

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, AUGUST 3, 2021**

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Members Present: Vice Chairman Macklin-Purdy  
Jeffrey Funke  
Colleen Wiese  
Suzanne Melton  
Laurel Moad  
Karen Hibel  
Zachary Ewoldt

Members Absent: Chairman Vargulich  
Jennifer Becker

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

**1. Call to order**

Vice Chairman Macklin-Purdy called the meeting to order at 7:00 p.m.

**2. Roll Call**

Vice Chairman Macklin-Purdy called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the July 20, 2021 meeting of the Plan Commission.**

**Motion was made by Mr. Funke, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the July 20, 2021 Plan Commission meeting.**

**5. 1023 W. Main St. Redevelopment (Mohammed Shahid Ali)**

- Application for Zoning Map Amendment
- Application for Special Use for Planned Unit Development
- Application for PUD Preliminary Plan
  - 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 Mr. Funke and seconded by Ms. Melton to close the public hearing.**

**Minutes – St. Charles Plan Commission**  
**Tuesday, August 3, 2021**  
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**Roll call vote:**

**Ayes: Weise, Funke, Melton, Hibel, Moad, Ewoldt, Macklin-Purdy**

**Nays:**

**Absent: Vargulich, Becker**

**Motion carried 7-0**

b. Discussion & Recommendation

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

**Motion was made by Mr. Funke and seconded by Ms. Melton to recommend approval of the Applications for Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment (Mohammed Shahid Ali), upon resolution of staff comments.**

**Roll call vote:**

**Ayes: Weise, Funke, Melton, Hibel, Ewoldt, Macklin-Purdy**

**Nays: Moad**

**Absent: Vargulich, Becker**

**Motion carried 6-1**

**6. Prairie Center Third Resubdivision (Shodeen Construction Company, LLC)**  
Application for Final Plat of Subdivision

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

**Motion was made by Ms. Moad and seconded by Mr. Funke to recommend approval of an Application for Final Plat of Subdivision for Prairie Center Third Resubdivision (Shodeen Construction Company), upon resolution of staff comments.**

**Roll call vote:**

**Ayes: Weise, Funke, Melton, Hibel, Moad, Ewoldt, Macklin-Purdy**

**Nays:**

**Absent: Vargulich, Becker**

**Motion carried 7-0**

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

**8. Weekly Development Report**

**9. Meeting Announcements**

**Minutes – St. Charles Plan Commission**

**Tuesday, August 3, 2021**

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- a. Plan Commission
  - Tuesday, August 17, 2021 at 7:00pm Council Chambers
  - Tuesday, September 7, 2021 at 7:00pm Century Station Training Room
  - Tuesday, September 21, 2021 at 7:00pm Council Chambers
  
- b. Planning & Development Committee
  - Monday, August 9, 2021 at 7:00pm Council Chambers
  - Monday, September 13, 2021 at 7:00pm Council Chambers

**10. Public Comment**

**11. Adjournment at 8:06 p.m.**



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# Transcript of 1023 West Main Street

**Date:** August 3, 2021

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: Request for :  
Redevelopment by Mohammed :  
Shahid Ali; Property :  
Located at 1023 West Main :  
Street. :  
-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, August 3, 2021  
7:00 p.m. CDT

Job No.: 336731A  
Pages: 1 - 63  
Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CRC, FAPR

1 HEARING, held at the location of:

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ST. CHARLES CITY HALL

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2 East Main Street

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St. Charles, Illinois 60174

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(630) 377-4400

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Before Melanie L. Humphrey-Sonntag, a Certified  
Shorthand Reporter, Registered Diplomate Reporter,  
and Certified Realtime Reporter, attending remotely.

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Transcript of 1023 West Main Street  
Conducted on August 3, 2021

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1 PRESENT:

2 LAURA MACKLIN-PURDY, Acting Chairman

3 ZACHARY EWOLDT, Member

4 JEFFREY FUNKE, Member

5 KAREN HIBEL, Member

6 SUE MELTON, Member

7 LAURA MOAD, Member

8 COLLEEN WIESE, Member

9

10 ALSO PRESENT:

11 RUSS COLBY, Community Development Manager

12 ELLEN JOHNSON, Planner

13 RACHEL HITZEMANN, Planner

14 RITA TUNGARE, Community & Economic

15 Development Director

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Transcript of 1023 West Main Street  
Conducted on August 3, 2021

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P R O C E E D I N G S

CHAIRMAN MACKLIN-PURDY: The meeting of  
the St. Charles Plan Commission is now called to  
order.

Roll call.  
Peter Vargulich.

(No response.)

CHAIRMAN MACKLIN-PURDY: Colleen Wiese.

MEMBER WIESE: Here.

CHAIRMAN MACKLIN-PURDY: Jeffrey Funke.

MEMBER FUNKE: Here.

CHAIRMAN MACKLIN-PURDY: Suzanne Melton.

MEMBER MELTON: Here.

CHAIRMAN MACKLIN-PURDY: Zachary Ewoldt.

MEMBER EWOLDT: Here.

CHAIRMAN MACKLIN-PURDY: Jennifer Becker.

(No response.)

CHAIRMAN MACKLIN-PURDY: Laura Moad.

MEMBER MOAD: Here.

CHAIRMAN MACKLIN-PURDY: Karen Hibel.

MEMBER HIBEL: Here.

CHAIRMAN MACKLIN-PURDY: I would like to  
welcome our new members, Zachary Ewoldt and Karen  
Hibel. They have been appointed in place of



1 Todd Wallace and Jim Holderfield, who both  
2 recently resigned from the Commission.

3 If we could all stand for the Pledge of  
4 Allegiance.

5 (The Pledge of Allegiance was recited.)

6 CHAIRMAN MACKLIN-PURDY: I would just like  
7 to say that the court reporter is on Zoom tonight,  
8 so anybody who is speaking, including the Plan  
9 Commissioners, if you could speak into the  
10 microphone as clear as you can.

11 Presentation of the minutes of the  
12 July 20th, 2021, meeting of the Plan Commission.  
13 Is there a motion to approve?

14 MEMBER FUNKE: I'll make that motion.

15 MEMBER MELTON: I'll second.

16 CHAIRMAN MACKLIN-PURDY: Can I note that  
17 Jeffrey Funke approved and Suzanne Melton seconded  
18 for the court reporter?

19 THE COURT REPORTER: Thank you.

20 CHAIRMAN MACKLIN-PURDY: All in favor?

21 (Ayes heard.)

22 CHAIRMAN MACKLIN-PURDY: So we will move  
23 right to Item No. 5 on the agenda. That is  
24 1023 West Main Street, redevelopment, Mohammed

1 Shahid Ali, applications for zoning map amendment,  
2 special use for planned unit development, and PUD  
3 preliminary plan.

4 Item 5 on the agenda is 1023 West Main  
5 Street, application for zoning map amendment.  
6 This is a public hearing item.

7 It is the role of the Plan Commission to  
8 conduct public hearings on zoning applications  
9 that are filed with the City. All testimony and  
10 evidence, both for and against an application,  
11 shall be given under oath.

12 Regarding procedure: First, the Applicant  
13 will make a presentation, then we will take  
14 questions from the Commissioners, followed by  
15 questions from members of the public. After that  
16 we will take comments from the public and anyone  
17 else wishing to present testimony.

18 The Plan Commission will then discuss the  
19 evidence gathered relative to the findings of  
20 fact. For the zoning map amendment application,  
21 the application submitted findings of fact to  
22 support the rezoning request. The Plan Commission  
23 need not make all the findings in affirmative to  
24 recommend approval.

1           For the special use for planned unit  
2 development applications, the findings submitted  
3 by the Applicant are on the form called "Criteria  
4 for PUDs." For PUDs there is one single finding  
5 that must be found in the affirmation for the Plan  
6 Commission to recommend approval, which is that  
7 the proposal is in the public interest.

8           When the Plan Commission feels it has  
9 gathered enough evidence to make a recommendation  
10 to the City's Planning and Development Committee,  
11 we will close the public hearing and vote on a  
12 recommendation. The application will then go  
13 before the Planning and Development Committee of  
14 the City Council at their next meeting.

15           Before we begin, I would just like to say  
16 that we did receive letters from some of the  
17 neighbors, and I will just read them aloud so you  
18 know that the letters were received and read by  
19 the Plan Commissioners: Lourdes Rosales, Mark  
20 Hernandez, the Reeds, Christine Farley, Lynne  
21 Ellberg, Barbara Daly, and there was a joint  
22 letter sent and signed by Brian Gebhardt, Heather  
23 Gebhardt, Mike Steinmetz, Jill Walker, Steve  
24 Ashfield, Pat Ashfield, Duane Zappaterreno, Bobbi

1 Daly, Mike Foulkes, Kathy Foulkes, Lynne Ellberg,  
2 Nick Nielsen, and Linda Brink.

3 Anyone who wishes to offer testimony  
4 tonight, including asking questions or providing  
5 testimony, shall be sworn in. So anyone who wants  
6 to speak tonight, please raise your hands.

7 (Multiple witnesses sworn by the Chairman.)

8 CHAIRMAN MACKLIN-PURDY: When you are  
9 speaking, please stand at the lectern, state your  
10 name, spell your last name, and state your address  
11 for the record.

12 Is the Applicant ready?

13 MR. CARLSON: Yes.

14 CHAIRMAN MACKLIN-PURDY: Any questions  
15 from -- oh, you can make your presentation.

16 MR. CARLSON: Thank you.

17 My name is Eric Carlson. That's  
18 C-a-r-l-s-o-n. My address is 24 North Bennett  
19 Street in Geneva, and I am the architect representing  
20 Mr. Ali for the petition, so I'll make a brief  
21 presentation here. The -- I know you all have the  
22 staff report, so I'm going to kind of highlight  
23 some things from that but -- here we go.

24 I have -- as part of our presentation team

1 here, I have the owner, Mr. Shahid Ali, and his  
2 son there. Obviously, I'm the architect. The  
3 civil engineer is Matt Ervin if we have some  
4 questions there, and the traffic engineer, Justin  
5 Opitz.

6 I want to cover a brief overview, we'll  
7 talk a little bit about the traffic, and then I'm  
8 going to have an owner's statement by Mr. Ali, and  
9 then we'll have questions and answers for Plan  
10 Commission members.

11 Before I get jumping into this too much,  
12 this project's kind of an exciting project for me.  
13 I'm actually born and bred in St. Charles,  
14 Illinois, was born at Delnor Hospital on Fifth  
15 Street there. My family has a long history in  
16 St. Charles.

17 My grandfather -- my father's family is  
18 all over the tri-cities. My grandfather lived on  
19 Second Street; we lived on Sixth Street, not too  
20 far from this site, so I have fond memories of  
21 playing baseball at the Haines baseball fields and  
22 hiking down 10th Street over to this gas station  
23 to get some pop and candy when I was a kid and  
24 then, of course, Dairy Queen over there, as well,

1 so I'm very familiar with the area.

2 My Uncle Ernie actually worked at the  
3 Filling Station gas station as an attendant, and  
4 his brother Wilbur worked at the Texaco on the  
5 other side of the river, which was owned by the  
6 Bentz family for a number of years, so a long  
7 history here in St. Charles, so it's kind of a  
8 fun -- fun and unique project for me.

9 So we've got -- the proposed project is  
10 redevelopment of the gas station with a  
11 convenience store and one-bedroom, second-floor  
12 apartment that is an on-site -- for the on-site  
13 manager of the facility, not specifically for rent  
14 at this point.

15 The -- part of the PUD and -- request is  
16 rezoning from an R-2 -- RT-2, which is  
17 residential, to a BL, local business. We've got a  
18 handful of deviations that we're asking for.  
19 They're itemized on the reports; I'm not going to  
20 go through all of those specifically. But it  
21 pertains to building setbacks, parking setbacks,  
22 landscape deviations.

23 The gas station has been there for a long  
24 time. I believe the records show somewhere --

1 1920s, 1930s, so it's been there, has been a gas  
2 station for a lot of years.

3 The current owner, Mr. Ali, has owned it  
4 since 2015. He's had the tanks taken out, the  
5 site remediated, getting rid of all the  
6 contaminates -- contamination -- from the old  
7 tanks, recently received the NFR letter from the  
8 State that the site is clean so that's great news.

9 Here's a list of the building deviations.  
10 Again, I'm not going to go through these; they're  
11 in the packet but if we've got to revisit them  
12 later in the presentation, we can.

13 The proposed site is at 11th Street,  
14 between 11th Street and 10th Street, on North  
15 Avenue. It's at the corner there, all familiar  
16 with it.

17 Here are some existing pictures of the  
18 site. Obviously, we've got gravel in lieu of the  
19 concrete there that's now -- because of the tanks  
20 being removed.

21 There's a picture of the store. It is not  
22 in operation. It's currently -- it's just sitting  
23 there, as -- in that condition right now.

24 The initial site plan, that's what's there

1 now. Yellow is the building; the gray is the  
2 concrete; the green is landscape or natural area.  
3 That site currently has -- the only parking space  
4 on that site is right there.

5 There's a trash dumpster that covers part  
6 of that, and then there's basically one parking  
7 space here, plus there's two -- previously two  
8 pumps, so four cars, so there was five-car parking  
9 on the site initially.

10 This was what we proposed at the initial  
11 concept meeting. We've got a little bit larger  
12 building; it's 1400 square feet as opposed to  
13 650-ish or what the previous building was. We  
14 kind of flipped things around, moved the parking  
15 to the westerly side, added one pump to the  
16 fueling station to get six cars as opposed to  
17 four, which is what it was before.

18 When we went through the concept meeting,  
19 we had discussions with some of -- with the  
20 Council members at the time. This was a sketch  
21 that was put together by one of the members  
22 identifying kind of a summary of those comments.

23 Items in blue are items that we've  
24 addressed in the new proposal. Highlighting some



1 of these are a little bit more increased  
2 landscaping, adding some architectural elements to  
3 the building, a roof over the trash enclosure, a  
4 fence along this property line, and then some, you  
5 know, other little miscellaneous things that we'll  
6 kind of touch on here later.

7 Here's a slide that is the current  
8 proposal that shows these accent parts to the  
9 landscaping, a little bit more in that northwest  
10 corner, a 6-foot-high fence, and then there's a  
11 3-foot retaining wall that's headed -- those  
12 park- -- those parking spaces on the south end of  
13 the site about a 3-foot-high retaining wall, and  
14 then there's an additional 6-foot-high fence on  
15 that, so your screening from that neighboring  
16 property is essentially 9 feet because of the wall  
17 and the fence.

18 It is a lower grade at this site so -- the  
19 other sites are a little bit higher; the other  
20 properties are a little bit higher than this site,  
21 so they're kind of more -- more looking down on  
22 this a little bit, so that extra height will help  
23 screen this property, in general, from the  
24 neighbors.

1           The -- this site has parking  
2 accommodations. You've got the six here; we've  
3 got four additional stalls, three on this side of  
4 the building. One is a handicapped stall and then  
5 one designated space for the residential unit. So  
6 from an ordinance standpoint, this exceeds the  
7 ordinance by two spaces, and that breakdown is in  
8 the report.

9           But it's a thousand -- four -- or a  
10 thousand on the c-store, which equates to six  
11 spaces, there's six spaces at the pump, and then  
12 you'd have one for the residential. So those  
13 three that are on the left are kind of additional  
14 parking spaces, but you need the one handicapped  
15 spot, so there's the two additional.

16           Okay. Landscape plan. There's a comment  
17 back on the -- the sketch that was provided by the  
18 Plan Commission from the concept meeting asked for  
19 some trees. This doesn't really show the trees.  
20 This site plan does.

21           There's a tree over here, and there's a  
22 tree over here that's in the parkway that kind of  
23 screens that area, as well, and then the  
24 additional landscape beds that are added around

1 the building.

2 This was the original concept that was  
3 presented back in October. Comments on the  
4 building were it was -- it should blend in a  
5 little bit better with the neighborhood, make it  
6 more appealing, and one of the comments was to try  
7 to -- you know, St. Charles has a good gas station  
8 history -- and I'm well aware of it -- so we  
9 wanted to try to tie in some of those elements  
10 with the new building, a little upgraded design.

11 The building on the left is the old Bentz  
12 gas station, which -- way back in the day, the  
13 McCornack Oil gas station. So we've tried to take  
14 some of that Tudor style, some of the brick  
15 columns, the stone columns, introduce those into  
16 this building here.

17 And that other picture on the right is  
18 just another -- kind of a residentially looking  
19 gas station with the gables and -- and some other  
20 features there that -- we tried to incorporate  
21 some of that old-style gas station into here.

22 We've got that upgraded canopy that's a  
23 gable end and still brings in that Tudor style and  
24 the stone columns for that, so we're trying to

1 stay within that theme.

2 The building has been lowered a little bit  
3 with the -- with the eaves of the building to try  
4 to bring it down to a little bit lower height --  
5 or at least seemingly lower height -- and then  
6 you've got the roof canopies -- the roof awning  
7 canopies over the windows and the doors that help  
8 kind of bring that building down a little bit.

9 So it's a two-story structure. There's  
10 two-story structures kind of all throughout the  
11 neighborhood and all throughout that North Avenue  
12 stretch, so I think it fits in a little bit nicer.

13 There's two-dimensional elevations, not as  
14 pretty as the 3D rendering, but it shows the other  
15 side, the back, kind of all four sides of that  
16 building.

17 Back side, a lot of that is going to be  
18 retaining wall that butts up against that, more or  
19 less, that -- it's going to cover about 3 feet of  
20 that bottom. It's stepped up there in white so  
21 it's not the rendered portion of that, but there  
22 is going to be retaining wall that kind of  
23 continues along that whole south line.

24 Floor plans. These are preliminary floor

1 plans but just to give you an idea of the size of  
2 the c-store -- so it's not a huge c-store.

3 There's a Coke cooler, a couple aisle shelving  
4 units, cashier, office, bathrooms, and the stairs  
5 that goes up to the apartment.

6 Again, it is a single-story -- single-  
7 bedroom apartment, pretty typical: Bathroom,  
8 bedroom, living area, kitchen, utility area, all  
9 to serve that tenant.

10 I've got some traffic exhibits here --  
11 again, they were in your packet, but I wanted to  
12 summarize these, touching on the -- the owner  
13 wanted to try to keep all of the access points,  
14 and I know that's something that is a discussion  
15 point.

16 But the reason he wants to try to keep  
17 them is that 11th Street access is really for the  
18 bigger vehicles, the trucks, the garbage -- the  
19 fuel trucks, the garbage trucks, the fire trucks.

20 The North Avenue westerly entrance is  
21 really for that quick in-and-out for the  
22 customers -- the pedestrian customers, the car  
23 traffic -- and it's -- you know, we felt -- we  
24 still feel it's better to -- to bring them in this

1 entrance as opposed to the 11th Street and then  
2 into the site.

3 I think one of the neighbors had mentioned  
4 that there was sometimes a conflict as a car comes  
5 in here; if they're coming here, they don't yield  
6 to somebody that's exiting out on 11th, so it does  
7 create that a little bit of a garbled -- a  
8 potential accident spot right there if that's the  
9 only entrance.

10 So I think the cars coming in North  
11 Avenue, dipping into the site, getting their gas,  
12 and heading back out is a good flow, keeping that  
13 11th Street cut just for the -- the trucks and the  
14 bigger vehicles.

15 So I'm just going to have the -- Justin  
16 come up here, talk a little bit about the -- the  
17 one-way flow on the site and some of the things  
18 that we've done to the site, and then we'll have  
19 Mr. Ali come up.

20 MR. OPITZ: Hi, everyone.

21 Justin Opitz with Gewalt Hamilton  
22 Associates. Last name, Opitz, O-p-i-t-z. And our  
23 offices are at 625 Forest Edge Drive in Vernon  
24 Hills.

1           So as Eric was saying, I -- you know, the  
2           idea with this site was to really maintain those  
3           existing access points so we could essentially  
4           work with one-way circulation through this site so  
5           the -- you know, the west and east access points  
6           that are both on Main Street -- which is Illinois  
7           Route 64 -- existing conditions, they function  
8           where you could, you know, turn in and turn out of  
9           both drives, which, you know, we felt was  
10          a little bit unsafe.

11          So what we've done here is proposed  
12          vehicles can only enter through the western drive  
13          and only exit through the eastern drive, which is  
14          essentially counterclockwise, one-way flow through  
15          the site. Also, the 11th Street drive would  
16          primarily just be one way into the site, as well.

17          What this does, as Eric was saying, is  
18          kind of -- reduces the amount of conflict points,  
19          which increases the safety of the site. And  
20          I think the main thing we were going for was  
21          trying to keep that development traffic on Main  
22          Street.

23          We didn't want them using 11th Street as  
24          much because of the conflict he just talked about

1 and the potential for, you know, say, a car  
2 heading eastbound on Main Street, turning south  
3 onto 11th, and then trying to get into the site.

4 If a few cars were waiting at that stop  
5 sign on 11th, you know, they might not be able to  
6 turn into the site, and then, you know, maybe they  
7 cycle through the neighborhood, so we're just  
8 trying to keep that traffic contained on Main  
9 Street.

10 And then I know there was some other  
11 points for discussion, but, you know, we can -- we  
12 can go through those later if you guys have  
13 questions.

14 Thanks.

15 MR. ALI: For the record, Mohammed Ali,  
16 M-o-h-a-m-m-e-d; last name, Ali, 201 Lilac Street  
17 in Bolingbrook, Illinois.

18 So I just wanted to give a brief comment.  
19 We met with, I believe, most of you guys way back  
20 in October. Based on the input we have developed  
21 this site.

22 The main reason we wanted to keep this gas  
23 station and develop this property -- I'm not a  
24 developer traditionally; I'm just trying to make a



1 living there and trying to establish a business  
2 and have a condo unit for my son, who is the only  
3 beneficiary for this property. We are the  
4 trustees; he is the sole beneficiary.

5 We want to establish a business. Because  
6 of his autistic limitations for his mobility, he  
7 wanted an apartment in there so that he can -- we  
8 can train him to be fully good up there and, you  
9 know, make a source of living there.

10 That was the main intent for that  
11 apartment condo in there for him, to do business  
12 and settle down there, because St. Charles is a  
13 pretty safe neighborhood to do business. That was  
14 the main intent for this building. If there is an  
15 opposition for the condo, we can certainly talk  
16 about it, but that was the main intention.

17 Any questions, I'm here.

18 CHAIRMAN MACKLIN-PURDY: I'm sorry. Can  
19 you speak just a little slower?

20 MR. ALI: Okay.

21 CHAIRMAN MACKLIN-PURDY: What was the main  
22 intent of the apartment?

23 MR. ALI: Son, can you come here?

24 He's the beneficiary. He's my son. We

1 are the trustees. He's the beneficiary of that  
2 property that's trust.

3 So as he has limitation, he's autistic, we  
4 wanted to establish, you know, a business for him  
5 so he can work on the business on his own and a  
6 condo unit where he can stay close to the  
7 property. I'm not sure that he will be mobile and  
8 get a license and permit like that. So that was  
9 the main intent for the property, the design,  
10 nothing more.

11 CHAIRMAN MACKLIN-PURDY: Thank you.

12 MR. CARLSON: So at this point we'll open  
13 it up for any questions and comments that you  
14 would have.

15 One thing I did forget to mention  
16 though -- I just thought about it. There was --  
17 I know one of the letters had referenced lights.  
18 And the only lighting that we have on the property  
19 is just going to be the canopy lighting, which is  
20 LED lighting, and that will just -- that will  
21 comply with the Village's ordinances for spillage.

22 We have a little bit of work to do on it  
23 right now, based on the photometric that was  
24 submitted. We're exceeding that but we're going

1 to have to deal with blinders and such to be able  
2 to tame that down so it stays within those height  
3 limits, so it's something we're still working on.

4 CHAIRMAN MACKLIN-PURDY: Okay.

5 So are there any questions from the Plan  
6 Commissioners?

7 MEMBER FUNKE: Yeah, I've got a question.

8 What are the hours of operation?

9 MR. CARLSON: 5:00 a.m. to 11:00 p.m.

10 MEMBER FUNKE: Okay. And, you know,  
11 I just wanted to say that I appreciate you  
12 thinking about all the comments that we had at the  
13 last meeting and actually incorporating them into  
14 the new design.

15 I think you guys did a great job with  
16 incorporating it into the context of the  
17 residential street plus -- you know, I know North  
18 Avenue's a busy street, so it's -- you know, you  
19 have that dichotomy of, you know, the quiet  
20 streets to the busy traffic, so I think overall --  
21 I mean, it looks like a great presentation.

22 I appreciate you doing a rendering and  
23 showing us the materials and working on all the  
24 turning exhibits and actually spending the time to

1 think about all the comments that we made at the  
2 last meeting.

3 So thank you.

4 MEMBER MOAD: So with operating hours from  
5 5:00 a.m. to 11:00 p.m. -- with all due respect,  
6 one individual wouldn't work an 18-hour shift day  
7 on day. So one of the parking places is a  
8 residential parking place, but how are you  
9 accommodating for the other employees that are  
10 going to be parking during those operating hours?

11 MR. CARLSON: Yeah, it's pretty much --  
12 it's a small store, so it's pretty much one  
13 employee, so you do have those other spaces there,  
14 those -- the two extra spaces plus the ADA space,  
15 so that one of the -- one of the workers would  
16 maintain one of those parking spaces.

17 MEMBER MOAD: So one of the three  
18 available parking places for customers would be  
19 taken by the other employee?

20 MR. CARLSON: Yeah. Yeah. The baseline  
21 for the parking at a gas station -- especially a  
22 smaller c-store like this -- is this is really  
23 kind of set up for the quick in-and-outs. They  
24 don't have anything that's -- you know, it's not

1 like there's a lot -- there's food. They don't  
2 have the hot dogs and that kind of stuff that  
3 would take a little bit more time.

4 It's quick, grab a drink and then a bag of  
5 chips or something like that, so it's a quick  
6 transition. So those pumps -- it's usually  
7 parking at the gas station, getting your gas,  
8 running in, grabbing something, and then going on  
9 your way. That's the typical traffic for a  
10 smaller station like this.

11 MEMBER MOAD: Okay. Second question: How  
12 are you accommodating for those larger vehicles?  
13 If the access is 11th Street, are you envisioning  
14 them egressing onto Main Street?

15 Because we have a neighborhood to consider  
16 with garbage trucks and fuel tankers, et cetera,  
17 just down the street.

18 MR. CARLSON: Yeah. Yeah.

19 And, again, it's -- the gas station has  
20 been around for a long time, so it's been -- it's  
21 going to be the same process that's been around  
22 since 1920, 1930, which is -- which is -- let me  
23 go through -- which is coming in off of  
24 11th Street and then really cycling through that

1 site and then exiting out that easterly exit  
2 point.

3 MEMBER MOAD: Uh-huh.

4 MR. CARLSON: And then I think the --  
5 the -- let me go -- this one here, the fuel  
6 truck --

7 MEMBER MOAD: That's the one.

8 MR. CARLSON: -- because it's a little  
9 bit -- it's a little bit less mobile, and they've  
10 got a certain point where they have to stop and  
11 refuel, so they do have to back up and go. But  
12 they do exit -- they come into the site, release  
13 the fuel, exit out of the site, kind of back up  
14 out of the site, and then proceed.

15 MEMBER MOAD: So they would back up into  
16 11th Street --

17 MR. CARLSON: Yeah.

18 MEMBER MOAD: -- and then exit?

19 MR. CARLSON: Right.

20 MEMBER MOAD: Okay.

21 MR. CARLSON: Yeah. And that's the -- the  
22 fueling -- the tanks and everything have always  
23 been -- in fact, you can see a little bit through  
24 this aerial. These blank circles right here,

1 that's the former fueling hubs for the tanks.

2 MEMBER MOAD: Access point? Yeah.

3 MR. CARLSON: Yeah. So it's pretty much  
4 the same as what it's been.

5 MEMBER MOAD: Okay. Thank you.

6 MR. CARLSON: Okay.

7 MEMBER MELTON: And to add onto that, how  
8 many times a week do they refuel, would you think?  
9 Any idea?

10 MR. ALI: Once or twice a week, if that.  
11 (Unintelligible.) In and out. A quick operation,  
12 once or twice a week.

13 And because of the --

14 THE COURT REPORTER: I can't hear him if  
15 he's not at the mic. Excuse me.

16 CHAIRMAN MACKLIN-PURDY: You're going to  
17 have to come up to the --

18 MR. ALI: Because of the noise pollution  
19 within the area, we don't recommend these tanks to  
20 come early in the morning or late at night, so  
21 that they're going to be scheduled during the  
22 evening hours.

23 So they come in and it takes about 15,  
24 20 minutes of drop, and they go out, so we've kind

1 of scheduled that out.

2 MEMBER MELTON: Okay. Thank you.

3 MEMBER WIESE: I was not present for the  
4 previous meeting, I was not on the Commission, and  
5 I know that there's still been some questions  
6 around the driveway that's on the west, going out  
7 to 64.

8 Has there been any consideration in terms  
9 of -- of -- since -- my understanding from reading  
10 the brief is that the driveways are wider than  
11 normal. And seeing the access points for these  
12 big trucks is really off 11th, not utilizing that  
13 driveway, and exiting -- either backing out or  
14 coming through the driveway to the east -- is  
15 there any potential to not have that driveway on  
16 the west side on 64?

17 Knowing that there's considerations and  
18 still concerns from staff about the proximity to  
19 11th, with increased pumps, you know, we're  
20 expecting there will be an increase in usage.

21 So trying to eliminate any potential  
22 problems between 11th and that -- is it still a  
23 possibility that that could get eliminated?

24 MR. CARLSON: So -- yes. The -- the --



1 two things.

2 So the argument from our side and why my  
3 client wants to keep it, again, is to keep the car  
4 traffic, which is -- it -- this is a tight site,  
5 obviously. It's a small site. So if it's --  
6 if -- there's gas stations, you know, east and  
7 west of this one that have more space.

8 So you're not going to -- you're not  
9 really catering to landscape trucks or bigger  
10 vehicles at this gas station, so it's going to be  
11 the smaller cars.

12 So it's really -- we just feel it's easier  
13 for a smaller car that's heading eastbound on  
14 North Avenue to duck in on that westerly entrance  
15 instead of create the conflict -- because in the  
16 morning is the busiest time, usually, for gas  
17 stations. So -- and, also, for residents as  
18 they're leaving; they're going to be leaving in  
19 the morning.

20 So if you're bringing in vehicles off of  
21 North Avenue and entering on 11th into the site,  
22 you're having neighbors exit on 11th, and now  
23 you're cutting the neighbors off as they're trying  
24 to get out onto North Avenue.

1           Or if you've got two stacks of cars on  
2 North Avenue, you're blocking the entrance on  
3 11th Street. So if you have a car coming  
4 easterly, they come in on 11th, and there's a  
5 stop sign and vehicles going on North Avenue,  
6 they've got to -- they're sitting there now  
7 blocking the entrance -- you know, the southbound  
8 or -- southbound traffic on 11th until they can  
9 turn into the gas station, as opposed to passing  
10 the stop sign, dipping into the site, getting  
11 their gas and going, so it's a more efficient  
12 flow, we feel, to maintain that westerly cut on  
13 North Avenue.

14           I know there's concerns, but I think --  
15 personally, I think there's almost more concern if  
16 you start bringing in those conflicts on 11th, on  
17 that north-south direction, than there is bringing  
18 them in on the westerly access point.

19           The other caveat to that is, you know, as  
20 of now we've got several issues that are going to  
21 require us to go to IDOT anyway, so IDOT is going  
22 to probably scrutinize that, as well, and we'll  
23 probably have to present that same argument with  
24 IDOT and see if IDOT accepts it.

1 IDOT's probably going to be a little bit  
2 harsher than you guys in your interpretation of  
3 that, so that's something that we're going to have  
4 to do, likely, anyway, so that -- you know, we'll  
5 have to wait and see what happens. We have not  
6 submitted to IDOT at this point.

7 We'd love to avoid them if we can, but  
8 I don't think that's reasonable based on this  
9 proximity and this location.

10 MEMBER MELTON: Okay. Thank you.

11 CHAIRMAN MACKLIN-PURDY: Anybody else have  
12 any questions?

13 (No response.)

14 CHAIRMAN MACKLIN-PURDY: I have a few.

15 So how is the traffic flow coming from the  
16 east going to be controlled to go the pattern that  
17 you are suggesting?

18 MR. CARLSON: We are going to have  
19 signage, certainly. On the easterly entrance  
20 we'll have a "No" -- you know, "No Entrance" sign.

21 CHAIRMAN MACKLIN-PURDY: What are those  
22 going to look like? Are they going to be big,  
23 big -- I mean, no one wants a big, ugly sign  
24 on 64.

1 MR. CARLSON: Right. Yeah.

2 Well, it's going to be -- you know,  
3 typically -- probably just regular "Do Not  
4 Enter" -- a "Do Not Enter" sign, and we'll  
5 probably have a one-way.

6 Let me ask Justin real quick.

7 Do you guys have anything specifically  
8 thought out for types of signage?

9 MR. OPITZ: Yeah.

10 So all the signs are just -- they  
11 basically just conform with the MUTCD, so it's  
12 going to be -- you know, the bottom of the sign  
13 will be 7 feet off the ground so motorists can see  
14 pedestrians walking under it. It wouldn't be  
15 anything other than what you would typically see,  
16 you know, on a normal neighborhood or regular  
17 roadway.

18 And then, you know, the pavement markings  
19 on here would also be striped on the ground. They  
20 might look a little bit different than that, but  
21 they would be stripes on the ground.

22 CHAIRMAN MACKLIN-PURDY: Okay. So you can  
23 stay up here.

24 MR. OPITZ: Yeah.

1           CHAIRMAN MACKLIN-PURDY: So are they  
2 expected -- the way that it's set up right now, if  
3 you keep all three access points, would they be  
4 expected to turn on 11th? Or would they be  
5 expected to turn right into the gas station  
6 from 64?

7           MR. OPITZ: Right into the gas station  
8 from 64.

9           There wouldn't -- you know, there wouldn't  
10 be anything physically preventing somebody who's  
11 heading east to turning onto 11th and then turning  
12 into the site. You know, there wouldn't be  
13 anything preventing them from doing that.

14           But just speaking from experience, if  
15 you're driving, you know, east on Main Street and  
16 you see the sign for the gas station, there  
17 wouldn't be any reason to cut down 11th to then  
18 get into the site as opposed to just making that  
19 quick right right off of Main Street.

20           CHAIRMAN MACKLIN-PURDY: Okay.

21           And -- well, first of all, I do want to  
22 say great job with the design. It looks very  
23 nice. I like how you mimicked the St. Charles  
24 History Museum and the old McCornack gas station.

1 I'd like to talk a little bit about the  
2 landscaping since you are asking for a lot of  
3 deviations. On the landscaping spreadsheet that  
4 we were given, it actually says "Foundation  
5 Trees," "No trees provided," then when you just  
6 talked about it, you said that there were going to  
7 be some trees.

8 MR. CARLSON: The trees -- I've got it up  
9 on the screen here.

10 So there's just -- we've got a tree in  
11 this landscape island here which was added since  
12 that last concept meeting, and then I think there  
13 was a note for this parkway tree over here, so  
14 we've got that tree over here. These are more  
15 decorative type, smaller bushes and such that  
16 are smaller landscaping, no trees there. We don't  
17 have -- there's just no space. It's too close to  
18 the building; it's not enough space to do a tree  
19 in that little planter.

20 CHAIRMAN MACKLIN-PURDY: And then it says  
21 "Monument Sign Landscaping," "3 feet around," and  
22 it says "Does not meet."

23 MR. CARLSON: Yeah. So you can see right  
24 here, this is the -- it's hard to see but most --

1 I'm going to move this over here.

2 So the monument sign is right -- or pylon  
3 sign -- is right here. So our property line is  
4 right here, and this curb line is right here, so  
5 there's -- it's only about 3 feet wide, period.  
6 And it's a pole sign, so there is landscaping  
7 that's going to be around the pole. Let me see if  
8 I can go to this here.

9 So there is landscaping around that area.  
10 It just doesn't meet that 3 feet because we just  
11 don't have 6 feet of space there.

12 CHAIRMAN MACKLIN-PURDY: Okay.

13 And then there's going to be no landscape  
14 buffer at all because there just isn't room; is  
15 that right?

16 MR. CARLSON: Where are you referring to,  
17 please?

18 CHAIRMAN MACKLIN-PURDY: Well, in the  
19 category it says "Landscape Buffer Yard."

20 MR. CARLSON: Yeah.

21 CHAIRMAN MACKLIN-PURDY: And it says "Does  
22 not meet."

23 MR. CARLSON: Yeah. There's -- there's --  
24 so in the -- this -- this side on the east side

1 doesn't have anything -- there is very little  
2 here, actually. If you go to a photo, you can see  
3 just a little strip -- it's hard to tell on here.

4 CHAIRMAN MACKLIN-PURDY: I mean, I guess  
5 I'm just wondering if there's anyplace else you  
6 can add some landscaping, even if they are planter  
7 boxes, to make the property look a little bit  
8 more -- I mean, I think you've done a great job  
9 so far.

10 MR. CARLSON: Yeah. So we do have -- if  
11 we added the planter boxes in between the pumps  
12 and -- to try to bring something a little bit more  
13 out front -- you've got -- just from access to the  
14 building, you've got an exit off the west side,  
15 and you've got an exit off the north side, and the  
16 ADA space is over here, so you need this sidewalk.  
17 So it didn't -- you know, you want -- your  
18 parking's over here, so we want the sidewalk  
19 access. There's no room over there to do it,  
20 either.

21 So I think -- I think we took advantage of  
22 all of the spaces we could with the -- with the  
23 landscaping.

24 CHAIRMAN MACKLIN-PURDY: Okay.



1 MR. CARLSON: We've got an ADA -- you've  
2 got a ramp -- not ADA but you've got a ramp right  
3 here to the stair access point, so there's really  
4 not an opportunity to put anything here. I think  
5 we've pretty much hit it.

6 CHAIRMAN MACKLIN-PURDY: So is there going  
7 to be any additional signage besides the monument  
8 sign?

9 MR. CARLSON: We will have a -- there will  
10 be a sign on the building that designates the  
11 convenience store. I don't -- let me check real  
12 quick.

13 You don't have any sign --

14 CHAIRMAN MACKLIN-PURDY: Is the canopy  
15 going to be covering that? Or --

16 MR. CARLSON: Yeah. I mean, you're going  
17 to see it. You'll see it -- you can see it  
18 peeking through here a little bit. This is --  
19 this rendering is an elevation that's higher than  
20 your car.

21 So in a car you would see "Convenience  
22 Store" underneath the canopy. It's not really  
23 prevalent but it's there.

24 CHAIRMAN MACKLIN-PURDY: Okay. And then

1 just another -- sorry. I have a lot of questions.

2 MR. CARLSON: That's okay.

3 CHAIRMAN MACKLIN-PURDY: Do you foresee  
4 you applying for a liquor license anytime soon?  
5 Or anytime at all?

6 MR. ALI: Right now, as long as we are  
7 running the business, I'm not going to apply for a  
8 liquor license.

9 CHAIRMAN MACKLIN-PURDY: Okay. All right.  
10 Thank you.

11 MEMBER WIESE: I had another question,  
12 Laura.

13 CHAIRMAN MACKLIN-PURDY: Yes.

14 MEMBER WIESE: And this may have been  
15 covered so apologies.

16 So there's no technical sidewalk --  
17 correct? -- in that area? Or there is but it kind  
18 of just ebbs right into the driveway? Is that  
19 correct?

20 MR. CARLSON: Yeah.

21 MEMBER WIESE: Or right into --

22 MR. CARLSON: Yeah. So you can see -- and  
23 I don't have an older -- if you Google, it still  
24 shows the gas pumps on here. But it's all

1 pavement and it goes right up to the sidewalk.

2 And that was, I know -- one of the  
3 comments in this markup here, actually, was a --  
4 provide a fence with artistic character around  
5 there, along that, to kind of screen that  
6 sidewalk.

7 The -- we didn't do it because with --  
8 it's so tight there anyway. You can -- you can  
9 drive on a line for a long time, but if you put a  
10 wall there, now you're driving over here instead  
11 of here.

12 So with -- if you're going to put a  
13 barrier there of some sort, then it's going to  
14 tend to push the -- want to push the -- the people  
15 who are -- just barely have enough room to slide  
16 by there -- it's going to kind of push them into  
17 those cars that are getting gas, and it just -- we  
18 thought it may be creating a little bit more  
19 conflict.

20 MEMBER WIESE: I was thinking of something  
21 like cement planter boxes or something that could  
22 protect pedestrians, protect edging out but maybe  
23 doesn't create an entire line but then also adds  
24 to -- and I don't know --

1 MR. CARLSON: Yeah.

2 MEMBER WIESE: -- if that's a feasible --  
3 but just something.

4 MR. CARLSON: Yeah. I mean, really about  
5 the only thing that we could do is something like,  
6 you know, this little gate post thing.

7 You could do some type of a little post  
8 like that in -- in the -- in between the sidewalk  
9 and the pavement would be about all you would  
10 really be able to do, just to keep something there  
11 but not a barrier, per se --

12 MEMBER WIESE: Uh-huh.

13 MR. CARLSON: -- just because it's so  
14 tight.

15 MEMBER WIESE: Okay. Thank you.

16 CHAIRMAN MACKLIN-PURDY: I mean, I just  
17 want to reiterate I think this is a huge  
18 improvement for that space. I know you're  
19 investing a lot, and I think it's -- it's  
20 beautifying Route 64, which is what I love.

21 So that being said, are there any other  
22 questions from the Plan Commissioners?

23 MEMBER MOAD: I have one more.

24 The setback for the fuel pumps is 4 feet

1 short of the variance.

2 So to what extent does that pose a public  
3 threat? You know, we're right on Route 64.

4 MR. CARLSON: I think -- is that in  
5 regards to -- that's the fuel pumps --

6 MEMBER MOAD: The ordinance asks for a  
7 20-foot setback and you're at 16 feet.

8 MR. CARLSON: Yeah. So it's -- it's in  
9 line with what the previous gas station was when  
10 the pumps were there. They're essentially in the  
11 same spot as what was there, which gives the  
12 traffic -- which gives the flow both on the north  
13 and south of those pumps.

14 So any further south or -- obviously,  
15 north is not -- but any further south, you're --  
16 you're only getting that -- you would lose that  
17 whole side of the pumps because you would only get  
18 a car there and no bypass.

19 So this is kind of about where -- the  
20 building's only 20-something feet wide as it  
21 stands now, so you can't really pick up a whole  
22 lot more there anyway. So it's -- and it's --  
23 it's pretty consistent, again, with what's there.

24 MEMBER MOAD: I respect that.

1 MR. CARLSON: Yeah.

2 MEMBER MOAD: I guess my question is --  
3 there's a reason why the ordinance asks for a  
4 20-foot variance, and 4 feet is a significant  
5 percentage of that.

6 MR. CARLSON: Yeah.

7 MEMBER MOAD: And is there a safety issue?  
8 Regardless of what it was.

9 MR. CARLSON: Yeah.

10 MEMBER FUNKE: Do you guys have bollards  
11 in front of the gas pumps or can you have  
12 bollards?

13 MR. CARLSON: Yeah. You'll have the  
14 protective bollards at the pumps themselves,  
15 right.

16 MEMBER FUNKE: So that will provide some  
17 protection for any cars that were to come in  
18 there.

19 MR. CARLSON: Yeah. Yeah. I think the --  
20 you know, again, you're -- this is a -- it's a  
21 hard site, and that's -- that's one of the -- the  
22 challenges when you have a site that's, you know,  
23 darned near a hundred years old and been operating  
24 as such. To try to redevelop it is a challenge.

1 MEMBER MOAD: Uh-huh.

2 MR. CARLSON: It's -- you know, we feel  
3 it's a good site. Historically, it's a good site  
4 for a gas station. It's done well and serves the  
5 community well.

6 And it's -- it's -- the reality of the  
7 matter is it's just one of those things where he's  
8 going to suffer a little bit on some of the  
9 business because there's bigger and better gas  
10 stations out there for it, but there's a niche  
11 that people go to and prefer these smaller gas  
12 stations, even if they're a little less  
13 convenient.

14 There's not a whole lot you can do with  
15 some of the variances that we're -- we're asking  
16 for. I think we've tried to take as much as we  
17 could into consideration and still make it work.

18 And that's kind of -- I think -- I think  
19 we did take all of that into consideration when we  
20 did the layout, and I don't think we have much --  
21 much ability to do a whole lot more improvements  
22 on it.

23 It's better than what it was. I can  
24 say -- I can say that. Or it's the same or better

1 than it was.

2 MEMBER MOAD: Uh-huh.

3 MR. CARLSON: The -- one of the things  
4 I wanted to make a real quick comment on, too, is  
5 when -- if you -- if we look at -- the one-way  
6 flow is harder to do if we close this entrance,  
7 too.

8 That's one of the other things, is we've  
9 created the one-way flow in order to try to make  
10 sense of this westerly entrance further, because  
11 it does -- it does work well that way.

12 If you -- if you close this entrance here,  
13 you almost need two-way traffic in both  
14 directions, two-way traffic here and two-way  
15 traffic here. Otherwise, you can't get in or out  
16 of the site effectively. You're forcing all the  
17 traffic to come in 11th and go this way if you try  
18 to force a one-way.

19 So it's part of the other reason that  
20 I think that makes sense, to be able to do that,  
21 is you really do impede that site if you close  
22 that.

23 CHAIRMAN MACKLIN-PURDY: I think we have  
24 one more question.



1 MEMBER EWOLDT: Yeah, I have a question.

2 I'm looking at your site plan here, and  
3 I'm noticing that your storage tanks are being --  
4 going to be filled where the cars currently park  
5 or where they're planned to be parked.

6 How is that going to affect if there's an  
7 employee parked there or, you know, other patrons  
8 since the handicapped spot is so close there?

9 MR. CARLSON: Yeah.

10 So there is -- it's a -- it's a timing  
11 issue. Or a timing concern. So the -- it's just  
12 going to have to be worked out between management  
13 and that.

14 It's -- again, this isn't a -- it's not a  
15 destination gas station, so the time that somebody  
16 might be parked there while they're not getting  
17 fuel and running into the c-store is -- is pretty  
18 limited.

19 So, you know, could it happen where  
20 there's -- the tanker truck comes and a vehicle's  
21 in there? Yeah. He'll have to wait.

22 And sometimes if they're lingering in the  
23 store, the manager might have to say, "Hey, the  
24 truck's here; you're going to have to move your

1 car," and it just kind of is what it is in that  
2 scenario. I've dealt with other gas stations  
3 where they have to do that, too.

4 Yeah, but it's -- it's -- no matter where  
5 it is, you're going to have to deal with that on  
6 the site, just in general. There's no place to  
7 put it where it's not going to have potential cars  
8 in the way.

9 MEMBER EWOLDT: Yeah.

10 MR. CARLSON: And the reality is you may  
11 have to -- you may not have anybody using that  
12 whole south line of those pumps when that gas  
13 tanker is there because they can't get to them.

14 MEMBER EWOLDT: Okay. Thank you.

15 And I guess building off that one quick  
16 question, where they're connecting, is this going  
17 to be flush with the pavement, or is it kind of  
18 going to be mounded at times because some -- you  
19 know, you see some stations where they do fill up;  
20 it's not completely flat. I am just curious how  
21 it's affecting the ADA spot.

22 MR. CARLSON: Oh, you're talking about the  
23 concrete over the top of that thing?

24 MEMBER EWOLDT: Yeah.

1 MR. CARLSON: Okay. Yeah, it will be  
2 flush. What you typically would have is the caps  
3 have maybe a little bit of a -- a bump to them.  
4 But I know what you're talking about. A lot of  
5 those are replacements where they've kind of  
6 mounded up on that concrete.

7 So this is all new, top technology -- EPA  
8 tank, double wall -- that has all of the safety  
9 features on it for, you know, venting. It doesn't  
10 vent like in -- the old stations do, where they've  
11 got the pipe and it vents out.

12 These are all self-contained, recycled,  
13 venting tanks so they don't let the fumes out that  
14 the older tanks did, so it's much -- from that  
15 perspective, it's -- obviously, it's a much safer  
16 site than what it was in the previous gas station,  
17 especially now that it's been cleaned up --  
18 environmentally cleaned up and you're getting all  
19 the newest technology in there.

20 CHAIRMAN MACKLIN-PURDY: Thank you.

21 Any other questions from the Plan  
22 Commissioners?

23 (No response.)

24 CHAIRMAN MACKLIN-PURDY: Okay. So any

1 questions from members of the public?

2 You can approach the microphone one at a  
3 time and state your name and spell your last name  
4 and your address.

5 MR. FOULKES: Yeah. I'm -- my name is  
6 Mike Foulkes, F-o-u-l-k-e-s. I live at 1117 West  
7 Main Street, in the next block. My wife and  
8 I have lived there for 47 years. Okay?

9 I have a -- I would like to make a  
10 statement later, but I have -- the question I have  
11 now, is it -- are they being allowed to build on a  
12 zero lot line?

13 CHAIRMAN MACKLIN-PURDY: You have to --

14 MR. CARLSON: Yes. Essentially, there's a  
15 1-foot setback, yeah.

16 MR. FOULKES: 1 foot. Everything else in  
17 St. Charles is 5 feet.

18 Okay. Thank you.

19 CHAIRMAN MACKLIN-PURDY: Anybody else?

20 MR. GEBHARDT: Hi. My name is Brian  
21 Gebhardt, G-e-b-h-a-r-d-t. I rely -- or I reside  
22 at 17 South 11th Street.

23 And, you know, a few questions: You know,  
24 really -- we're not really opposed to having

1 another gas station there. We're kind of opposed  
2 to the size of this and what it's going to do to  
3 the neighborhood.

4 And a few things that come up in this, you  
5 know, when we talk about the -- the fueling truck,  
6 when that's coming in -- and just like we were  
7 talking about where -- you know, if there's  
8 somebody parked there, there's not room for the  
9 truck to get in. Where does that truck go when  
10 it's waiting for cars to be moved? And how long  
11 will that take?

12 Where does that truck go? Does it then  
13 park on 11th Street?

14 The other questions, you know, around the  
15 truck would be, when it's leaving and it's backing  
16 up, having a tanker truck back up into a  
17 residential area where there's a house right next  
18 to the State Farm that has young children in it --  
19 it just sounds like -- having a tanker truck back  
20 up into a residential street does not really seem  
21 like a good idea.

22 Now, I will admit that, you know, that  
23 the -- the building does look nice, and it is  
24 certainly a big improvement to what it looks like

1 today. It does look nice. And because of that,  
2 it's going to attract more traffic, at least  
3 initially. It may look like a small gas station,  
4 but it looks like a nice gas station, so it's  
5 going to be bringing in more traffic.

6 And the conversation we had about, you  
7 know, cars coming in, kind of cutting that corner  
8 short on 11th Street, that happens all the time.  
9 That happened all the time before, and there's  
10 nothing, really, to stop it.

11 Yes, there -- I mean, there's signs to  
12 kind of try to prevent that, but we all know  
13 what -- you know, how good signs are sometimes.  
14 People just don't pay attention to that.

15 So that's kind of a concern, as well,  
16 because there are people that walk up and down  
17 that street there, and having those cars kind of  
18 cut in there is concerning. It's just the -- the  
19 overall -- you know, we keep talking about how  
20 "It's a tight space" and "We're putting a lot in  
21 this tight space."

22 And while the building looks nice, you  
23 know, we're looking at a drawing that has an  
24 invisible canopy today. What does that look like

1 when that canopy is there, you know? And the  
2 light coming from that large canopy is -- is a  
3 concern.

4 Would the canopy, you know, only be  
5 open -- or on -- during business hours? Or would  
6 that remain on 24/7?

7 And then I -- I think my -- my other big  
8 hang-up is, you know -- I understand that there is  
9 not going to be -- you're not applying for a  
10 liquor license. But what happens when you decide  
11 to change -- or owners change and they want to put  
12 liquor there? What is the process to get liquor  
13 approved there? Are there more public meetings  
14 for that, or is that just something that a  
15 committee decides?

16 CHAIRMAN MACKLIN-PURDY: The City of  
17 St. Charles does have a Liquor Commission, and  
18 that has to be gone through with Chief Keegan, and  
19 it is -- it is a lengthy process.

20 MR. GEBHARDT: Okay. That's kind of a --  
21 you know, obviously, that's not an immediate  
22 concern; that's kind of more of a long-term  
23 concern because we see, you know, people just  
24 darting across 64 quite often. There's a liquor

1 street -- or liquor store, you know -- a few  
2 blocks down the street. We see it all the time,  
3 people just darting across 64, and that's kind of  
4 a big concern.

5 Again, I think, you know -- you know,  
6 I think that's -- that's about it for now.

7 CHAIRMAN MACKLIN-PURDY: Thank you.

8 MR. GEBHARDT: Thank you.

9 MR. ALI: Should I address some of the --  
10 answer some of the questions?

11 CHAIRMAN MACKLIN-PURDY: If you would like  
12 to, sure.

13 MR. ALI: Sure.

14 So the question about the tanker truck,  
15 where does it sit when it comes from North Avenue;  
16 right? Normally, they coordinate with the  
17 attendant on duty, so they sit there on the median  
18 within North Avenue to see if any parking spots or  
19 at least space where they need to turn is coming,  
20 and so there -- the median on North Avenue is the  
21 place where the trucks sit if there is any  
22 parking -- you know, they need parking within --  
23 before they enter into 11th Street. Then it then  
24 goes out, past the truck in there.



1           And whenever the truck backs, the  
2 attendant is there to look at the back of the  
3 truck to make sure it's going back into 11th Street  
4 and back onto North Avenue. So that's the safe  
5 way to do it.

6           And within the last five years, this  
7 intersection is busy -- right? -- only during  
8 peak hours, in the morning. The rush hour,  
9 traffic is in the easterly direction. In the  
10 evening, it's in the westerly direction. The  
11 11th Street entrance is only used by locals within  
12 the area who are very good customers of mine.  
13 They know exactly how to come in and how to go out  
14 of that gas station.

15           In the last five years, I have not seen  
16 any accidents with the gas station, coming in and  
17 out. So everybody who is using this gas station,  
18 it's almost like a neighborhood gas station to  
19 them. They know exactly how to come in and out.  
20 I have not seen any major accidents in there.

21           What was your other question?

22           Canopy lights; right?

23           So canopy lights we can talk about. We  
24 are going to knock off two -- two or more

1 lightbulbs in there in order to make it, you  
2 know -- the canopy light -- sufficient for the  
3 entire gas station.

4 Eric can talk about it.

5 MR. CARLSON: Here's the canopy structure  
6 itself. This is now -- where it's not shaded  
7 out -- and the lighting will be underneath here.

8 And like I was saying before, right now we  
9 do exceed what's allowed by the photometrics for  
10 the City, so we do need to work on that as far as  
11 getting some shields and such on these lights  
12 underneath here.

13 Right now it's more on this North Avenue  
14 side where we see it, but it's just underneath  
15 here. It will be screened from the property line  
16 and shut off at -- after hours.

17 MR. ALI: After hours, yes.

18 MR. CARLSON: Yeah. So when the gas  
19 station is closed, the canopy lights will be off.

20 CHAIRMAN MACKLIN-PURDY: Thank you.

21 Are there any other questions from members  
22 of the audience?

23 MR. ALI: One more on the liquor: Almost  
24 all gas stations in St. Charles sell liquor today,

1 almost all. Okay? And mine is the only gas  
2 station that doesn't sell liquor today.

3 CHAIRMAN MACKLIN-PURDY: Are there any  
4 other additional comments from members of the  
5 public?

6 MR. STEINMETZ: Hello. Mike Steinmetz,  
7 S-t-e-i-n-m-e-t-z, 6 South 11th Street.

8 If he does get the zoning changed to  
9 commercial zoning, it is possible that he could  
10 apply for liquor.

11 What does that do when you have two  
12 schools within distance of that gas station that  
13 kids ride their bikes to? There's no crosswalks.  
14 And like they said, it's a tight space. So  
15 I guess my question would be, why does it need to  
16 be so big?

17 Thank you.

18 CHAIRMAN MACKLIN-PURDY: Any other  
19 additional comments or statements from members of  
20 the audience?

21 MR. FOULKES: Once again, my name is Mike  
22 Foulkes, F-o-u-l-k-e-s. I live at 1117 West Main  
23 Street.

24 I have the objection of having a

1 residential unit above a gas station. There are  
2 no other gas stations in St. Charles with a  
3 residential unit above it. This is supposedly  
4 like a convenient mart/gas station.

5 I have another problem with that, with the  
6 parking. I've been to every gas station in  
7 St. Charles; I've walked them all. They are on  
8 much bigger areas. The comments made tonight,  
9 "This is tight; this -- we are limited here; this  
10 is a challenge." Maybe you should scale back.  
11 You don't need a building that size. You don't  
12 need a residential unit above it.

13 In October when this was brought up, the  
14 neighbor to the south emailed to the City of  
15 St. Charles that she would be willing to sit down  
16 and talk with Mr. Ali about purchasing her  
17 property. I think if he did that, he would have  
18 much more space.

19 Like when you go into these gas stations,  
20 there's a lot of stop-and-go traffic. They're  
21 selling lottery tickets, cigarettes, bread, and  
22 milk. And at their peak times, because they're  
23 built on larger lots, there's a lot of room for  
24 parking for stop-and-go, where these tanks are

1 farther away from the station and stuff like that.

2 And I think the City and the Planning  
3 Commission need to address that maybe this thing  
4 should not be as large as it is and to get more  
5 parking. Okay?

6 And I thank you for letting me comment.

7 CHAIRMAN MACKLIN-PURDY: Any additional  
8 comments from members of the public?

9 (No response.)

10 CHAIRMAN MACKLIN-PURDY: So if the  
11 Planning Commission feels they have enough  
12 information to make a recommendation to the  
13 Planning and Development Committee of the City of  
14 St. Charles, a motion to close the public hearing  
15 will be in order.

16 MEMBER FUNKE: I'll make that motion, to  
17 close the public hearing.

18 MEMBER MELTON: I'll second.

19 CHAIRMAN MACKLIN-PURDY: The motion has  
20 been moved and seconded.

21 Any discussion on the motion?

22 (No response.)

23 CHAIRMAN MACKLIN-PURDY: Wiese.

24 MEMBER WIESE: Yes.

1 CHAIRMAN MACKLIN-PURDY: Funke.

2 MEMBER FUNKE: Yes.

3 CHAIRMAN MACKLIN-PURDY: Melton.

4 MEMBER MELTON: Yes.

5 CHAIRMAN MACKLIN-PURDY: Hibel.

6 MEMBER HIBEL: Yes.

7 CHAIRMAN MACKLIN-PURDY: Moad.

8 MEMBER MOAD: Yes.

9 CHAIRMAN MACKLIN-PURDY: Ewoldt.

10 MEMBER EWOLDT: Yes.

11 CHAIRMAN MACKLIN-PURDY: The public

12 hearing is now closed.

13 So Item 5B is the discussion and  
14 recommendation. Is there a motion or anything  
15 you'd like to discuss?

16 MEMBER MELTON: I guess I just want to  
17 mention this maybe to the Commissioners: I mean,  
18 I -- I hear all the challenges of the site size,  
19 et cetera. But as I look at it, I keep wondering  
20 to myself "What else could go there?" And it has  
21 been a successful gas station in the past for --  
22 for more years than I've been alive.

23 And so, again, I hear that. I do think  
24 there -- you know, I understand, you know, the

1 reasoning on wanting to try to expand and make it  
2 more, you know, economically feasible for -- for  
3 the owner, you know. And I -- in my opinion, the  
4 apartment upstairs is meant for the tenant, so to  
5 speak. I'm not sure what else that space would be  
6 used for anyway. It's not meant to like turn a  
7 bunch of, you know, tenants, so I, personally,  
8 have no issue with that.

9 I guess I just wanted to throw that out  
10 there to the group and -- as my comment.

11 MEMBER MOAD: I have no issue with the  
12 proposal to rezone to BL, and I'm in favor of  
13 having a gas station on the property, as there has  
14 been.

15 My concern is the number of variances that  
16 are being requested in order to accommodate the  
17 size of the business on the property. And I would  
18 personally like to see that -- that building and  
19 the property be -- or the building on the  
20 property -- be reduced in size in order to  
21 accommodate more of the ordinances that we have.

22 We have them for a reason, and I think  
23 we're asking for a tremendous amount of exceptions  
24 on this property in order to accommodate the

1 business.

2 CHAIRMAN MACKLIN-PURDY: Any other  
3 comments?

4 (No response.)

5 CHAIRMAN MACKLIN-PURDY: Is there a  
6 motion?

7 MEMBER FUNKE: Yeah, I'll make a motion.

8 I'll motion for approval for 1023 West  
9 Main Street redevelopment, Mohammed Shahid Ali,  
10 application for zoning map amendment, application  
11 for special use for planned unit development,  
12 application for PUD preliminary plan.

13 MEMBER MELTON: I'll second.

14 CHAIRMAN MACKLIN-PURDY: The motion has  
15 been moved and seconded.

16 Any discussion on the motion?

17 (No response.)

18 CHAIRMAN MACKLIN-PURDY: Did you want to  
19 add anything like --

20 MEMBER FUNKE: Oh, pending staff comments.

21 CHAIRMAN MACKLIN-PURDY: -- pending staff  
22 comments?

23 MEMBER FUNKE: Staff comments, yes.

24 Thank you.



1           CHAIRMAN MACKLIN-PURDY: I might just  
2 add -- I don't know if this is appropriate but --  
3 every -- this is just a recommendation to the  
4 Planning and Development Committee. So this still  
5 has to go through Planning and Development, and  
6 you are welcome to attend that meeting, as well.

7           So I will call the roll call on the  
8 motion.

9           Wiese.

10          MEMBER WIESE: Yes.

11          CHAIRMAN MACKLIN-PURDY: Funke.

12          MEMBER FUNKE: Yes.

13          CHAIRMAN MACKLIN-PURDY: Melton.

14          MEMBER MELTON: Yes.

15          CHAIRMAN MACKLIN-PURDY: Hibel.

16          MEMBER HIBEL: Yes.

17          CHAIRMAN MACKLIN-PURDY: Moad.

18          MEMBER MOAD: No.

19          CHAIRMAN MACKLIN-PURDY: Ewoldt.

20          MEMBER EWOLDT: Yes.

21          MEMBER MOAD: Did you call yourself?

22          CHAIRMAN MACKLIN-PURDY: What?

23          MEMBER MOAD: Did you call yourself?

24          CHAIRMAN MACKLIN-PURDY: Oh -- yes.

1           Laura Macklin-Purdy, and I vote yes on  
2 the -- on the recommendation.

3           Sorry about that. It's my first time.

4           And that concludes Item 5.

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

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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of August, 2021.



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MELANIE L. HUMPHREY-SONNTAG



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# Transcript of Prairie Center

**Date:** August 3, 2021

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x

In Re: Application for :  
Final Plat of Subdivision, :  
Prairie Center Third :  
Resubdivision, by Shodeen :  
Construction Company, LLC. :

-----x

HEARING

St. Charles, Illinois 60174  
Tuesday, August 3, 2021  
8:00 p.m. CDT

Job No.: 336731B

Pages: 1 - 9

Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CRC, FAPR

1 HEARING, held at the location of:

2

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4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

7 (630) 377-4400

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

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1 PRESENT:

2 LAURA MACKLIN-PURDY, Acting Chairman

3 ZACHARY EWOLDT, Member

4 JEFFREY FUNKE, Member

5 KAREN HIBEL, Member

6 SUE MELTON, Member

7 LAURA MOAD, Member

8 COLLEEN WIESE, Member

9

10 ALSO PRESENT:

11 RUSS COLBY, Assistant Director of

12 Community & Economic Development

13 ELLEN JOHNSON, Planner

14 RACHEL HITZEMANN, Planner

15 RITA TUNGARE, Community & Economic

16 Development Director

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

2 CHAIRMAN MACKLIN-PURDY: So we will move  
3 on to Item 6, Prairie Center Third Resubdivision,  
4 Shodeen Construction Company, LLC, application for  
5 final plat of subdivision.

6 Item 6 is Prairie Center Third  
7 Resubdivision, and staff -- staff's going to  
8 provide a summary?

9 MR. COLBY: Yes. I'll provide a brief  
10 summary.

11 This is an application for replatting of  
12 the property that's part of the Prairie Center  
13 development which is being developed by Shodeen  
14 Construction. It's just a residential and mixed-  
15 use redevelopment of what was formerly the  
16 St. Charles Mall property. The project's under  
17 construction right now.

18 As it's being developed, Shodeen has been  
19 resubdividing the property in order to create  
20 individual building parcels for the other -- for  
21 buildings and other uses that are being  
22 constructed.

23 It was anticipated under the original PUD  
24 approval that the property would be subdivided as



1 it was developed and that the developer has the  
2 ability to propose lots in whatever configuration  
3 they would choose based on the building  
4 footprints. There are currently easements in  
5 place, blanket easements, for public utilities.  
6 There's also cross-access easements over the  
7 property for the benefit of all the individual  
8 lots.

9 So, really, the review is just the  
10 configuration of the individual parcels, and  
11 there's been a plat provided, which is included in  
12 the packet materials.

13 One note, there's also a lot that's being  
14 proposed for a Park District park site. That is  
15 not drawn on the final version of the plat, but  
16 it's just noted on there. That's being worked out  
17 between the developer, Shodeen, and the Park  
18 District in terms of what the final configuration  
19 of that lot would be, but there's a red outline in  
20 the packet that shows what's being discussed as a  
21 proposed lot.

22 Staff's recommending approval subject to  
23 resolution of staff comments, and we have Dave  
24 Patzelt of Shodeen who's present who can answer

1 questions, as well.

2 CHAIRMAN MACKLIN-PURDY: Thank you.

3 Are there any questions from Plan  
4 Commissioners?

5 (No response.)

6 CHAIRMAN MACKLIN-PURDY: Is there a  
7 motion?

8 MEMBER MOAD: I'll move to approve the  
9 final plat of the subdivision for the Prairie  
10 Center Third Resubdivision.

11 CHAIRMAN MACKLIN-PURDY: Is there a  
12 second?

13 MEMBER FUNKE: I'll second.

14 CHAIRMAN MACKLIN-PURDY: The motion has  
15 been moved and seconded.

16 Any discussion on the motion?

17 MEMBER WIESE: Do we need to include  
18 "pending resolution of staff comments" into the  
19 motion?

20 MEMBER MOAD: Pending staff comments, yes,  
21 recommendations.

22 CHAIRMAN MACKLIN-PURDY: Wiese.

23 MEMBER WIESE: Yes.

24 CHAIRMAN MACKLIN-PURDY: Funke.

Transcript of Prairie Center  
Conducted on August 3, 2021

7

1 MEMBER FUNKE: Yes.

2 CHAIRMAN MACKLIN-PURDY: Melton.

3 MEMBER MELTON: Yes.

4 CHAIRMAN MACKLIN-PURDY: Hibel.

5 MEMBER HIBEL: Yes.

6 CHAIRMAN MACKLIN-PURDY: Moad.

7 MEMBER MOAD: Yes.

8 CHAIRMAN MACKLIN-PURDY: Ewoldt.

9 MEMBER EWOLDT: Yes.

10 CHAIRMAN MACKLIN-PURDY: Okay. The --

11 MEMBER MOAD: Yourself?

12 CHAIRMAN MACKLIN-PURDY: Yes. Me, yes.

13 Sorry.

14 That concludes Item 6.

15 Is there any additional business from Plan

16 Commissioners, members, or staff?

17 (No response.)

18 CHAIRMAN MACKLIN-PURDY: Any meeting

19 announcements? Russ?

20 MS. JOHNSON: We do have items for next

21 meeting, the 17th.

22 CHAIRMAN MACKLIN-PURDY: Okay. Any public

23 comments?

24 (No response.)

1 CHAIRMAN MACKLIN-PURDY: No.

2 Is there a motion to adjourn?

3 MEMBER FUNKE: I'll make a motion.

4 MEMBER MELTON: I'll second.

5 CHAIRMAN MACKLIN-PURDY: Thank you.

6 Moved and seconded.

7 All in favor?

8 (Ayes heard.)

9 CHAIRMAN MACKLIN-PURDY: The meeting of  
10 the St. Charles Planning Commission is adjourned  
11 at 8:06 p.m.

12 (Off the record at 8:06 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CRC, FAPR, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of August, 2021.



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MELANIE L. HUMPHREY-SONNTAG