

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, SEPTEMBER 19, 2017**

Members Present: Chairman Todd Wallace
Tim Kessler
Jeff Funke
James Holderfield
Tom Pretz
Peter Vargulich
Laura Macklin-Purdy
David Pietryla
Tom Schuetz

Also Present: Ellen Johnson, Planner
Chris Bong, Development Engineering Division Manager
Court Reporter

1. Call to order

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

2. Roll Call

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

3. Presentation of minutes of the August 8, 2017 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the August 8, 2017 Plan Commission meeting.

4. Presentation of minutes of the August 22, 2017 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Mr. Pietryla, and unanimously passed by voice vote to approve the minutes of the August 22, 2017 Plan Commission meeting.

PUBLIC HEARING

5. Parkside Reserves, 1337 Geneva Rd. (Grandview Capital, LLC)

Application for Map Amendment

Application for Preliminary/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 Mr. Kessler and seconded by Mr. Pretz to close the public hearing.

Roll Call Vote:

Ayes: Wallace, Kessler, Funke, Holderfield, Pietryla, Pretz, Purdy, Schuetz, Vargulich

Nays: None

Absent: None

Motion carried: 9-0

MEETING

6. Parkside Reserves, 1337 Geneva Rd. (Grandview Capital, LLC)

Application for Map Amendment

Application for Preliminary/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 Mr. Kessler and seconded by Mr. Pretz to recommend approval of the Applications for Map Amendment and Final Plat of Subdivision subject to resolution of outstanding staff comments.

Roll Call Vote:

Ayes: Wallace, Kessler, Funke, Holderfield, Pietryla, Pretz, Purdy, Schuetz, Vargulich

Nays: None

Absent: None

Motion carried: 9-0

7. Additional Business from Plan Commission Members or Staff – None

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, October 3, 2017 at 7:00pm Council Chambers

Tuesday, October 17, 2017 at 7:00pm Council Chambers

Tuesday, November 7, 2017 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, October 9, 2017 at 7:00pm Council Chambers

Monday, November 13, 2017 at 7:00pm Council Chambers

10. Public Comment

11. Adjournment at 7:39 p.m.



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Transcript of Map Amendment and Final Plat - 1337 Geneva Road

Date: September 19, 2017

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Regular Meeting including :
Application for Map :
Amendment and Preliminary/ :
Final Plat of Subdivision; :
Property Located at :
1337 Geneva Road. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, September 19, 2017
7:00 p.m.

Job No.: 126926
Pages: 1 - 42
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

5

2 East Main Street

6

St. Charles, Illinois 60174

7

(630) 377-4400

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Before Melanie L. Humphrey-Sonntag, a Certified
Shorthand Reporter, Registered Diplomate Reporter,
Certified Realtime Reporter, and a Notary Public in
and for the State of Illinois.

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Transcript of Map Amendment and Final Plat - 1337 Geneva Road
Conducted on September 19, 2017

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 DAVID PIETRYLA, Member

8 TOM PRETZ, Member

9 TOM SCHUETZ, Member

10 PETER VARGULICH, Member

11

12 ALSO PRESENT:

13 ELLEN JOHNSON, Planner

14 CHRIS BONG, Development Engineering Manager

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Transcript of Map Amendment and Final Plat - 1337 Geneva Road
Conducted on September 19, 2017

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P R O C E E D I N G S

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

Tim, roll call.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Funkey -- Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Oh, he's the
attorney in Geneva. He's the attorney.

Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Oh, Pietryla.

MEMBER PIETRYLA: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: I'm here.

VICE CHAIRMAN KESSLER: I guess you've got
to turn that over to somebody else.

Transcript of Map Amendment and Final Plat - 1337 Geneva Road
Conducted on September 19, 2017

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1 Todd is here, too.

2 CHAIRMAN WALLACE: Do we need to delegate
3 responsibilities here?

4 VICE CHAIRMAN KESSLER: Maybe. My mind is
5 on something else.

6 CHAIRMAN WALLACE: Okay. Item 3 on the
7 agenda is presentation of the minutes of the
8 August 8th, 2017, meeting of the Plan Commission.

9 Is there a motion to approve?

10 VICE CHAIRMAN KESSLER: So moved.

11 MEMBER SCHUETZ: Second.

12 CHAIRMAN WALLACE: Moved and seconded.

13 All in favor?

14 (Ayes heard.)

15 CHAIRMAN WALLACE: Opposed?

16 (No response.)

17 CHAIRMAN WALLACE: Item 4, presentation
18 of the minutes of the August 22nd, 2017, meeting of
19 the Plan Commission.

20 Is there a motion?

21 VICE CHAIRMAN KESSLER: So moved.

22 MEMBER PIETRYLA: Second.

23 CHAIRMAN WALLACE: All right. All in favor?

24 (Ayes heard.)

1 CHAIRMAN WALLACE: Opposed?

2 (No response.)

3 CHAIRMAN WALLACE: All right. Item 5 on the
4 agenda, this is a public hearing for Parkside
5 Reserves, 1337 Geneva Road, Grandview Capital, LLC,
6 application for map amendment and application for a
7 preliminary/final plat of subdivision.

8 With this being a public hearing, I'll give
9 a little bit of background.

10 The Plan Commission is appointed by the City
11 Council for the purpose of conducting public
12 hearings on certain applications that come before
13 the City, and our role is to obtain evidence in the
14 form of testimony for and against the application
15 and to make a recommendation to the City Council
16 either for approval or denial of the application.

17 In doing that, we ask the Applicant to make
18 a presentation, and after that we will entertain
19 questions from the Plan Commission and members of
20 the audience. And we'll also accept any other
21 testimony either for or against the application.
22 We'll allow the Applicant to make a rebuttal
23 statement.

24 If the Plan Commission feels that they have

1 enough evidence in order to make a recommendation to
2 City Council, then we will close the public hearing,
3 and Item 6 on the agenda is action on this item.

4 If we don't have enough evidence at that
5 point in time, we may continue the public hearing to
6 a future date in order to get that evidence prior to
7 making a recommendation.

8 Are there any questions regarding the
9 procedure?

10 (No response.)

11 CHAIRMAN WALLACE: No? Okay.

12 At this point -- we do have a court reporter
13 here in the room. She's taking down all the details
14 of the proceedings here tonight. And I would ask
15 that anyone who speaks please stand at the lectern,
16 state your name and address, spell your last name
17 for the record, and please wait to be recognized by
18 me before speaking.

19 Anyone who wishes to offer testimony,
20 including asking questions, I'll swear you in now if
21 you raise your hand.

22 (Two witnesses duly sworn.)

23 CHAIRMAN WALLACE: All right. Thank you.

24 Before we begin, staff -- Ellen, is this you?

Transcript of Map Amendment and Final Plat - 1337 Geneva Road
Conducted on September 19, 2017

8

1 MS. JOHNSON: Yes.

2 CHAIRMAN WALLACE: Anything before we begin?

3 MS. JOHNSON: No. We'll turn it over to the
4 Applicant.

5 CHAIRMAN WALLACE: Okay.

6 Is the Applicant ready?

7 MR. GREEN: Yes. Thank you.

8 My name is Jon Green, G-r-e-e-n, with
9 Engineering Resource Associates. We are the site
10 civil engineers, land surveyors, and planners for
11 this project. I represent the Applicant, Grandview
12 Homes, and Ken is here to talk a little bit tonight,
13 as well, after I'm complete.

14 You have seen this project about two years
15 ago or so. We actually came through this same
16 Commission for a conceptual review, and the plans,
17 for the most part, have stayed predominantly the
18 same. There have been some adjustments. We worked
19 through the permitting process with staff. The
20 property is currently zoned RS-3, and we're looking
21 to request RM-1, which is mixed medium density.

22 I know the public hearing is not necessarily
23 speaking and voting on the particular architectural
24 plans before you, but we did bring them along, as we

1 did at the concept level, so you can get a feeling
2 of what we're looking to do with the property.

3 So we're proposing three townhome units,
4 attached units. The building elevation is before
5 you, and we do have some colored boards with us to
6 my right, as well, that Ken will walk through in a
7 moment.

8 This is the south tip of town. The property
9 to the south is Wheeler Park. The Oaks townhome
10 development is to the west, the other side of the
11 bike trails.

12 Willowgate, of course, is to the east, on
13 the other side of Route 31. Route 31 is an
14 IDOT road. You might be familiar with the property
15 now. There's a large drainage box culvert that goes
16 beneath 31 which accepts quite a bit of water from
17 Wheeler Park to the south.

18 So part of our extensive permitting over the
19 last year or two was working with both the City of
20 St. Charles engineering staff and City of Geneva
21 engineering staff and both of the park districts
22 just to coordinate all of the entitlement and
23 stormwater issues on the project.

24 But what you'll recognize the site by is

1 along 31 there's a large guardrail. Of course,
2 that's kind of protecting the traffic from the large
3 drainage ditch and drainage easement that's in the
4 front portion of the site, so this three-unit
5 development is pushed back a bit.

6 All the garages are front-facing, but it's
7 pushed back from the road to allow for driveway
8 access and visitor parking and safe ingress and
9 egress from the site.

10 The site will utilize the existing curb cut
11 that's there now, which is remnants from a house
12 that was demolished, I believe, about 15 years ago.
13 We'll widen that entrance out a little bit and, of
14 course, obtain all the necessary IDOT permits
15 relating to access to 31.

16 The site is half an acre in size,
17 21,950 square feet. It has some unique geometry to
18 it. It's kind of trapezoidal. The frontage is
19 wider but then the property goes to the west and
20 narrows almost to a point.

21 And so the front part of the elevation,
22 which is on the screen before you, is kind of the
23 widest part of the building. If you do look at the
24 site plans we've prepared, the building kind of

1 stair-steps back to the back.

2 If you remember when we were in for our
3 conceptual review, we were actually encroaching on
4 some of the minimum setbacks. But some of the
5 feedback we received from you guys was to do the
6 best we could to make sure -- we did not need a PUD
7 for this but -- make sure that we could and would
8 conform to the RM-1 mixed-use standards. It was the
9 flavor that conceptually you could support this as
10 long as there were no variances, so we did tweak the
11 plan. We listened and our application reflects your
12 feedback on that matter.

13 We feel that this project is consistent with
14 the trend in development to the east and to the west
15 and to the north. There is a single-family home
16 directly across the street. I believe that's
17 located in the city of Geneva. Of course, there's a
18 house to the north of us. And -- but other than
19 that, there's a trend of multifamily in the area.

20 I'll just talk about kind of the uniqueness
21 of the property. With the fact that we were on the
22 southern tip of St. Charles, it's brought up some
23 development challenges for us. And part of the
24 reason it's been a year or two since we've seen you

1 last, we're actually -- we worked with both
2 municipalities' public works department, and it
3 was -- after it being volleyed back and forth a
4 couple of times, it was decided that we're going to
5 get our public water from the City of Geneva.
6 There's a draft intergovernmental agreement.

7 Of course, the City of Geneva just upgraded
8 their public water system along the entire frontage
9 of their Wheeler Park. And that wasn't without --
10 that came by the recommendation of your City staff
11 that we worked it that way, and that's for a couple
12 of reasons. There is a lot of shallow bedrock in
13 this area, and the construction of the water main
14 and the long-term maintenance of it could be
15 challenging.

16 And it -- besides serving this development
17 for sanitary sewer, which we're able to do, it would
18 have just created a long, unnecessary loop of water
19 main that the City public works staff would have to
20 maintain for perpetuity, so it just made sense.

21 So one of the things we've been negotiating
22 over time is with the City of Geneva on the IGA, and
23 the last-minute details are still to be worked out.

24 Another point of utility extension that was

1 up for discussion was the sanitary sewer, and the
2 closest sanitary sewer is to the west, in front of
3 The Oaks townhome development, and we are needing to
4 extend the sanitary main across the bike path that
5 is immediately west of this property.

6 There's actually two slivers of land. One
7 sliver is owned by the St. Charles Park District,
8 the other is owned by the Geneva Park District, and
9 so the developer is going to contribute cash to each
10 of the park districts.

11 Our understanding is the districts are going
12 to use that money to repave about a quarter mile of
13 bike trail in the area, so there will be a direct
14 benefit of this project, in that it will pave a
15 current trail system that's in disrepair, which
16 starts at the trailhead just to the north of us and
17 then connects to the paved path within Wheeler Park.

18 We understand the park district's going to
19 do that work, but they're going to do that, in
20 addition, for the easement rights we're going to
21 procure from them relating to this project.

22 So the project -- of course, we'll
23 contribute to the park district and school district
24 land/cash donation, per your City standard formula.

1 That concludes my part of the presentation
2 of the site plan. I'll introduce Ken Bernhard and
3 he'll talk a little bit about the building
4 architecture.

5 CHAIRMAN WALLACE: Can I ask you a question
6 first?

7 There's a pretty decent drop-off at the
8 front of the property. Is that guardrail going to
9 be retained, or is it -- how's the elevation going
10 to change with the drop-off?

11 MR. GREEN: Here it is. Can you see the
12 mouse on your monitors if I point here?

13 CHAIRMAN WALLACE: Yes.

14 MR. GREEN: Okay. Yeah, here is Geneva
15 Road, running towards the right side of the page,
16 and the guardrail is located right along the
17 existing concrete curb.

18 Of course, the sidewalk that's being
19 reconstructed is on the other side here. But the
20 guardrail is right there, and the drop-off happens
21 immediately, almost entirely within the IDOT
22 right-of-way.

23 Right where I'm pointing here, these are all
24 1-foot contour lines. So if we count them real

1 quick -- 1, 2, 3, 4, 5, 6, 7 -- it does fall off
2 about 7 or 8 feet.

3 And then this line that I'm pointing to is
4 actually -- there's an existing 30-inch storm sewer
5 that's discharging into the property from Wheeler
6 Park, and that's all going to be maintained, too.

7 So our proposed building is back at this
8 line. And then each unit's going to have room to
9 park two cars in front of each garage door. And
10 then there's a 24-foot drive aisle right here.

11 Okay? And then there's going to be a little bit of
12 a retaining wall here, I think about -- probably a
13 short wall, 30 inches or so in height. And at this
14 point it's going to slope back down.

15 So to answer your question, we're set back
16 about 40 feet or so so that we can maintain this
17 depression. To answer your original question, the
18 guardrail will be maintained. That's out in IDOT's
19 right-of-way.

20 CHAIRMAN WALLACE: Okay. But it will have
21 to be severed at some point to create the entrance?

22 MR. GREEN: No, because the entrance will be
23 where the current site entrance is located, at the
24 far north end of the property.

Transcript of Map Amendment and Final Plat - 1337 Geneva Road
Conducted on September 19, 2017

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1 CHAIRMAN WALLACE: Oh, I see.

2 MEMBER HOLDERFIELD: Excuse me. Is that
3 going to be north of the guardrail?

4 MR. GREEN: Yes. North.

5 MEMBER HOLDERFIELD: Okay. All right.

6 MR. GREEN: Yeah, we're going to enter north
7 of the guardrail. There's about a 30-foot space
8 from when the guardrail ends, and then there's an
9 existing utility pole.

10 The existing utility pole is at our north
11 lot line extended so -- I mean, it was planned just
12 right. There's 30 feet left over for us, and that's
13 where we're going to bring in our 24-foot-wide
14 entrance.

15 VICE CHAIRMAN KESSLER: You won't have to
16 move that pole?

17 MR. GREEN: No. So we'll fit right in
18 there.

19 CHAIRMAN WALLACE: Okay. Any other questions?

20 (No response.)

21 CHAIRMAN WALLACE: Okay.

22 Go ahead.

23 MR. GREEN: I'll turn it over.

24 MR. BERNHARD: Hello. Thank you for

1 having us.

2 I'm Ken Bernhard from Grandview Capital,
3 B-e-r-n-h-a-r-d, and we are proposing the three-unit
4 townhome project on Geneva Road.

5 That's falling down.

6 MR. GREEN: That's what I get for
7 touching it.

8 MR. BERNHARD: The townhome project is going
9 to have about a 60 percent front elevation of
10 masonry. It's going to be a combination of both
11 brick and stone. We're going to have the stone in
12 the lower areas on the front elevation. There will
13 be copper over the front entryways, as depicted in
14 the plan here.

15 The garage doors will be a faux-finished
16 metal door so it will look like wood. We've been
17 using those on our homes now. They hold up much
18 better than the true wood doors and a lot less
19 maintenance.

20 The upper section, we have shutters, stained
21 wood shutters, as well as arched bracket details
22 above on the gables, on the two gables there. And
23 we will also have the shake details, as opposed to
24 just cedar in the upper half. We're adding a little

1 bit more interest with the shake details as well as
2 some recessed panels.

3 The home will also have casement windows, so
4 it's a nice, upgraded window, as opposed to a
5 double-hung window, stained front entry doors. And
6 we do believe that this front elevation is what's
7 going to really help us sell the product that we're
8 going to be having down there.

9 Each unit's approximately 3,000 square feet.
10 We have 3 bedrooms, 2 1/2 baths, room for elevators.
11 There's a fireplace in each one of the units, as
12 well.

13 The sides and the rear will be Hardiboard
14 siding, so it's that maintenance-free product, and
15 you probably are familiar with that. It looks like
16 cedar but it's a maintenance-free product, and it
17 saves you from any woodpecker damage and so forth.
18 Architectural shingles will be used on the roof with
19 a lifetime warranty.

20 We feel, as you enter into the St. Charles
21 area, it's going to be a very nice -- almost a
22 monument in itself, a very attractive entryway into
23 our city here.

24 That's the basics of the home -- or three

1 units.

2 VICE CHAIRMAN KESSLER: Yeah. I like the
3 brick.

4 First of all, I realize that this
5 architectural review that you're giving us is not
6 anything that we're actually voting on tonight, but
7 thank you for doing that.

8 MR. BERNHARD: Sure.

9 VICE CHAIRMAN KESSLER: I remember at our
10 last go-through, when you brought the concept to us,
11 we talked a little bit about the finishes on the
12 south side and the rear, and I wondered if you had
13 given any thought to that --

14 MR. BERNHARD: What we've --

15 VICE CHAIRMAN KESSLER: -- improving them
16 from just a plain Hardiboard look because it's also,
17 as you point out here, an entrance into St. Charles,
18 and so is the bike trail that runs through there.

19 And so, you know, just a little bit -- I
20 know you're going to have to go through some design
21 review and process --

22 MR. BERNHARD: Sure.

23 VICE CHAIRMAN KESSLER: -- and there
24 probably will be some changes made to what we see

1 but --

2 MR. BERNHARD: Yeah. One of the things that
3 we've done is we've wrapped the windows with cedar
4 so it's not just Hardiboard just running horizontal.
5 So we did a nice wrap around each one of the
6 windows. That will be offset in different colors
7 and accents.

8 VICE CHAIRMAN KESSLER: Okay. Just keep
9 that in mind, if you would, nothing that -- you
10 know, it's just something we thought might also make
11 the building a little more appealing.

12 MR. BERNHARD: Absolutely.

13 VICE CHAIRMAN KESSLER: It's beautiful.

14 MR. BERNHARD: I would agree.

15 VICE CHAIRMAN KESSLER: Thanks.

16 MR. BERNHARD: Yeah.

17 CHAIRMAN WALLACE: Other questions? Comments?

18 MEMBER HOLDERFIELD: Yes.

19 CHAIRMAN WALLACE: Yes, Jim.

20 MEMBER HOLDERFIELD: Out of curiosity --
21 I've walked the lot there twice in a day. It's hard
22 to get your head around.

23 And I expected that maybe the side
24 elevations -- well, let me just go -- the footprint

1 of the town house will be on one plane there when
2 you put that in? You're not going to have to tier
3 it up as you go from east to west?

4 It doesn't show that but I'm just curious.
5 Is that how it is?

6 MR. BERNHARD: Oh, I believe that the
7 left-side elevation may drop down with the grades
8 dropping.

9 And it's a little hard to see on this plan
10 here, but I think right over here we have a couple
11 of elevation marks going.

12 Is that correct, Jon? Yes?

13 So with that we'll probably drop that
14 foundation down, maybe even put some windows in that
15 basement area there.

16 MEMBER HOLDERFIELD: Okay. But the top
17 foundation won't be stepping down?

18 MR. BERNHARD: No. We --

19 MEMBER HOLDERFIELD: It will be siding all
20 the way to the grade line?

21 MR. BERNHARD: Correct. Yes.

22 MEMBER HOLDERFIELD: That's what I wondered.

23 MR. BERNHARD: And, you know, the front
24 elevation will be level all the way across. There

1 won't be any --

2 MEMBER HOLDERFIELD: Once you get past the
3 back of the house, how quick does it start to go up?
4 I couldn't get my head around it. Is that going to
5 be about 15 feet or so?

6 MR. BERNHARD: That's probably 10 to 15 feet
7 back here. So from --

8 MEMBER HOLDERFIELD: Change of elevation?

9 MR. BERNHARD: So from here to this
10 elevation mark over here is probably about 10 feet,
11 maybe 15 feet, and then it gradually continues up.

12 On this side over here next to the single-
13 family residence, there is a retaining wall that
14 goes along that northerly property line. I think
15 that's 24 inches high, approximately.

16 MR. GREEN: Yeah. We did step up the
17 foundation in that corridor. I know you -- we're
18 kind of tucking the building into the hill so --
19 since we don't have my doors on the right side of
20 the right unit, the foundation is actually raised up
21 a foot or two --

22 MEMBER HOLDERFIELD: Okay.

23 MR. GREEN: -- which helps absorb the grade.
24 And then, similarly on the left side of the

1 left unit, we're dropping it down a foot or 2 so
2 that there is a slight amount of fall.

3 MEMBER HOLDERFIELD: I'm just curious.

4 MR. BERNHARD: Yeah.

5 MEMBER HOLDERFIELD: I have one other
6 question -- I can keep going here?

7 As I recall when you folks were here the
8 last time, I was concerned about the tree line on
9 the west side of the property.

10 MR. BERNHARD: The tree line?

11 MEMBER HOLDERFIELD: Yes.

12 MR. BERNHARD: On the -- which side?

13 MEMBER HOLDERFIELD: On the west side of it.

14 MR. BERNHARD: Okay.

15 MEMBER HOLDERFIELD: And I noticed in this
16 letter that you sent to the City it addressed -- it
17 said there are no trees along the north, and it
18 talked about what would be done with the trees on
19 the east and the south, but nothing was said about
20 the west line that runs along the bike path.

21 MR. BERNHARD: Well, I would think any of
22 the valuable trees -- now, box elder, they're not
23 going to be there when we're done.

24 But any valuable trees that we are not

1 excavating near I would believe will add to the
2 property --

3 MEMBER HOLDERFIELD: Yes.

4 MR. BERNHARD: -- so I'd be the last guy to
5 say take them out. I would say prune them up, make
6 them look good. That would be a value, I would
7 think.

8 MEMBER HOLDERFIELD: Because there's a
9 couple of them -- I don't know what species they
10 are --

11 MEMBER SCHUETZ: Old ones.

12 MEMBER HOLDERFIELD: -- along the bike paths
13 that are pretty good elements along that west side.

14 I'm just curious.

15 MR. BERNHARD: Yeah, I would vote to keep
16 those, remove any buckthorn in some of that lower
17 underscrub, and then kind of have a soft bed line
18 against the natural area, kind of transitioning it
19 from existing to natural.

20 MEMBER HOLDERFIELD: I would agree.

21 Thank you.

22 MEMBER SCHUETZ: I think the information in
23 the packet said that the two or three -- I forget
24 now -- oak trees would be saved and then the

1 buckthorns and the box elders and the rubbish, if
2 you will, would be removed and -- I think that would
3 be great.

4 MR. BERNHARD: Yeah.

5 MEMBER SCHUETZ: Those are awful.

6 MR. BERNHARD: And if I'm not mistaken,
7 I believe those larger oak trees were in the --
8 let's see -- that would be the southwest corner of
9 the property --

10 MEMBER HOLDERFIELD: Pretty much.

11 MR. BERNHARD: -- so I believe they're down
12 in that vicinity.

13 MEMBER SCHUETZ: Yeah, fortunately.

14 MR. BERNHARD: And, you know, there is some
15 elevation change going on here, so any of the larger
16 trees that are back here we're going to have to look
17 at, and maybe we do a retaining wall around it.
18 Certainly, if there's an oak tree, you know, that's
19 the last thing we want to take down.

20 MEMBER HOLDERFIELD: Okay. That's what I
21 wanted to hear.

22 MR. BERNHARD: No, I'm all for trees and
23 buffers.

24 CHAIRMAN WALLACE: All right.

1 Go ahead.

2 MEMBER PIETRYLA: Very quickly.

3 In your application it mentions the demand
4 for single-family attached. I'm not necessarily
5 disagreeing with that, of course, but -- where did
6 you get -- where does that -- is that in the study?
7 Is that CMAP or something?

8 MR. BERNHARD: The demand for single-family
9 housing? Everyone -- not everyone but a large
10 majority are downsizing, and there's a lot of people
11 that are tired of all the maintenance that they have
12 with their larger residence that want a nice
13 residence and want to be in town, and they want to
14 have maintenance-free living.

15 And just to the north of us is that entire
16 project in Geneva that is about sold out. I think
17 that's proof in itself.

18 MEMBER PIETRYLA: South of the park, you
19 mean?

20 MR. BERNHARD: Yes. I'm sorry. South of us
21 there.

22 MEMBER PIETRYLA: I was going -- you're
23 confident, obviously. You're using that as an
24 example that you're going to -- people will snatch

1 these up?

2 MR. BERNHARD: I believe so. And,
3 unfortunately, there's only three. Our initial plan
4 was to have 4, and I would have rather had 40 but --
5 anyway. Four was the goal and three we ended up
6 with.

7 MEMBER PIETRYLA: Thank you.

8 MEMBER VARGULICH: I've just got a follow-up
9 question related to the tree preservation.

10 MR. BERNHARD: Uh-huh.

11 MEMBER VARGULICH: But I -- when I was out
12 at the site, I didn't notice any oak trees except
13 for one along the south property line.

14 There were a lot of walnuts, and, you know,
15 there's different views on whether that's a good
16 tree or --

17 MR. BERNHARD: Sure.

18 MEMBER VARGULICH: Practically, they
19 are fairly messy. I mean, they are a hardwood but
20 they're fairly messy.

21 MR. BERNHARD: Yeah.

22 MEMBER VARGULICH: So I can understand,
23 given what you're proposing, why you wouldn't want
24 to preserve those, necessarily.

1 But the one oak tree that you stated in your
2 letter -- actually, you said there were two, but
3 I only found one along the south property line.

4 Between the utilities and the grading,
5 you're going to destroy it.

6 MR. BERNHARD: Well, I guess we have two
7 options.

8 MEMBER VARGULICH: And I just -- you have a
9 water -- your water service runs right through the
10 tree.

11 If you want to go to your utility plan --

12 MR. BERNHARD: Which one's the utility plan,
13 Jon?

14 MR. GREEN: That one.

15 MR. BERNHARD: Is it this one?

16 MR. GREEN: We can try zooming in --

17 MEMBER VARGULICH: So your water service,
18 you're casing it under the 36-inch storm drain. And
19 then as you continue to the west, parallel to the
20 property line, you go right underneath -- right
21 through the one tree that you say you're going to
22 preserve.

23 MR. BERNHARD: We're going to have to
24 reroute that because I would not want to get too

1 close to that tree.

2 Even if it doesn't die immediately --
3 right? -- it's going to die in a year, and that's
4 going to be another problem for us.

5 MEMBER VARGULICH: And then the grading --
6 the grading plan does exactly the same thing. You
7 grade over top of the root system of a tree, so
8 I don't believe you're going to preserve it, as you
9 stated in your letter from March in 2016.

10 MR. GREEN: We'll work with staff to get
11 those issues cleaned up.

12 MEMBER VARGULICH: And will the material --
13 the existing plant material within the IDOT
14 right-of-way -- be addressed? Because it's just
15 kind of, you know, whatever has taken hold over
16 the years.

17 MR. BERNHARD: It looks rough, in my
18 opinion, at best.

19 MEMBER VARGULICH: It is. It is.

20 MR. BERNHARD: And I would like to see it a
21 much more clean, more manicured look.

22 I don't want to hide these units, either,
23 but I do want a nicely landscaped front elevation
24 and then, as we transition to the rear, to kind of

1 gently transition into that more natural feel.

2 MEMBER VARGULICH: Okay.

3 And I -- just a question: The detention
4 that you have underneath the driveway only seems to
5 be addressing a very small portion of the lot.

6 What exactly is the purpose of it?

7 MR. BERNHARD: I'll leave that to Jon.

8 MR. GREEN: It's a water quality BMP
9 feature. The trend of stormwater management systems
10 in the county we live in now is not only to treat
11 water volume but to treat water quality.

12 And so the hard surface areas that are
13 draining off the site -- the gutters and downspouts
14 and then primarily the pavement area -- that may
15 have herbicides, pesticides, rock salt on it.

16 What's going to happen is the water's going
17 to go into the catch basin, and it's a pit of stone.
18 It's a pit of 3-inch rock that has about a
19 35 percent air void ratio. And the intent of it
20 actually is like a free filter. So the water goes
21 into the filter, into the air void, and then it
22 weeps into the ground solely. And then, once it
23 fills up, it overflows out.

24 So it's actually a benefit to the

1 surrounding neighbors.

2 MEMBER VARGULICH: So how -- there's a pipe
3 that runs along the north property line, but you
4 don't have any pipes running on the south property
5 line.

6 So how do the downspouts from the south and
7 west part of the building get into this feature?
8 Which I think is great.

9 MR. GREEN: Uh-huh. They will be piped --
10 well, the roof is split so 50 percent of the roof is
11 going to come to the front of the building --

12 MEMBER VARGULICH: Right.

13 MR. GREEN: -- and this is -- the storm
14 sewer that's shown on this plan is the storm
15 infrastructure, which is the 12-inch-diameter pipe.
16 The down -- there's a notation that specs that the
17 downspouts will be piped through 4-inch or 6-inch
18 PVC underdrain. That's typically picked up on the
19 landscape plan.

20 But it's the -- it's the flavor of the City
21 and County ordinance to see that a vast majority of
22 the proposed impervious area does run through this
23 feature.

24 MEMBER VARGULICH: And over time if -- how

1 will it be serviced? If you pave over top of the --
2 if it -- 20 years from now, if you have silts and
3 different things that are going to fill in the voids
4 and you have about 30 or 40 percent void space, how
5 does that get serviced?

6 MR. GREEN: There are 48-inch diameter
7 precast catch basins on the storm system that the
8 water drains through before it overflows into the
9 structure.

10 So just like any existing City catch basins
11 that we have in the streets all around this
12 building, from time to time, as an HOA maintenance
13 issue, where any sediment or debris that is coming
14 through the water that settles out in the sump in
15 the structure with a casting -- with a cast iron
16 frame on it, that can be vacuum-trucked out.

17 MEMBER VARGULICH: What about the gravel
18 area? Isn't this contributing to this problem?

19 MR. GREEN: The proposed gravel?

20 MEMBER VARGULICH: Yeah. You have an area
21 that's 60-some feet wide.

22 MR. GREEN: It's all underground and it's
23 paved over the top and it's wrapped in geofabric.
24 So no silt can ever get into it because it's wrapped

1 in geofabric on all four sides, top and bottom.

2 And the water that enters this gravel area
3 has to travel through a woven mesh geofabric
4 material. So the woven mesh on the outside of this
5 20-by-60-foot dry well will never allow sediment to
6 enter it.

7 MEMBER VARGULICH: Okay. Thank you.

8 MEMBER FUNKE: How is trash being handled on
9 this? You have three units. Is trash being picked
10 up on Geneva Road? And if so, where is your -- you
11 know, I envision -- what? -- six canisters on --

12 MR. BERNHARD: Six -- yeah. There will
13 probably be one typical garbage can and one
14 recycling can per unit.

15 MEMBER FUNKE: Okay.

16 CHAIRMAN WALLACE: Other questions?

17 MEMBER MACKLIN-PURDY: Have you -- I'm just
18 curious and this might have been brought up before.

19 But the neighbor to the south, has -- have
20 you --

21 MR. BERNHARD: I've talked to him on a
22 number of occasions, and he keeps asking me, "How
23 soon will it be until you get the water in? Because
24 I want to tie into the water." So he's excited.

1 I mean -- at least he seems excited about us moving
2 forward with it.

3 MEMBER MACKLIN-PURDY: Okay.

4 CHAIRMAN WALLACE: All right. Anything else?

5 MEMBER MACKLIN-PURDY: And what will the
6 retention -- the fence around there, what will -- is
7 that going to be stone or --

8 MR. BERNHARD: You mean the retaining wall?

9 MEMBER MACKLIN-PURDY: Retaining wall.

10 MR. BERNHARD: It will be a manufactured
11 type of stone, something that can hold up a driveway
12 as opposed to a -- it needs to be an interlocking
13 product as opposed to a natural product that could
14 potentially move on us.

15 MEMBER MACKLIN-PURDY: And that goes all the
16 way around to the trail; is that correct?

17 MR. BERNHARD: Well, it starts about here.
18 Right?

19 And then it comes around and loops in right
20 over here.

21 MR. GREEN: And we have a small keystone in
22 here.

23 MR. BERNHARD: That one is an existing
24 doorway.

1 MEMBER MACKLIN-PURDY: And is there
2 something on this -- the one on the ground, is there
3 something around the other side, as well?

4 MR. BERNHARD: Oh, that's the -- yeah. On
5 the north side?

6 MEMBER MACKLIN-PURDY: Correct.

7 I think that was a topic last time. We were
8 talking about that.

9 MR. BERNHARD: Is that where you raised --

10 MR. GREEN: Yeah. We raised the foundation.

11 The good news on that is we got rid of that
12 wall. The wall -- this is an older color rendering.

13 When we presented before you last, we had
14 this wall here.

15 MEMBER MACKLIN-PURDY: Uh-huh. Right.

16 MR. GREEN: And just a topic of discussion
17 is at that point the City public works staff was
18 still considering having us bring City water
19 through, and one of the options was to come from
20 The Oaks, down this lot line.

21 MEMBER MACKLIN-PURDY: That's right. Okay.

22 MR. GREEN: And there was a conflict with
23 the City ordinance of no retaining walls within
24 10 feet of a public water main.

1 MEMBER MACKLIN-PURDY: That's right. Okay.

2 MR. GREEN: So we got rid of the wall in
3 anticipation of the water coming, but then we were
4 bringing the water from the other side.

5 MEMBER MACKLIN-PURDY: Got it. Okay.

6 MEMBER PIETRYLA: How tall did you propose
7 that retaining wall? Like 5 feet, you said?

8 MR. BERNHARD: I think it's 30 inches.

9 MR. GREEN: Yeah, 30 inches max.

10 MR. BERNHARD: Yeah.

11 CHAIRMAN WALLACE: All right. Anything else?

12 (No response.)

13 CHAIRMAN WALLACE: Okay. Any -- well, let's
14 see if any of the public has any questions or
15 comments.

16 (No response.)

17 CHAIRMAN WALLACE: All right. Anything
18 else, Ellen?

19 MS. JOHNSON: No.

20 CHAIRMAN WALLACE: Okay.

21 Tim.

22 VICE CHAIRMAN KESSLER: I move to close the
23 public hearing.

24 MEMBER PRETZ: I'll second.

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1 CHAIRMAN WALLACE: All right. Any
2 discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: Tim.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 VICE CHAIRMAN KESSLER: Schuetz.

8 MEMBER SCHUETZ: Yes.

9 VICE CHAIRMAN KESSLER: Funke.

10 MEMBER FUNKE: Yes.

11 VICE CHAIRMAN KESSLER: Pretz.

12 MEMBER PRETZ: Yes.

13 VICE CHAIRMAN KESSLER: Vargulich.

14 MEMBER VARGULICH: Yes.

15 VICE CHAIRMAN KESSLER: Pietryla.

16 MEMBER PIETRYLA: Yes.

17 VICE CHAIRMAN KESSLER: Purdy.

18 MEMBER MACKLIN-PURDY: Yes.

19 VICE CHAIRMAN KESSLER: Wallace.

20 CHAIRMAN WALLACE: Yes.

21 VICE CHAIRMAN KESSLER: Kessler, yes.

22 CHAIRMAN WALLACE: All right. The public
23 hearing is now closed.

24 Moving on to Item 6, Parkside Reserves,

1 1337 Geneva Road, Grandview Capital, LLC,
2 application for map amendment and application for a
3 preliminary/final plat of subdivision, I'll
4 entertain a motion.

5 VICE CHAIRMAN KESSLER: I would move to
6 recommend approval to the --

7 CHAIRMAN WALLACE: Planning & Development
8 Committee.

9 VICE CHAIRMAN KESSLER: -- Planning &
10 Development Committee -- thank you -- for the
11 approval of the application for map amendment and
12 the application for preliminary/final plat of
13 subdivision, subject to any outstanding matters
14 within the Planning Department.

15 CHAIRMAN WALLACE: Second?

16 MEMBER PRETZ: Second.

17 CHAIRMAN WALLACE: All right.

18 THE COURT REPORTER: I'm sorry. Who did the
19 second?

20 MEMBER PRETZ: I did.

21 CHAIRMAN WALLACE: He did.

22 THE COURT REPORTER: Thank you.

23 CHAIRMAN WALLACE: All right. Any
24 discussion on the motion?

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1 (No response.)
2 CHAIRMAN WALLACE: All right.
3 Tim.
4 VICE CHAIRMAN KESSLER: Holderfield.
5 MEMBER HOLDERFIELD: Yes.
6 VICE CHAIRMAN KESSLER: Schuetz.
7 MEMBER SCHUETZ: Yes.
8 VICE CHAIRMAN KESSLER: Funke.
9 MEMBER FUNKE: Yes.
10 VICE CHAIRMAN KESSLER: Pretz.
11 MEMBER PRETZ: Yes.
12 VICE CHAIRMAN KESSLER: Vargulich.
13 MEMBER VARGULICH: Yes.
14 VICE CHAIRMAN KESSLER: Pietryla.
15 MEMBER PIETRYLA: Yes.
16 VICE CHAIRMAN KESSLER: Purdy.
17 MEMBER MACKLIN-PURDY: Yes.
18 VICE CHAIRMAN KESSLER: Wallace.
19 CHAIRMAN WALLACE: Yes.
20 VICE CHAIRMAN KESSLER: Kessler, yes.
21 CHAIRMAN WALLACE: All right. That
22 concludes Item 6.
23 Thank you, gentlemen.
24 MR. BERNHARD: Perfect. Thank you.

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1 MR. GREEN: Thank you.

2 CHAIRMAN WALLACE: Good luck.

3 Any additional business from Plan Commission
4 members or staff?

5 (No response.)

6 CHAIRMAN WALLACE: All right. Meetings.

7 Weren't we supposed to have a meeting over
8 across the street? Or was that the one that was
9 cancelled?

10 MS. JOHNSON: Yes, that was the one that was
11 canceled.

12 CHAIRMAN WALLACE: Okay.

13 MS. JOHNSON: But we will be having a
14 meeting on October 3rd.

15 CHAIRMAN WALLACE: Say it again.

16 MS. JOHNSON: We will be having a meeting on
17 October 3rd here at the Council chambers.

18 VICE CHAIRMAN KESSLER: Will you be here?

19 MS. JOHNSON: I hope so.

20 CHAIRMAN WALLACE: All right.

21 Any public comment?

22 (No response.)

23 CHAIRMAN WALLACE: All right.

24 VICE CHAIRMAN KESSLER: Quiet public

1 tonight.

2 CHAIRMAN WALLACE: Okay. I'll entertain a
3 motion to adjourn.

4 MEMBER PIETRYLA: Second.

5 VICE CHAIRMAN KESSLER: So moved.

6 MEMBER PIETRYLA: I'm sorry. Second.

7 CHAIRMAN WALLACE: All right. All in favor?
8 (Ayes heard.)

9 CHAIRMAN WALLACE: Opposed?
10 (No response.)

11 CHAIRMAN WALLACE: The City of St. Charles
12 Plan Commission is adjourned at 7:39 p.m.

13 (Off the record at 7:39 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, and a Notary Public in and for the County
of Kane, State of Illinois, the officer before whom
the foregoing proceedings were taken, do certify
that the foregoing transcript is a true and correct
record of the proceedings, that said proceedings
were taken by me stenographically and thereafter
reduced to typewriting under my supervision, and
that I am neither counsel for, related to, nor
employed by any of the parties to this case and have
no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed my notarial seal this 25th day of
September, 2017.

My commission expires: July 3, 2021

Melanie L. Humphrey-Sonntag

Notary Public in and for the
State of Illinois