 parking is already [inaudible] and so thank you for  
7 listening and for trying to just come up with the best  
8 possible [inaudible] just [inaudible]

9 MALE: Thank you. Please.

10 MR. ARIE: I'm Miles Arie and I'm the third  
11 [inaudible] Milestone [inaudible] I -- it looks like  
12 the -- the place is going to be four stories tall; is  
13 that -- is that correct? It's exciting to see such  
14 great materials being used [inaudible]. I like it. I  
15 like a new modern style. I think it [inaudible]  
16 reminiscent of that industrial feel that [inaudible]  
17 used to occupy.

18 But to me, the answer or the secret in all of  
19 this is in the materials used. There -- there has to be  
20 a variety. There has to be something other than the  
21 monochrome siding that is used in the building to the  
22 north of the back building, next -- next to the -- next  
23 to the [inaudible] sort of [inaudible] kind of stuff,  
24 minimalist [inaudible] and [inaudible]

1 FEMALE: It's eastern -- eastern European, the  
2 four walls and the -- the [inaudible]

3 MR. ARIE: Thank you.

4 FEMALE: [inaudible] dis- -- dismantled.

5 MR. ARIE: Thank you.

6 FEMALE: It looks identical.

7 MR. ARIE: Thank you. Thank you.

8 FEMALE: [inaudible]

9 MR. ARIE: You [inaudible] know more about  
10 that than I do. It's -- it -- and I think I know what  
11 they were doing. They -- they wanted to make it look  
12 similar to the building that has the [inaudible]  
13 brewery. But it wasn't successful.

14 I just hope you guys can be successful in  
15 integrating the materials to look as great as what your  
16 drawings show. Also, I hope that the rear side of it  
17 will not be a disposal site for waste and -- and  
18 [inaudible] stuff from [inaudible] there. It needs to  
19 be hidden so that those of us who live there appreciate  
20 the view. Thanks.

21 MALE: Thank you. Please.

22 MR. PAT: Good evening. Doug Pat from 452  
23 Brownstone. Just a few concerns to -- regarding the  
24 back side of the building. It's a beautiful building

1 from the front, but in essence, this building's going  
2 to be seen from three sides. If you're driving  
3 [inaudible] you're going to see the back, the side and  
4 the front. We haven't seen any drawings or pictures of  
5 the back and side so I would take that into c- --  
6 consideration.

7 I also had concerns about the re- -- refuse.  
8 That's going to be taken out from the back of the  
9 building. [inaudible] Limestone and dump it and there's  
10 going to be garbage all over Limestone.

11 I'd like that to be taken into consideration a  
12 little bit. And I just -- yeah. Safety as far as that  
13 intersection on Prairie first, it's, you know, a lot of  
14 times, you won't have cars backed up all the way to the  
15 Prairie Street Bridge. It gets busy there. Tire shops  
16 and everything like that.

17 I'd like to get a study, a traffic study of  
18 that intersection. You've got lots of concerns if  
19 you've got cars pulling out of the park or backing out  
20 of a 45-degree angle parking and zipping across the  
21 intersection trying to get into -- onto 1st Street.  
22 There could be issues there. And those were my  
23 [inaudible] thank you all.

24 MALE: Thank you.

1 MR. XANDER: Hi. I'm Bob Xander. I'm also in  
2 Brownstone in a complex. And one thing that's a little  
3 bit concerning to me is I like the architecture  
4 [inaudible] look at it from the picture but as has been  
5 mentioned already, the previous building that was built  
6 [inaudible] was terrible. But yeah. Hopefully we can do  
7 better than that. Actually, a junior high schooler  
8 could probably do better than that.

9 But the one thing that I did want to bring up  
10 that makes a good idea, especially considering there'd  
11 be more population in the area, more traffic, and there  
12 has been a lot of problems with the noise in that area.  
13 [inaudible] different topic that all ties in.

14 When the original Brownstone development was  
15 put together on paper, there was supposed to be a s- --  
16 a wall that would be alongside of Prairie Avenue which  
17 would keep a lot of sound out of the neighborhood, and  
18 especially now with so much motorcycle and truck  
19 traffic and cars without mufflers. It's getting to be  
20 really a big problem with noise.

21 And I think and security [inaudible] shoulder  
22 that could be potentially right across the street.  
23 Prairie's going to be a very busy street. I think they  
24 need -- need to kind of recirculate that to that idea

1 of having some sort of a -- a wall that would be for  
2 sound and also for protection as was originally  
3 designed with our community in its initial stages.

4 Thank you [inaudible]

5 MALE: Thank you. Any other persons? Mr.  
6 Lemke, the last time you shared with us, which would be  
7 on the 8th. [inaudible] plan development committee. The  
8 petitioner comes forward with a preliminary plan and  
9 all associated documents and applications that go along  
10 with that to staffer.

11 There will be an open hearing and there will  
12 be another opportunity [inaudible] based on any updates  
13 [inaudible] and any thoughts that you have to share  
14 with us. Okay. All right.

15 So, at this point, I'd like to ask your  
16 Commissioners to provide any additional comments,  
17 things that may have been [inaudible] from the  
18 conversations with our residents or just things that  
19 you thought about regarding any of the things that  
20 staff asked us to think about [inaudible] uses, site  
21 plan, activity, street scape [inaudible].

22 Okay? Go ahead. [inaudible] again this is  
23 [inaudible] exchange of information.

24 MS. WIESE: Actually, [inaudible] and I'm not

1 sure what I saw in the plan to the idea of the buffer  
2 along Prairie whether it's, you know, done with  
3 greenery and bushes I think is a good idea. I think  
4 this brings up what another Commissioner asked in terms  
5 of safety there along Prairie.

6 I know it's mentioned for us in there that  
7 they're going to be a path that goes along the front of  
8 the sidewalk that comes to the front on First Street,  
9 but there isn't a sidewalk right there along Prairie  
10 until you get --

11 MALE: Yes there is sidewalks on the  
12 [inaudible] side of Prairie.

13 MS. WIESE: No, not on the north side, the  
14 south side.

15 MS. HIBEL: It doesn't [inaudible]

16 MS. WIESE: Yes, that's with the parking lot.  
17 So, there's a section where [inaudible] the section  
18 that doesn't have sidewalks [inaudible] when you cross  
19 the street, First Street, there's a small section there  
20 that does not have a sidewalk as you're walking along  
21 Prairie.

22 MALE: On the south side?

23 MS. WIESE: On the south side.

24 MALE: [inaudible] over to the driveway that

1 leads from [inaudible]

2 MS. WIESE: Correct. Okay. So, just in my head  
3 I was thinking about safety, Prairie, the buffer. I do  
4 think, just a thought there that would help as you had  
5 mentioned, Chris, the idea across something, just  
6 collectively thinking about safety that goes there in  
7 order to protect, even if it's just a row of trees,  
8 something that can help buffer up to the building  
9 point.

10 I just think it's all a good idea, something  
11 to take into consideration with the noise, with  
12 everything. But other than that, I appreciate that you  
13 guys have been very open to suggestions and listening  
14 to staff and I know they've got a lot of great comments  
15 in here. So, thank you very much.

16 MS. HIBEL: I don't have anything additional  
17 but would echo the point on potential [inaudible] and I  
18 think that is something to look at and what's the right  
19 location. So, I've thought about it and hearing some  
20 things and really visualizing those. I see the  
21 potential risk of that just in safety challenges and  
22 that's probably something to take a look into  
23 [inaudible].

24 MS. MOAD: The one thing that occurs to me is

1 [inaudible] there's no sidewalk planned for the north  
2 side of the building where the parking garage entrance  
3 is. For circulation purposes, I would suggest that  
4 [inaudible] the building [inaudible] even though it  
5 does appear on [inaudible] and I like the design  
6 [inaudible] and I appreciate that.

7 MR. STUDEBAKER: I'd like to add in  
8 [inaudible] you know realistically speaking so that's  
9 going to be roughly 18 to 20 units, if there's two  
10 cars, that's 40 cars max per day. You know [inaudible].  
11 The impact isn't huge, however, you know, [inaudible]  
12 hours. I think it would be worthwhile to explore the  
13 suggestion of [inaudible] and see how we can  
14 incorporate that potentially as to make it better and  
15 allow access for the residents.

16 So, [inaudible] safety issues [inaudible]. And  
17 then I would ask, you know, when you do your full  
18 concept plan and come back, that the architectural  
19 design is appropriate on all four sides. You know,  
20 [inaudible] so I'd like to see that continued. You  
21 know, it's important to give the residents behind that  
22 same amount of architectural beauty.

23 MALE: We plan to design it similarly 360  
24 degrees.

1 MR. STUDEBAKER: Thank you.

2 MR. SCHULTZ: I appreciate where you are under  
3 on the architecture and I think it will be extremely  
4 important to understand the south elevation because I  
5 think that it's something going to be visible as you  
6 come into town on 31 until those parcels to your south  
7 are to be developed, if they were developed.

8 There's four stories, you know, you're going  
9 to see that across the [inaudible] there is Park and so  
10 I think seeing what that looks like [inaudible] and I  
11 think, along with my own, if you will, changing the  
12 architecture.

13 I understand what you're after, as far as  
14 [inaudible] since. I think some brick color changes in  
15 key areas might help to also break down the mass of one  
16 common brick, if that's possible.

17 And it could even be some additional elements  
18 that could be added at the first floor level, which  
19 could become architectural features and help define the  
20 first floor for those retailers so whether it's a bump  
21 out or it's a key lighting element or something, and  
22 still have that industrial or semi-industrial look that  
23 you're after.

24 I still think there's something at the street

1 level that can help with that. But I'm sure your  
2 architect can work on -- you guys can find a median  
3 between too much and too little. The -- I think the  
4 overall mass of the building is great.

5 I think -- I appreciate that you're willing to  
6 do some changes to the streetscape and set the building  
7 back a little further - spaces in the back, they also  
8 ended up being angled. You might lose a couple but  
9 angles spaces depending on how far the building comes  
10 back and/or parallel spaces would be fine.

11 On the residents' comment and question about  
12 trash and how that's going to handle at least based on  
13 the initial submittal, it looks like all your trash is  
14 inside the building. There's no exterior dumpsters or  
15 anything like that and they'll have doorways,  
16 obviously, that open so that the containers can be  
17 rolled out as far as if there's a spill and all that.

18 I'll assume that they have an association  
19 being attentive to those issues or that you will be  
20 able to give a kind word and help remind them about how  
21 to achieve that. But I think in fairness, you know, the  
22 rear of the building, if you will, is also going to be  
23 visible to Prairie.

24 And I appreciate your initial response being

1 that you're looking for 360-degree architecture, which  
2 I think will be extremely important, not only by the  
3 City but your standards. And I appreciate that. I think  
4 there was some small streetscape planters that were  
5 shown.

6 I think if you look to the north, the trees  
7 are spaced about 30 foot on center. Planters  
8 themselves, the curved planters are about 15 by 30, so  
9 I think you guys have the right proportions there. I  
10 just think that the spacing could be a lot tighter to  
11 have a more connected feel to what's happening to the  
12 north from your site.

13 I think from the sidewalk standpoint, I don't  
14 feel there's any reason that it shouldn't be a  
15 continuation of the pavers. All the buildings so far on  
16 this section that have been redone and all the sites  
17 adjacent to the building redone have used a pavers  
18 system and the approach that has been used to the  
19 north.

20 So, from bringing that all the way down the  
21 Prairie, I think that's the right answer from that  
22 standpoint. I think that there's a street tree that  
23 could be added along Prairie as you get near to the  
24 corner. There's currently a couple trees within the

1 parkway that seem in pretty good shape, and it doesn't  
2 look like any utility connections are going to  
3 significantly impact those.

4 So, I would just look to add a street tree  
5 buffer area in that section. The existing trees on the  
6 north end of the site and the south end of the site,  
7 from my perspective, they could all go. Sorry. They  
8 pear trees are not a tree that cities are planting  
9 anymore.

10 They have some popularity, those are scale. I  
11 think it's going to be really hard to build a four-  
12 story building next to those trees and not  
13 significantly damage them in a way that you end up  
14 taking them down anyways. So, rather than work around  
15 them, I suggest they just all come down and we'll get  
16 replanting along that edge.

17 The access, I think is important to have and I  
18 think you made initially that you attempt at that. I  
19 think there's a lot of concern about the movements and  
20 I think that having a parking study and a traffic study  
21 would be helpful. And I think that's something that  
22 should be included in your preliminary submittal is  
23 that. I think there's interest from your neighbors to  
24 use Limestone instead of using Cobblestone Drive.

1           And I think that to minimize the impact to  
2 your parking and other things, a potential location  
3 could be at the northeast corner and the space, kind of  
4 [inaudible] spaces one and two, in that corner. So you  
5 would come out and then you could turn up Cobblestone  
6 and go north and up Limestone, but this way, you  
7 wouldn't be kind of trying to make all those maneuvers  
8 and you would end right there.

9           And I don't think it would impact the parking  
10 count because I don't think if you move those two  
11 parking spaces to the west side of the building, and  
12 have minimal impact on your parking. So, I think  
13 there's a way to do that, coming off Cobblestone over  
14 to [inaudible] but I think it's more important to get  
15 the circulation right and not worry about -- if that  
16 ends up being the right solution [inaudible] traffic  
17 engineer or from conversations with the staff than it  
18 is on the north side of Cobblestone.

19           And then the median just has to be altered to  
20 address [inaudible] the turning movements anticipated  
21 there. I appreciate the parking counts and everything  
22 you're doing, you know, from our first [inaudible]  
23 within the building. I think when you're talking about  
24 units that are going to be customizable.

1           You're in a price range where basically  
2 [inaudible]. How they're using them is kind of  
3 something the association and you can sort out but I  
4 think it's partly a given from the parking and you were  
5 looking to impress. So, I think that's [inaudible]. I  
6 like the fact that you're creating a penthouse.

7           You have met the requirements from the zoning  
8 standpoint as far as the percentages, so that's great.  
9 I would say I would like to get a great view of some of  
10 these images here, [inaudible] working with that. I  
11 think it helps with a sense of kind of mass that it be  
12 as tight as possible. So, as much windows or some  
13 materials like that.

14           I think if you're on the -- because it looks  
15 like it's only four, the units that are on the fourth  
16 floor. So, I think the fact that there will be  
17 basically private areas that are an extension of their  
18 unit up to the roof, I think having those lighted and  
19 being able to view out as much as possible, whether  
20 you're up in the winter sitting and just taking in the  
21 view of the city and the river.

22           Or if there's some event happening like  
23 fireworks and you want to sit outside and enjoy  
24 [inaudible] awesome. So, I would welcome as light of

1 appearance of that as possible, architecturally  
2 speaking.

3           And if -- I think the last point I had is is  
4 it possible to look at and maybe staff can work with  
5 you on this, right now, there's a sidewalk that comes  
6 to the intersection of Brownstone and Bluestone. And it  
7 looks like it's a public walk. And it just dies into  
8 Limestone with nowhere to go.

9           Is it possible to add a sidewalk that  
10 [inaudible] on Limestone with access to Prairie so that  
11 right now people who are walking that way are basically  
12 just walking across [inaudible]. And is it possible to  
13 add that to what they're actually a sidewalk connection  
14 so that you're just walking down Prairie, you turn, and  
15 head over and head into that neighborhood.

16           Understanding it's offsite and so there's  
17 probably other discussions with staff, et cetera, and  
18 I'm not really sure who the property ownership is along  
19 that area specifically. But I think that would be a way  
20 to think about connectivity about where [inaudible]. I  
21 don't know if it's appropriate now but I think  
22 ultimately, there should probably be some sort of  
23 movement study, both vehicular and pedestrian for the  
24 intersection of Hurst and Prairie.

1 I don't know if staff could help with that  
2 because I understand that you can't really -- walking  
3 south on Prairie right now and you walk across the  
4 street, you just kind of have the parking lot of sand.  
5 And I understand it. There's no sidewalk there and  
6 [inaudible] if and when that happens that property gets  
7 developed. But I think understanding what would be  
8 needed to create a pedestrian connection.

9 There's clearly mounting areas and all that it  
10 offers and it is an important public space that  
11 everyone should use and right now the only real safe  
12 way to do that and just to jaywalk is you have to walk  
13 up to 31st and kind of come over and then kind of  
14 wander our way past the Mexican restaurant and Sammy's  
15 to kind of get into the park. I ride my bike  
16 [inaudible] no sidewalk when you get to that point.

17 I doubt that there's any way to put in a  
18 sidewalk effectively right now but I think that it  
19 would be worthwhile [inaudible] a plan which you're  
20 able to come up with that [inaudible] start to address  
21 that, understanding you should not be responsible for  
22 all [inaudible]. And depending on what the  
23 redevelopment is stopping you, I think that  
24 [inaudible].

1 I think if you're going to have a sidewalk on  
2 the north side of your building, I think [inaudible]  
3 where there's cross walks for them to continue east  
4 along the north side of Cobblestone. There's really  
5 nothing there. I mean there's private sidewalks that  
6 lead up to the units but there's no public walks.

7 The public walk is on the north side of  
8 Cobblestone, not on the south side. So, if you're going  
9 to have a sidewalk, it's going to have to cross  
10 Cobblestone and Limestone to continue on [inaudible]  
11 because right now the southeast corner of Limestone and  
12 Cobblestone doesn't have any sidewalks.

13 And so, there's nothing wrong with having a  
14 public walk on your side [inaudible] And the last thing  
15 would be a traffic study, it was very reasonable and  
16 fair [inaudible] residents related to any parking on  
17 First Street [inaudible] south space.

18 If you try to actually physically use that  
19 space and that outlet [inaudible] but how far you have  
20 to back out towards Prairie to be able to clear the  
21 front end of your car so you can go north on First  
22 Street.

23 And so that last space may need to be  
24 eliminated [inaudible] back into somebody that may be

1 coming to turn right on Prairie and go north on First  
2 Street. So, I think should be looked at [inaudible].  
3 Well thank you very much again for coming and hearing  
4 from our residents and us and I'm sure you'll hear more  
5 from our elected group on the 8th and I'll see you back  
6 here on your schedule. Thank you.

7 [talking over each other]

8 MR. VARGULICH: Excuse me [inaudible] you guys  
9 can go outside or in the hallway that would be great.  
10 [inaudible]. Thank you. Item six is an application for  
11 a general amendment to our building ordinance 17.28,  
12 Signs, Section 17.28.060, Illumination regarding  
13 electronic changeable copy signs in the PL, public  
14 lands, district filed by Andy Schulthess of the School  
15 District 303.

16 This is a public hearing and the role of the  
17 Plan Commission is to conduct public hearings on zoning  
18 applications that are filed with the City. All  
19 testimony and evidence both for and against the said  
20 application shall be given under oath.

21 Regarding our procedure, we'll first have the  
22 Applicant. He'll make a presentation and then any  
23 questions from the Commission, followed by questions  
24 and comments from members of the public, or anyone else

1 with testimony.

2 When the Plan Commission feels it's gathered  
3 enough evidence to make a recommendation to the  
4 Planning and Development Committee of the City  
5 [inaudible] we will close the public hearing.

6 The Plan Commission will then discuss the  
7 evidence gathered relevant to the finding of fact  
8 presented by the Applicant and vote upon a  
9 recommendation. The application will then go before the  
10 Planning and Development Committee of the City Council.

11 Before we begin, if anyone wishes to give  
12 testimony, ask questions or have comments, you'll need  
13 to be sworn in. Is anybody doing that?

14 MR. SCHULTHESS: I am.

15 MR. VARGULICH: You sir?

16 MR. SCHULTHESS: Yes.

17 MR. VARGULICH: All right. Do you swear the  
18 testimony you'll provide tonight will be the truth? If  
19 so, say I do.

20 MR. SCHULTHESS: I do.

21 MR. VARGULICH: When you're speaking using the  
22 lectern, state your name, spell your last name, state  
23 your address. If the Applicant is ready, please  
24 [inaudible].

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CERTIFICATE OF TRANSCRIBER

I, Chris Naaden, a transcriber, hereby declare under penalty of perjury that to the best of my ability from the audio recordings and supporting information; 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, the above 57 pages contain a full, true and correct transcription of the tape-recording that I received regarding the event listed on the caption on page 1.

I further declare that I have no interest in the event of the action.



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August 9, 2022

Chris Naaden

(412182, St. Charles Plan Commission, 8-2-22)



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# Transcript of General Amendment (Andy Schulthess, School District #303)

**Date:** August 2, 2022

**Case:** St. Charles Plan Commission

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TRANSCRIPT OF AUDIO-RECORDED  
PLAN COMMISSION MEETING  
CITY OF ST. CHARLES, IL  
AUGUST 2, 2022

Job No.: 412182

Pages: 1 - 15

Transcribed by: Christian Naaden

1 MR. SCHULTHESS: Good evening. My name is Andy  
2 Schulthess, S-c-h-u-l-t-h-e-s-s. I work for the School  
3 District at St. Charles and I'm a building manager at  
4 North High School and [inaudible] High School.

5 MS. ROBERTS: I'm Melinda Roberts, R-o-b-e-r-  
6 t-s, and I also work for D-303 and I'm a principal at  
7 St. Charles North High School.

8 MR. SCHULTHESS: Okay. So, the reason why  
9 we're here is we need to replace the burned-out sign  
10 that we have right now at North High School. The  
11 software is outdated and we cannot use it anymore. It  
12 is on right now and out of control [inaudible].

13 So, the current zoning code states that an  
14 electronic changeable copy sign shall not exceed 50  
15 percent of the total sign area of the sign on which it  
16 is located or 50 square feet, whichever is less. The  
17 proposed sign that we would like to put up is covering  
18 approximately 71 percent.

19 I have been in contact with the City Planners,  
20 Ellen Johnson and Rachel Hitzemann. They have been a  
21 great resource and a pleasure to work with. They helped  
22 me with the next steps. The only real option for that  
23 sign as proposed will be to amend the zoning code to  
24 allow properties zoned PL or public land up to 75

1 percent of the sign.

2 [inaudible] to navigate through our general  
3 amendment application and findings of fact. Going  
4 through the City's comprehensive plan, I was pleasantly  
5 surprised to find pictures of North High School and  
6 referencing the City should work with the school  
7 district in the construction of the high schools.

8 So, in closing for my part, the proposed  
9 amendment would allow all uses in the [inaudible] with  
10 changeable copy signs including our schools [inaudible]  
11 facilities, theaters and churches and allow them to  
12 shape by sharing information with the public.

13 MS. ROBERTS: Speaking specifically  
14 [inaudible] we are -- we [inaudible] that Andy had  
15 talked about [inaudible]. And our current sign, we were  
16 made aware by the company that supports that software  
17 program that as of June 30, 2022, so a few months ago,  
18 that they were no longer going to be supporting that  
19 software and it is not inoperable.

20 It gives us the date, the time [inaudible] and  
21 that is the extent to which [inaudible], that is the  
22 extent to the information that we share with the  
23 community with our current sign.

24 So, we do have to replace the electronic sign

1 and this time, we are looking to include a brick base.  
2 The base will be around the concrete pad that we are  
3 going to have to pour and will include an access panel  
4 that will allow for maintenance [inaudible] repairs to  
5 the [inaudible] as necessary.

6 And our new electronic sign will have a full-  
7 color display and the banner at the top of the sign  
8 will be exactly the same as our current banner, which  
9 will read St. Charles North High School and will  
10 include the school's logo. Our dimensional choices were  
11 intentional. We were looking to tie the structure to  
12 our building's classic brick flow.

13 We wanted to provide a lot of space that would  
14 give some height to the sign and [inaudible] passers-by  
15 an all-level view. The new sign is bigger but  
16 technology today has given us the opportunity that they  
17 couldn't give us 18 years ago when we had our first  
18 electronic sign installed.

19 The new sign will allow us to communicate  
20 information, share celebrations and provide emergency  
21 directions to everyone in our community. And now all  
22 parents, regardless of their access to technology, can  
23 know what is going on in their child's school.

24 The new sign also has the ability to dim or

1 turn down [inaudible] and the top banner's height will  
2 allow us to communicate our school's name and the new  
3 sign will give passers-by an unobstructed view of the  
4 posted information, which is going to avoid blocking  
5 nearby [inaudible] so we won't have to [inaudible].

6 It won't be so tall that it competes with  
7 other structures or cause any safety concerns in the  
8 intersection. It's important that our sign [inaudible]  
9 building's aesthetic. It's modernized to maximize the  
10 sign's communication capabilities and keep the North's  
11 classic banner. We believe this new sign [inaudible]  
12 our community and the school, while also serving as a  
13 potential template for future communities. So,  
14 [inaudible] thank you very much.

15 MR. VARGULICH: Questions? I have just a  
16 question for staff. So, while looking at the sign, and  
17 let's say it's 100 square feet, ten by ten, and it  
18 looks like the changeable copy is [inaudible] how is  
19 that not 50 percent, 50 square feet and 50 percent.

20 MR. SCHULTHESS: So, the sign face area would  
21 be only the portion that has the [inaudible] or the  
22 display on it. So, you wouldn't count the base to the  
23 sign, if that's what you're looking at. It would be  
24 limited to the signage area and so that total square

1 footage is limited to a certain size.

2 So, if you're trying to maximize that signage  
3 area, based on these dimensions, that would exceed the  
4 50 percent.

5 MR. VARGULICH: So, the whole sign area is not  
6 the ten by ten? The whole side area as defined by the  
7 code is the seven feet by ten feet?

8 MR. SCHULTHESS: Yes.

9 MR. VARGULICH: It's the portion that has the  
10 signage display.

11 MR. SCHULTHESS: Yes.

12 MR. VARGULICH: The actual copy on it.

13 MR. SCHULTHESS: Yes.

14 MR. VARGULICH: Okay.

15 MR. SCHULTHESS: So, it's the face area.

16 MR. VARGULICH: [inaudible] as far as the 50  
17 percent. Okay. All right. [inaudible]

18 MALE: I think there were just [inaudible] I  
19 understand that this is an amendment to this district.  
20 Okay? Not across the board for all districts. So,  
21 hypothetically, what keeps everybody else from asking  
22 for the same thing?

23 MR. SCHULTHESS: I think they always could. I  
24 think that, you know, as part of the findings of fact

1 we could adopt it with the amendments made to the code,  
2 that there is a third basis of why it's being adopted  
3 specifically for this district. It increases why it  
4 makes sense for the zoning district that might not  
5 apply to others. It would give us a basis to  
6 differentiate a decision made by this District versus  
7 [inaudible].

8 MALE: Okay.

9 MR. VARGULICH: Nothing else from [inaudible]?  
10 Okay. I'll open it up to the public. Do we have  
11 somebody who would like to speak?

12 MR. LEMKE: Arthur Lemke, L-e-m-k-e, 3214  
13 Blackhawk Trail, in the City of St. Charles. we're  
14 going back a few years. It's just not clear to me,  
15 maybe it was -- I don't know if it was clear with the  
16 meeting announcement what's the district we're talking  
17 about, because I am concerned that at least at this  
18 location, it may not be a distraction to drivers but I  
19 just don't see any other locations where this would be  
20 appropriate.

21 MS. ROBERTS: So this is for the [inaudible]  
22 public land districts so that would incorporate the  
23 parks, for the park district, potential churches. I  
24 don't know [inaudible] PL churches, but it also

1 incorporates park lands, municipal buildings,  
2 [inaudible] wanted a larger [inaudible] messages to  
3 [inaudible] going on. Basically, any school, municipal  
4 or park is pretty much incorporated in the PL district.

5 MR. LEMKE: Yeah, I'm afraid that this is  
6 going to be generally there's a number of places in  
7 town where this could happen. If it was only the  
8 district that encompasses St. Charles North and maybe  
9 there would be a variation that have not public and  
10 then variation three applying to the school.

11 But it really -- there's always a concern and  
12 I'm not the only one, this has happened for a long  
13 period of time, that the explosion of these electronic  
14 signs and the capabilities. I can see these happening  
15 around the City and to the point that they could be  
16 distracting and unnecessarily distracting. I think  
17 otherwise the -- the ordinance is fine and maybe  
18 there'd be a way to grant an exception for this case.

19 MR. VARGULICH: Thank you. A question related  
20 is the sign or is the sign going to be in the same  
21 location?

22 MS. ROBERTS: Yes. The exact same place.

23 MR. VARGULICH: Okay. So, you're replacing the  
24 one you already have.

1 MS. ROBERTS: Yes.

2 MR. VARGULICH: I know where that is, but I  
3 just wasn't sure if you'd be moving it to a new  
4 location and I wanted to understand that as well as the  
5 ordinance change only talks about the copy signs  
6 dealing with percentage. So, the idea of the timing  
7 related to changing messages and things like that, it's  
8 already in the ordinance. We're not talking about  
9 changes to that.

10 MS. ROBERTS: Correct.

11 MR. VARGULICH: Because there's particular  
12 stipulations regarding how quickly the copy can change  
13 and how long it has to be there and from your  
14 standpoint, those are not things that create challenges  
15 for you.

16 MS. ROBERTS: No.

17 MR. VARGULICH: Maybe [inaudible] goes a  
18 little to what Mr. Lemke's talking about being a  
19 distraction. I think you've already -- the ordinance  
20 takes that into account as far as the changing copy and  
21 things like that.

22 I have a question for staff. If this sign is  
23 bigger and it's in the same location, there's no issues  
24 with sight lines or things like that for entry and exit

1 points?

2 MS. HITZEMANN: So, the sign itself without  
3 [inaudible] zoning code ordinance. So, technically, if  
4 it wasn't -- didn't have an electronic copy, they could  
5 do a sign exactly like this one under the current code.  
6 So, really the part that the general amendment is  
7 addressing is just how large the changeable copy can  
8 be. Now whether it takes away from the sight line, I'm  
9 not sure. [inaudible] but technically this sign without  
10 the changeable copy could be built where it is without  
11 [inaudible].

12 MR. VARGULICH: So, it was about that, you  
13 know, is the sign in this location compliant with the  
14 [inaudible] site plans. Because you're talking about  
15 Route 31, traffic moving at a higher rate of speed.

16 I understand that on 31, the entry and access  
17 point is from [inaudible] right now. On 31, still  
18 there's the issues of sight line and I'm just asking  
19 has staff looked at that [inaudible] take it down and  
20 rebuild it, that it complies with all those aspects  
21 also. That's what I'm asking.

22 MR. STUDEBAKER: And that's something we  
23 typically evaluate at the time [inaudible] evaluate the  
24 sight triangle at that corner based on the traffic

1 conditions [inaudible]

2 MS. WIESE: I believe it is placed outside the  
3 [inaudible] triangle from that corner.

4 MR. VARGULICH: [inaudible] All right.  
5 [inaudible] so, if we don't have any other issues or  
6 comments [inaudible] feels there's enough information,  
7 do we have any recommendation to close the public  
8 hearing?

9 MS. WIESE: I move to close the public  
10 hearing.

11 FEMALE: I second it.

12 MR. VARGULICH: All right. The motion and  
13 second. Roll call. Laurel Moad?

14 MS. MOAD: Yes.

15 MR. VARGULICH: Karen Hibel?

16 MS. HIBEL: Yes.

17 MR. VARGULICH: Colleen Wiese?

18 MS. WIESE: Yes.

19 MR. VARGULICH: Zach Ewoldt?

20 MR. EWOLDT: Yes.

21 MR. VARGULICH: Chris Studebaker?

22 MR. STUDEBAKER: Yes.

23 MR. VARGULICH: Myself, yes. All right. So,  
24 with the public hearing closed, now in our discussion

1 and recommendation section of our agenda and there will  
2 be no public comment at this point.

3 So, this will be an opportunity for the Plan  
4 Commission to discuss the information we have gathered  
5 and the finding of fact and discuss our thoughts for  
6 this recommendation. When we finish, then we'll  
7 [inaudible] so is there anyone who would like to make  
8 any further discussion either between ourselves or with  
9 staff? All I'm in motion shoe through the general  
10 amendment.

11 MR. STUDEBAKER: [inaudible]

12 MR. VARGULICH: Okay. Anyone else? So, is  
13 there a motion related to this act?

14 MS. WIESE: I make a motion to approve the  
15 general amendment in that Schulthess School District  
16 303, Chapter 17.28 signs, Section 17.28.060,  
17 illumination regarding electronic changeable copy signs  
18 in the PL district.

19 MR. VARGULICH: There's a motion and second?  
20 Any discussion on our motion? [inaudible] All right.

21 So, there's a motion and a second and motion  
22 is to approve the application for general amendment to  
23 the zoning ordinance, Chapter 17.28 Sign, Section  
24 17.28.060, Illumination, regarding electronic

1 changeable copy signs in PL, public lands district  
2 filed by Andrew Schulthess.

3 Roll call. Laurel Moad?

4 MS. MOAD: Yes.

5 MR. VARGULICH: Karen Hibel?

6 MS. HIBEL: Yes.

7 MR. VARGULICH: Colleen Wiese?

8 MS. WIESE: Yes.

9 MR. VARGULICH: Zach Ewoldt?

10 MR. EWOLDT: Yes.

11 MR. VARGULICH: Chris Studebaker?

12 MR. STUDEBAKER: Yes.

13 MR. VARGULICH: Myself, yes. That concludes  
14 item six. Item seven, additional business. [inaudible]  
15 on the 16th.

16 MR. COLBY: I don't think we've got anything  
17 scheduled as of yet.

18 MR. VARGULICH: [inaudible] All right. Fair  
19 enough, so it doesn't look like there's any public left  
20 so no public comment and is there a motion for  
21 adjournment?

22 MS. WIESE: I'll make a motion for  
23 adjournment.

24 MR. VARGULICH: Second? All right. All in

1 favor?

2 MULTIPLE: Aye.

3 MR. VARGULICH: [inaudible] Plan Commission at  
4 8:25. Thank you all.

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August 9, 2022

Chris Naaden

(412182, St. Charles Plan Commission, 8-2-22)