

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, AUGUST 8, 2023**

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Members Present:                   Laurel Moad  
  Karen Hibel  
  Jeffery Funke  
  Colleen Wiese  
  Dave Rosenberg  
  Chris Studebaker

Members Absent:                   Peter Vargulich  
  Zachary Ewoldt  
  Gary Gruber

Also Present:                       Ellen Johnson, Planner  
  Rachel Hitzemann, Planner  
  Monica Hawk, Development Engineer  
  Bruce Sylvester, Assistant Director CD-Planning & Engineering  
  Court Reporter

**1. Call to order**

Vice Chair Funke called the meeting to order at 7:00 p.m.

**2. Roll Call**

Vice Chair Funke called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the May 16, 2023 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 May 16, 2023 Plan Commission meeting.**

**5. Verizon Cell Tower, 4050 E. Main St. (DRA Properties, LLC)**

Application for Special Use  
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. Moad to close the public hearing. Seconded by Ms. Wiese.**

**Roll call vote:**

**Ayes: Moad, Hibel, Wiese, Rosenberg, Studebaker, Funke**

**Nays:**

**Absent: Vargulich, Ewoldt, 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 Mr. Studebaker to recommend approval of an Application for Special Use for Verizon Cell Tower, 4050 E. Main St., subject to resolution of all staff comments and signing of the agreement with the Pheasant Run Property Association.**

**Roll call vote:**

**Ayes: Moad, Hibel, Wiese, Rosenberg, Studebaker, Funke**

**Nays:**

**Absent: Vargulich, Ewoldt, Gruber**

**Motion carried: 6-0**

**6. 407 S. 5<sup>th</sup> Street Subdivision (Derrico Builders, LLC)**  
Application for Minor Subdivision – Final Plat

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 an Application for Minor Subdivision-Final Plat for 407 S. 5<sup>th</sup> Street Subdivision, subject to resolution of all staff comments.**

**Roll call vote:**

**Ayes: Moad, Hibel, Wiese, Rosenbert, Studebaker, Funke**

**Nays:**

**Absent: Vargulich, Ewoldt, Gruber**

**Motion carried: 6-0**

**7. Public Comment - None**

**8. Additional Business from Plan Commission Members or Staff**

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

**9. Weekly Development Report**

**10. Meeting Announcements**

a. Plan Commission

Tuesday, August 22, 2023 at 7:00pm Council Chambers

Wednesday, September 6, 2023 at 7:00pm Council Chambers

Tuesday, September 19, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, August 14, 2023 at 7:00pm Council Chambers

Monday, September 11, 2023 at 7:00pm Council Chambers

**11. Adjournment at 7:32 p.m.**



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# Transcript of St. Charles Plan Commission Hearing

**Date:** August 8, 2023

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Tuesday, August 8, 2023  
7:00 p.m. CST

Job No.: 473423  
Pages: 1 - 33  
Transcribed by: Wanda Greenlee, CCR

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

1 Report of proceedings of the St. Charles  
2 Plan Commission, held at the location of:

3  
4 ST. CHARLES CITY HALL  
5 2 East Main Street  
6 St. Charles, Illinois 60174  
7 (630) 377-4400

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11 Pursuant to agreement, before William Pantoja,  
12 Notary Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

DAVID ROSENBERG, Commissioner

CHRIS STUDEBAKER, Commissioner

LAUREL MOAD, Commissioner

JEFFREY FUNKE, Vice Chair

KAREN HIBEL, Commissioner

COLLEEN WIESE, Commissioner

ALSO PRESENT:

RACHEL HITZEMANN, Planner

ELLEN JOHNSON, Planner

MONICA HAWK, Development Engineer

BRUCE SYLVESTER, Assistant Director CD, Planning &  
engineering

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C O N T E N T S

ITEM	NUMBER	PAGE
	4 - Passed	6
	5 - Passed	23
	6 - Passed	29



Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

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PROCEEDINGS

VICE CHAIR FUNKE: Plan commission's called to order. Prepare the roll call.

COMMISSIONER MOAD: Peter Vargulich?

(No response.)

COMMISSIONER MOAD: Karen Hibel?

COMMISSIONER HIBEL: Yes.

COMMISSIONER MOAD: Jeffrey Funke.

VICE CHAIR FUNKE: Here.

COMMISSIONER MOAD: Colleen Wiese?

COMMISSIONER WIESE: Here.

COMMISSIONER MOAD: Zachary Ewoldt?

(No response.)

COMMISSIONER MOAD: Dave Rosenberg?

COMMISSIONER ROSENBERG: Here.

COMMISSIONER MOAD: Gary Gruber?

(No response.)

COMMISSIONER MOAD: Chris Studebaker?

COMMISSIONER STUDEBAKER: Here.

COMMISSIONER MOAD: And Laurel Moad here.

VICE CHAIR FUNKE: Thank you. Number --  
Item No. 3. Please join me in saying the Pledge of  
Allegiance.

(Pledge of Allegiance was recited.)

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

6

1 VICE CHAIR FUNKE: Thank you. Item No. 4.  
2 Presentation of the minutes of May 16th, 2023, meeting of  
3 the plan commission. Is there a motion to approve.

4 COMMISSIONER MOAD: I move to approve the  
5 minutes for May 16th.

6 VICE CHAIR FUNKE: We have a motion. Thank  
7 you. All in favor?

8 UNIDENTIFIED SPEAKER: Aye.

9 UNIDENTIFIED SPEAKER: Aye.

10 UNIDENTIFIED SPEAKER: Aye.

11 VICE CHAIR FUNKE: Opposed?

12 (No response.)

13 VICE CHAIR FUNKE: Motion passes. Item  
14 No. 5, Verizon cell tower, 4050 East Main Street. Item  
15 No. 5 is an application for special use for a  
16 communication tower filed by DRA Properties, LLC.

17 A public hearing was previously open for  
18 this application in March. An issue was noted regarding a  
19 subdivision covenant that restricted communication towers  
20 from locating on the property. The applicant has returned  
21 with additional information.

22 Item 5(a): This is a public hearing item.  
23 It is the role of the planning commission to conduct  
24 public hearings on zoning applications that are filed with

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

1 the City. All testimony and evidence, both for and  
2 against an application, shall be given under oath.

3           Regarding procedure, first, the applicant  
4 will make a presentation. Then we will take questions  
5 from the commission, followed by questions from members of  
6 the public. After that, we will take comments from the  
7 public and anyone else wishing to present testimony. When  
8 the plan commission feels it has gathered enough evidence  
9 to make a recommendation to the Planning and Development  
10 Committee of the City Council, we will close the public  
11 hearing. The plan commission will then discuss the  
12 evidence gathered relative to the findings of fact and  
13 vote on a recommendation. The applications will then go  
14 before the Planning and Development Committee of the City  
15 Council.

16           Before we begin, anyone who wishes to offer  
17 any testimony, including asking questions or providing  
18 comments for or against the application, shall be sworn  
19 in. Witnesses, will you stand? Anybody who's going to be  
20 giving testimony, please stand.

21           UNIDENTIFIED SPEAKER: I have to be sworn  
22 in?

23           VICE CHAIR FUNKE: Yes. Yes. When it is  
24 your turn to speak, please approach the lectern. State

1 your name, spell your last name and state your address for  
2 the record. I will note that official meeting packet  
3 posted up to the City's website is part of the public  
4 hearing record.

5 Is the applicant ready to make the  
6 presentation?

7 MR. DOLAN: Yes.

8 UNIDENTIFIED SPEAKER: Jeff, I think you  
9 might have skipped the part --

10 VICE CHAIR FUNKE: Oh, I'm sorry. I'm  
11 sorry. Yeah. Sorry. Do you swear that the testimony you  
12 provide tonight will be the truth? If so, say "I do."

13 MR. DOLAN: I do.

14 VICE CHAIR FUNKE: All right. Thank you.  
15 Okay. Are you ready to make the presentation?

16 MR. DOLAN: Yes. Members of the  
17 commission, my name is Doug Dolan. I'm with DRA  
18 Properties and Dolan Realty Advisors. We're a commercial  
19 real estate firm that works with Verizon Wireless. And  
20 Verizon, as some of you know, had a cell site across the  
21 street from our proposed site at Fox Valley Dealership  
22 where it's -- we were on top of the roof of the Pheasant  
23 Run, which caught fire and took out the power and took out  
24 our site.

1                   So we've been operating without a cell  
2 site, a permanent cell site. We have since placed a COW,  
3 what we call Cell on Wheels, which is known by its acronym  
4 as a COW in the parking lot of Pheasant Run. And this is  
5 a truck that's diesel fueled, and it's being filled up  
6 daily in order to provide some service to the City of  
7 St. Charles. But what's needed is a permanent cell site  
8 at the appropriate height, which will provide coverage and  
9 911 coverage to the community.

10                   So the proposal that I'm presenting here  
11 tonight is for that site, which is a single monopole in  
12 the very rear of the car dealership at Fox Valley.

13                   I'm going to learn how to do this. Hit  
14 enter?

15                   COMMISSIONER MOAD: Yeah.

16                   MR. DOLAN: Okay. Let's see. I'm going to  
17 go to presentation mode. Thank you for technical  
18 assistance. Okay. Awesome. Thank you.

19                   So why is this site important to the City  
20 of St. Charles? We have a network engineer that has  
21 prepared what's called a propagation map, and this shows  
22 the existing coverage. There's a lot of ink blots on this  
23 paper, but the existing purple are existing Verizon sites  
24 with the red center. Those are existing Verizon sites.

1 The green and yellow and light blue is considered poorer  
2 coverage areas.

3 So we're attempting to replace the site  
4 across the street with a new pole. This is the closest  
5 site that we could get to the coverage, the center of the  
6 problem area due to DuPage County Airport. So we do have  
7 FAA approval on this site, and this -- so this is before  
8 our site is built, and this is after our site is built.  
9 So this will provide the coverage and capacity that we  
10 need and also connect to the existing sites in the City of  
11 St. Charles.

12 What's sometimes overlooked is that it  
13 doesn't just provide coverage to this particular area, but  
14 they work in a network. So when you place a new cell  
15 site, it strengthens the whole network by being able to  
16 offload capacity from other sites in the City of  
17 St. Charles. So by adding this site, it strengthens the  
18 whole network and it also enhances the 911 location. So,  
19 in other words, if someone calls for an emergency call on  
20 their phone, by having additional site, it pinpoints the  
21 location of the caller better.

22 So this is a diagram -- this is notes from  
23 the radio frequency engineer saying the proposed site will  
24 help fill in a much needed coverage gap. The site will

1 also improve reliable coverage on the street level along  
2 North Avenue inside the surrounding residential and  
3 commercial businesses. In addition, this site will  
4 offload capacity to the heavily congested neighboring  
5 towers. So that's how we mentioned earlier it works in a  
6 network.

7 The primary objective of the site is to  
8 fill in coverage gap along North Avenue and provide  
9 reliable coverage inside the residential and commercial  
10 areas. The network capacity offloaded in the neighboring  
11 sectors, reliable coverage for E-911 calls, and improved  
12 4G and 5G data speeds.

13 This is a site plan of the Fox Valley VW  
14 store. Our site is proposed in the very rear of the  
15 parking lot. If you look in the solid yellow lines, so  
16 sometimes hard to read, but the bolder yellow line in the  
17 very rear of the property off the parking lot will be our  
18 proposed site.

19 The site is proposed as a monopole. We had  
20 originally looked at a monopine for the original site.  
21 The comments received from both the property owner and the  
22 neighboring trustee is that they both agreed that a  
23 traditional monopole would be a better use of the site  
24 because it's in a parking lot. And we do -- have done

1 plenty of pine trees which work well when you're among  
2 other pine trees and you're among other trees. When it's  
3 a freestanding site, it's -- a pine tree tends to stick  
4 out much more. And we have a photo SIM of the tower, too.

5 This is just to show that we did get FAA  
6 approval. FAA is an essential part, especially when  
7 you're close to an airport. And we did -- because of the  
8 FAA approval, we did lower the height of the tower. We  
9 were originally over 140. We went down 139. And that's  
10 with a 5-foot lightning rod. So our overall tower height  
11 is 134 feet.

12 Radio frequency safety, this sometimes  
13 comes up from time to time. And this is just a third  
14 party called Site Safe. And you can look at them on the  
15 Internet, and it lists all the websites and OSHA and such  
16 that mention and -- to discuss about the safety and how at  
17 the base of the tower, it's equivalent to a Wi-Fi system  
18 or a baby monitor. That's how safe these systems are.

19 Health, safety and background, again,  
20 there's several websites that can be addressed regarding  
21 health and safety of a cell site.

22 Photosynth, so this is the proposed site.  
23 So this is looking from the front of Fox Valley  
24 Volkswagen. And again, there are no existing trees in



1 that area. So both the trustee, who owns the property in  
2 the rear, who was the original projector to do the site,  
3 who we've met with several times, have now reached an  
4 agreement. And the owner of the property have agreed that  
5 the traditional monopole, which will have no guide wires  
6 and will not be lit, won't be any FAA lighting or blinking  
7 lights on it. So it'll just be a single pole.

8 The network, you're feeling it in  
9 St. Charles, as they are in other parts of Chicago and  
10 other parts of the country, just the demand for data has  
11 exploded. Not just cell phone calls, but the demand for  
12 data and data speed. So all carriers are pushing to keep  
13 up with the demand, so -- which is part of the reason for  
14 5G. It provides a faster network for all the residents  
15 and visitors to the City of St. Charles.

16 This is additional information. I won't  
17 read it, but additional information which will be part of  
18 the record showing why the need for the cell site. The  
19 big part is schools, wireless connectivity. We're --  
20 we're noticing -- as, you know, as probably in this  
21 audience, the number of people who've switched to wireless  
22 only. That was kind of a thing -- a few years ago there  
23 was about 50/50, but now it's about 80 percent, 20 percent  
24 that have terminated their landline and use cellular only.

1           So it's become an essential service to  
2 communities. We find, especially with the age, with  
3 younger groups especially, they will never install a  
4 landline again in their homes and their apartments. So  
5 cellular service has become an essential use.

6           Property values, we haven't had -- at least  
7 in the last item, we didn't have any objectors except for  
8 the trustee who owned land in the back of our site and  
9 that was for a different matter. But we sometimes go into  
10 the value of these sites for property values and the  
11 importance of these sites for homes in the area and  
12 businesses in the area and visitors in the area.

13           So as it says in the first point: The 90  
14 percent of single family homebuyers consider an area of  
15 goods of cellular service somewhat important or very  
16 important when buying a new home. So in summary -- I'll  
17 be available for any questions after this -- monopole  
18 design was chosen as the best structure type for this type  
19 of environment.

20           Again, for the past two or three months,  
21 we've been meeting with the trustee, trustee's attorney,  
22 and members of the property owners association, which  
23 still owns about five or six lots, including the Culver's  
24 in the area, the Memory Care. And there's been an

1 agreement. We've reached an agreement. We have a fully  
2 negotiated document which is being circulated for approval  
3 signature. They've emailed a letter from the property  
4 owner association to the City in support of our project.

5 So that was really the only item that I  
6 recall, the biggest item from our last presentation. And  
7 that concludes my presentation. So I'm happy to address  
8 any questions from the commission.

9 VICE CHAIR FUNKE: All right. Thank you.  
10 Any questions from the planning commission?

11 COMMISSIONER STUDEBAKER: This might be for  
12 staff. The declaration issue, is that solved legally? I  
13 think we're good there. Everybody's happy with that.

14 MS. HITZEMANN: Yes. We have -- they're in  
15 the middle of the agreement. The legal was finalized  
16 today or yesterday and they just have to sign the  
17 paperwork, so that'll be done prior to them receiving.

18 COMMISSIONER STUDEBAKER: So if we motion  
19 to approve this, do we have to do it with the caveat that  
20 -- how is that supposed to read? I mean, do we have to  
21 put a caveat into that motion or no?

22 MS. HITZEMANN: I think you can make it a  
23 condition that they, you know, receive -- that the  
24 agreement is signed between owners.

1 COMMISSIONER STUDEBAKER: Okay.

2 MR. DOLAN: One time -- another time we  
3 made a condition prior to issuance of a building permit,  
4 this protection that we have a signed agreement with  
5 trustees.

6 COMMISSIONER STUDEBAKER: Just out of  
7 curiosity, how much taller is the cell tower going to be  
8 than the emergency siren pole that was out there?

9 MR. DOLAN: Oh, yeah, it's a -- it's a  
10 visual thing because it's so much further back.

11 COMMISSIONER STUDEBAKER: Sure.

12 MR. DOLAN: It's smaller. But those poles  
13 are probably 40 feet, something like it.

14 COMMISSIONER STUDEBAKER: So you're  
15 going --

16 MR. DOLAN: Like, 130 at the most.

17 COMMISSIONER STUDEBAKER: -- 130?

18 MR. DOLAN: 130, right.

19 COMMISSIONER STUDEBAKER: I was just  
20 wondering. Thank you.

21 VICE CHAIR FUNKE: Any other questions?

22 (No response.)

23 VICE CHAIR FUNKE: I'm going to read off --  
24 I've got Commissioner Zack Ewoldt could not be here today,

1 so he emailed in his questions, which I'll read off.  
2 Number one, while the applicant seeks to lease a 20 foot  
3 by 25 foot for the staff report portion of the property,  
4 will this footprint be allowed to expand without city  
5 approval beyond building permits? Example is if they need  
6 to increase the leased footprint for additional ground  
7 equipment, like, battery -- or, like, backup batteries or  
8 generators, et cetera.

9 MR. DOLAN: So, yes, the equipment area  
10 that we propose for Verizon Wireless will be the amount  
11 needed for any future expansion for Verizon Wireless. It  
12 also contains a backup generator, so in case there's a  
13 power outage in the area, it will still provide  
14 communications to the community.

15 And then we also have additional land in  
16 addition to Verizon that we've leased for colocation, so  
17 we're building it for Verizon. We're going to invite AT&T  
18 and T-Mobile to locate on the tower. It's not a second --  
19 part of the idea is not to have a second or third tower,  
20 but to have it all located on one tower. So, yes, there's  
21 room for the equipment at the base.

22 MS. HITZEMANN: And I'll add to that that  
23 the special use is specifically for the communication  
24 tower, not necessarily the other equipment that is needed.

1 So since the tower already received special use, if they  
2 needed to increase that lease area for whatever reason,  
3 they would need to come back for (indiscernible).

4 VICE CHAIR FUNKE: Okay. Thank you.  
5 Number two, the staff report states that they are leasing  
6 -- they are leasing a 20 foot by 25 foot space for  
7 138-foot tower. The application states a 20 foot by 60  
8 foot for 145-foot tower. That was the original  
9 application?

10 MR. DOLAN: Right.

11 VICE CHAIR FUNKE: Did the applicant reduce  
12 what is being proposed since the submittal of an  
13 application?

14 MR. DOLAN: Yes. Yes. We reduced it from  
15 145 to 139 in order to comply with the FAA.

16 VICE CHAIR FUNKE: Okay. Thank you. The  
17 last question: The drawings in the packet appeared to no  
18 longer show the artificial tree limbs that the original  
19 plan showed this spring to the plan commission. It seems  
20 that the resubmittal creates a more noticeable cell tower.  
21 The applicant originally represented that the artificial  
22 tree limbs were proposed to allow it to blend in and  
23 reduce any visual impacts on the area.

24 MR. DOLAN: Yes. We had a conversation

1 with the property owner and with the adjacent trustee.  
2 Both felt that a monopole, which we move more towards the  
3 center of the site, would actually be more appropriate for  
4 that type of setting as opposed to a freestanding tree.

5 VICE CHAIR FUNKE: Right. Thank you.  
6 Appreciate that. Any other questions or comments? I have  
7 none. Any questions or comments from members of the  
8 public?

9 (No response.)

10 VICE CHAIR FUNKE: Okay. If planning  
11 commission feels that they have enough information to make  
12 a recommendation to the Planning and Development Committee  
13 of the City Council, a motion to close the public hearing  
14 would be in order.

15 COMMISSIONER MOAD: I move to close the  
16 public hearing for the Verizon cell tower at 50 -- 4050  
17 East Main.

18 COMMISSIONER WIESE: Second.

19 UNIDENTIFIED SPEAKER: Second.

20 VICE CHAIR FUNKE: The motion has been  
21 moved and second. Any discussion on the motion?

22 (No response.)

23 VICE CHAIR FUNKE: We're going to have a  
24 roll call?

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

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1 COMMISSIONER MOAD: Karen Hibel?

2 COMMISSIONER HIBEL: Yes.

3 COMMISSIONER MOAD: Jeffrey Funke?

4 VICE CHAIR FUNKE: Yes.

5 COMMISSIONER MOAD: Colleen Wiese?

6 COMMISSIONER WIESE: Yes.

7 COMMISSIONER MOAD: Dave Rosenberg?

8 COMMISSIONER ROSENBERG: Yes.

9 COMMISSIONER MOAD: Chris Studebaker?

10 COMMISSIONER STUDEBAKER: Yes.

11 COMMISSIONER MOAD: Laurel Moad, yes.

12 VICE CHAIR FUNKE: Okay. That motion

13 passes. The public hearing is now closed. We will now  
14 move on to the discussion and recommendation section of  
15 our agenda. We will not be taking any additional public  
16 comment to this item.

17 Item 5(b) is discussion and recommendation.  
18 This is the opportunity for the planning commission to  
19 discuss the information that has been gathered in relation  
20 to the findings of fact and to discuss our thoughts on  
21 recommendation. Is there anything additional from the  
22 staff before we begin?

23 MS. HITZEMANN: I don't have anything  
24 additional.



1 THE COURT REPORTER: I'm sorry, what was  
2 that?

3 MS. HITZEMANN: I don't have anything  
4 additional.

5 THE COURT REPORTER: Thank you.

6 VICE CHAIR FUNKE: Thank you. Is there  
7 anything -- the floor is now open for discussion among the  
8 planning commission.

9 COMMISSIONER MOAD: My comment would be  
10 that it appears that the developer has worked with the  
11 Pheasant Run Cross Property Association to accommodate  
12 them and modify the plan in order to satisfy their  
13 covenants, and I'm satisfied that the developer has done  
14 that.

15 COMMISSIONER HIBEL: And I would say  
16 aesthetically, it does improve how it looks, the pole. I  
17 know Commissioner Rosenberg, last time, brought up the  
18 pine and trying to visualize that. So this kind of flows  
19 a little nicer (indiscernible).

20 VICE CHAIR FUNKE: Any other comments?

21 (No response.)

22 VICE CHAIR FUNKE: I'd just like to say,  
23 too, I agree. I think it's -- you know, the pine tree, I  
24 don't think it would have been really in keeping with the

1 area, so I think it was a great adjustment. I appreciate  
2 that. Thank you.

3 Okay. So now that that's -- finished with  
4 that, is there a motion on this application?

5 COMMISSIONER WIESE: I will make a motion  
6 to approve the Verizon cell tower, 4050 East Main Street,  
7 DRA Properties, LLC, subject to completion of all staff  
8 comments and conditional on the signing of the lease  
9 agreement -- is that right?

10 MR. DOLAN: Trustee agreement.

11 COMMISSIONER WIESE: Signing of the trustee  
12 agreement prior to, what, closing? Correct?

13 MR. DOLAN: Prior to the property owner  
14 association agreement -- the Pheasant Run Property  
15 Association agreement.

16 COMMISSIONER WIESE: Okay. So pending the  
17 signing of the Pheasant Run property owners' agreement.

18 MR. DOLAN: Yes.

19 COMMISSIONER STUDEBAKER: Second.

20 VICE CHAIR FUNKE: We have --

21 THE COURT REPORTER: I'm sorry, who was  
22 second?

23 COMMISSIONER STUDEBAKER: (Indicated.)

24 THE COURT REPORTER: Thank you.

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

23

1 VICE CHAIR FUNKE: A motion has been made  
2 and seconded to recommend. Any discussion on that motion?  
3 Okay. Do we have a roll call vote?

4 COMMISSIONER MOAD: Karen Hibel?

5 COMMISSIONER HIBEL: Yes.

6 COMMISSIONER MOAD: Jeffrey Funke?

7 VICE CHAIR FUNKE: Yes.

8 COMMISSIONER MOAD: Karen Wiese -- or  
9 Colleen Wiese? I'm sorry.

10 COMMISSIONER WIESE: Yes.

11 COMMISSIONER MOAD: Dave Rosenberg?

12 COMMISSIONER ROSENBERG: Yes.

13 COMMISSIONER MOAD: Chris Studebaker?

14 COMMISSIONER STUDEBAKER: Yes.

15 COMMISSIONER MOAD: Laurel Moad, yes.

16 VICE CHAIR FUNKE: All right. That motion  
17 passes. Thank you. That concludes Item No. 5.

18 All right. The next item on the agenda is  
19 Item No. 6, 407 South Fifth Street subdivision. Item 6 is  
20 an application for minor subdivision, final plat submitted  
21 by Derrico Builders, LLC.

22 A public hearing is now required for the  
23 application. The applicant will be making a presentation.

24 MR. DERRICO: Okay. So Lot 1 is where the

1 existing house is currently at. The garage is in the  
2 corner of Lot 2.

3 VICE CHAIR FUNKE: Excuse me. Can you  
4 state your name?

5 MR. DERRICO: I'm sorry. Zach Derrico,  
6 D-E-R-R-I-C-O.

7 VICE CHAIR FUNKE: Thank you.

8 MR. DERRICO: Uh-huh. So this is a little  
9 bridge home. The existing home is on Lot 1. The existing  
10 garage is on the corner of Lot 2 where the pointer is.  
11 I'm proposing moving the existing garage closer towards  
12 Oak Street, freeing up --

13 MS. HITZEMANN: I'm sorry. Scroll down. I  
14 think you're in the same place.

15 MR. DERRICO: Thank you. That's the front  
16 elevation that we're proposing. That's the right-side  
17 elevation, and that is -- so the garage is currently  
18 sitting -- you can see the broken lines. I'm wanting to  
19 move it in this general vicinity and freeing up the lot.  
20 This is -- this is how I think the home will sit best on  
21 the property. The HPC wanted us to pull the footprint  
22 back, which we did, Dan Marshall (phonetic spelling) and  
23 I.

24 There was some concern about the sight line

1 between these two properties, so we tried to accommodate  
2 them by pulling the proposed footprint back, and they  
3 seemed to like that. A shingle style. There's going to  
4 be no mix of different architectural styles. HPC was  
5 pretty specific on that, so I think we're accommodating  
6 and I think it works.

7 VICE CHAIR FUNKE: Can you show us the  
8 elevations? I think I'm having a hard time -- if you  
9 could zoom out on that a little bit?

10 MR. DERRICO: Do you want to see the front?

11 VICE CHAIR FUNKE: Yeah. If you could zoom  
12 out -- maybe zoom out so we can see the entire elevation.

13 MR. DERRICO: All right. So the black  
14 portion --

15 VICE CHAIR FUNKE: There you go. Perfect.  
16 Perfect.

17 MR. DERRICO: So that's the right-side  
18 elevation that faces little bridge. It's going to be all  
19 shakes. It's all consistently one style, like I said.

20 THE COURT REPORTER: I'm sorry. Are you  
21 saying faces the lilly bridge?

22 MR. DERRICO: The right-side elevation  
23 faces the existing little bridge home. It's the front  
24 elevation, story-and-a-half style, not superimposing. I

1 think it fits the street well and site well. So I'm happy  
2 to answer any questions you guys might have.

3 VICE CHAIR FUNKE: Can you go back to the  
4 site plan again? Historic District has commented on this.  
5 Have you worked with Historic District?

6 MR. DERRICO: Yeah, we've been working with  
7 them, and they like the direction it's trending. They're  
8 feeling good about everything. They had some -- we've met  
9 with them a few times. They had some comments and we  
10 tried to address those.

11 VICE CHAIR FUNKE: What are you going to be  
12 doing to the existing house? Are you going to be doing  
13 anything to it?

14 MR. DERRICO: Not much. It doesn't need  
15 much. It's a clean old house. Just moving the garage  
16 closer, like the sink plan.

17 COMMISSIONER MOAD: It's currently for  
18 sale.

19 MR. DERRICO: It is, yeah. A portion of  
20 the existing driveway to the -- that would be northwest.  
21 That's going to go away. You see it where it kind of  
22 breaks through the front corner of the garage. So the  
23 existing driveway is just going to die into the side of  
24 the garage location.

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

27

1 VICE CHAIR FUNKE: I don't see the setback  
2 to the -- to the south of the new house. What's that  
3 setback?

4 MR. DERRICO: I believe it's ten.

5 VICE CHAIR FUNKE: Is it ten?

6 MR. DERRICO: To the south?

7 VICE CHAIR FUNKE: Yeah, the neighboring  
8 property.

9 MR. DERRICO: What's the neighbor setback,  
10 you're saying?

11 COMMISSIONER MOAD: East.

12 VICE CHAIR FUNKE: No. Is that the east?

13 COMMISSIONER MOAD: I think it's east.

14 VICE CHAIR FUNKE: Okay.

15 MR. DERRICO: Oh, I see what you're saying.  
16 I believe it's --

17 VICE CHAIR FUNKE: Yeah, on the left side  
18 of the house, yeah.

19 MR. DERRICO: I believe it's -- let's see,  
20 30 or 32.

21 MS. HITZEMANN: Are you talking about the  
22 interior side?

23 VICE CHAIR FUNKE: Yeah, interior side,  
24 right.

Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

28

1 MS. HITZEMANN: For the new house?

2 VICE CHAIR FUNKE: For the new house,  
3 correct.

4 MS. HITZEMANN: It's seven and a half, I  
5 believe.

6 VICE CHAIR FUNKE: Seven and a half. Okay.  
7 Any questions or comments from the plan commission?

8 (No response.)

9 VICE CHAIR FUNKE: Do you have a motion? A  
10 motion.

11 COMMISSIONER MOAD: No questions.

12 UNIDENTIFIED SPEAKER: No questions.

13 COMMISSIONER WIESE: I make a motion to --

14 COMMISSIONER MOAD: I make a motion to  
15 approve.

16 VICE CHAIR FUNKE: Go ahead.

17 COMMISSIONER WIESE: I make a motion to  
18 approve 407 South Fifth Street subdivision, Derrico  
19 Builders, LLC, subject to all staff -- closure of all  
20 staff comments or completion of all staff comments.

21 COMMISSIONER MOAD: Second.

22 VICE CHAIR FUNKE: We have a motion and a  
23 second. Do you need a roll call?

24 COMMISSIONER MOAD: Sure. Karen Hibel?



Transcript of St. Charles Plan Commission Hearing  
Conducted on August 8, 2023

29

1 COMMISSIONER HIBEL: Yes.

2 COMMISSIONER MOAD: Jeffrey Funke?

3 VICE CHAIR FUNKE: Yes.

4 COMMISSIONER MOAD: Colleen Wiese?

5 COMMISSIONER WIESE: Yes.

6 COMMISSIONER MOAD: Dave Rosenberg?

7 COMMISSIONER ROSENBERG: Yes.

8 COMMISSIONER MOAD: Chris Studebaker?

9 COMMISSIONER STUDEBAKER: Yes.

10 COMMISSIONER MOAD: Laurel Moad, yes.

11 VICE CHAIR FUNKE: Thank you. That motion

12 passed. Thank you. I appreciate it.

13 MR. DERRICO: Thank you.

14 VICE CHAIR FUNKE: That concludes Item No.

15 6. Item No. 7, any public comment?

16 (No response.)

17 VICE CHAIR FUNKE: All right. Number 8,

18 Item No. 8, additional business from the planning

19 commission members or staff?

20 MS. HITZEMANN: Yes. I did want to

21 introduce a new member of the Community Development

22 Department. Bruce Sylvester has joined our team as the

23 assistant director of Community Development for planning

24 and engineering.

1 MR. SYLVESTER: Hi, I'm Bruce Sylvester,  
2 and I started in the Community Development Department a  
3 couple of weeks ago, and I'm happy to be here, and I'm  
4 looking forward to meeting all of you.

5 VICE CHAIR FUNKE: Where'd you come from?

6 MR. SYLVESTER: Prior to this, I was in  
7 Westmont, and prior to that, I was in Knights.

8 VICE CHAIR FUNKE: Very nice.

9 UNIDENTIFIED SPEAKER: Welcome.

10 VICE CHAIR FUNKE: Welcome to Cane County.

11 MR. SYLVESTER: Yeah, glad to be here.

12 VICE CHAIR FUNKE: Item No. 9, weekly  
13 development report. The weekly development report has  
14 been provided with the meeting packet. And Item No. 10,  
15 meeting announcements. Do you have a meeting --

16 MS. JOHNSON: Well, that meeting -- it's  
17 like next meeting we may have on the  
18 first (indiscernible).

19 VICE CHAIR FUNKE: Okay. Do we have a  
20 motion for adjournment? Adjournment?

21 COMMISSIONER WIESE: Second.

22 VICE CHAIR FUNKE: We have a motion and a  
23 second. All in favor?

24 COMMISSIONERS: Aye.

1                   VICE CHAIR FUNKE: St. Charles planning  
2 commission is closed at 7:32 p.m. Well done.

3                   UNIDENTIFIED SPEAKER: Thank you.

4                   VICE CHAIR FUNKE: You're welcome.

5                   (Proceedings concluded at 7:32 p.m.)  
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1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, William Pantoja, the officer before whom  
3 the foregoing deposition was taken, do hereby certify that  
4 said proceedings were electronically recorded by me; and  
5 that I am neither counsel for, related to, nor employed by  
6 any of the parties to this case and have no interest,  
7 financial or otherwise, in its outcome.

8 IN WITNESS WHEREOF, I have hereunto set my  
9 hand and affixed my notarial seal this 11th day of August,  
10 2023.

11

12 *William Pantoja*  
13 \_\_\_\_\_

14 William Pantoja, Notary Public  
15 for the State of Illinois

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CERTIFICATE OF TRANSCRIBER

I, Wanda Greenlee, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording 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.

*Wanda Greenlee*

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Wanda Greenlee

August 11, 2023