

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, SEPTEMBER 20, 2022**

Members Present: Peter Vargulich
Laurel Moad
Karen Hibel
Jeffrey Funke
Zachary Ewoldt
Dave Rosenberg
Gary Gruber

Members Absent: Colleen Wiese
Chris Studebaker

Also Present: Ellen Johnson, Planner
Rachel Hitzemann, Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

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

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the August 2, 2022 meeting of the Plan Commission

Motion was made by Ms. Moad, seconded by Ms. Hibel and unanimously passed by voice vote to approve the minutes of the August 2, 2022 Plan Commission meeting.

5. InterPlastics, 3645-3655 Illinois Ave. (Jeff Muellner)

Application for Special Use (Amendment)

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. Moad to close the public hearing.

Roll call vote:

Ayes: Moad, Hibel, Funke, Ewoldt, Rosenberg, Gruber, Vargulich

Nays:

Absent: Wiese, Studebaker
Motion carried 7-0

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 Mr. Funke and seconded by Ms. Moad to recommend approval of the Application for Special Use (Amendment) for InterPlastics, 3645-3655 Illinois Ave., subject to resolution of all staff comments.

Roll call vote:

Ayes: Moad, Hibel, Funke, Ewoldt, Rosenberg, Gruber, Vargulich

Nays:

Abstain:

Absent: Wiese, Studebaker

Motion carried 7-0

6. Additional Business from Plan Commission Members or Staff - None

7. Weekly Development Report

8. Meeting Announcements

c. Plan Commission

Tuesday, October 4, 2022 at 7:00pm Council Chambers

Tuesday, October 18, 2022 at 7:00pm Council Chambers

Tuesday, November 8, 2022 at 7:00pm Council Chambers

d. Planning & Development Committee

Monday, October 10, 2022 at 7:00pm Council Chambers

Monday, November 14, 2022 at 7:00pm Council Chambers

9. Public Comment - None

10. Adjournment at 7:30 p.m.



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Transcript of Hearing - InterPlastics, 3645-3655 Illinois Ave

Date: September 20, 2022

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----X
In Re: InterPlastics, :
3645-3655 Illinois Ave. :
(Jeff Muellner) - :
Application for Special Use :
(Amendment) :
-----X

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, September 20, 2022
7:02 p.m. CDT

Job No.: 412185
Pages 1 - 31
Reported by: Kristine Wesner, CVR

1 Report of proceedings held at the location
2 of:

3
4 ST. CHARLES CITY HALL
5 2 East Main Street
6 St. Charles, Illinois 60174
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22 Pursuant to agreement, before Kristine
23 Wesner, Certified Verbatim Reporter, and Notary
24 Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- PETER VARGULICH, Chairman
- DAVID ROSENBERG, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner
- KAREN HIBEL, Commissioner
- JEFFREY FUNKE, Commissioner
- GARY GRUBER, Commissioner

ALSO PRESENT:

- Ellen Johnson, Planner
- Rachel Hitzemann, Planner
- Monica Hawk, Development Engineer

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

2 CHAIRMAN VARGULICH: All right. The
3 meeting of the St. Charles Plan Commission is
4 called to order.

5 Laura Moad?

6 COMMISSIONER MOAD: Here.

7 CHAIRMAN VARGULICH: Colleen Wiese?
8 Jeff Funke?

9 COMMISSIONER FUNKE: Here.

10 CHAIRMAN VARGULICH: Karen Hibel?

11 COMMISSIONER HIBEL: Here.

12 CHAIRMAN VARGULICH: Zach Ewoldt?

13 COMMISSIONER EWOLDT: Here.

14 CHAIRMAN VARGULICH: Dave Rosenberg?

15 COMMISSIONER ROSENBERG: Here.

16 CHAIRMAN VARGULICH: Gary Gruber?

17 COMMISSIONER GRUBER: Here.

18 CHAIRMAN VARGULICH: Chris Studebaker?

19 All right. Pledge of Allegiance,
20 please.

21 (The Pledge of Allegiance was recited.)

22 CHAIRMAN VARGULICH: Thank you.

23 Presentation of our meeting minutes

24 from our August 2nd Plan Commission meeting. Is

1 through a motion to approve?

2 COMMISSIONER MOAD: So moved.

3 COMMISSIONER HIBEL: Second.

4 CHAIRMAN VARGULICH: We have a motion
5 and a second.

6 All in favor?

7 (Chorus of ayes.)

8 CHAIRMAN VARGULICH: Opposed?

9 Motion passes.

10 Onward, Item 5 is an application for
11 special use amendment for InterPlastics, a
12 recycling facility located at 3645 and 3655
13 Illinois Avenue, filed by Jeff Mueller --
14 Muellner -- excuse me. This is a public hearing
15 item. The role of the Plan Commission is to
16 conduct public meetings on zoning applications
17 that are filed with the city. All testimony and
18 evidence for and against this application shall be
19 given under oath. Regarding our procedure, first,
20 the applicant will make a presentation, then we'll
21 take questions from the Plan Commission, followed
22 by members of the public. And after that, we'll
23 do any follow-up questions and provide testimony.
24 When the Plan Commission feels it has

1 gathered enough evidence to make a recommendation
2 to the Planning and Development Committee of the
3 City Council, we will close the public hearing.
4 The Plan Commission will then discuss the evidence
5 gathered relative to the findings of fact and vote
6 on this recommendation. The applicant will then
7 go forth to the Planning and Development Committee
8 of the City Council.

9 Before we begin, anybody wishing to
10 give testimony, ask questions, provide comments
11 shall be sworn in. If you could please stand if
12 you're going to do that. If you're the
13 applicant --

14 MR. VARCHETTO: Yeah.

15 CHAIRMAN VARGULICH: -- then you're
16 part of this. Thank you.

17 (Witness sworn by chairperson.)

18 CHAIRMAN VARGULICH: Thank you. When
19 you're speaking, please come to the lectern, state
20 your name, spell your last name, and provide your
21 address for the record. We have a court reporter.

22 If you're ready, we'd like for you to
23 start.

24 MR. VARCHETTO: All right. I didn't

1 realize we were giving a presentation. I thought
2 Rachel said you were giving a presentation.

3 MS. HITZEMANN: No. Yeah. You just
4 kind of walk through --

5 MR. VARCHETTO: Okay. That's no
6 problem. I got it here, so --

7 Good evening, Commissioners. Thank you
8 for your time in looking into this for us.

9 CHAIRMAN VARGULICH: If you could give
10 your name and address --

11 MR. VARCHETTO: My name is Nick
12 Varchetto, V-A-R-C-H-E-T-T-O. I live at 1201
13 Lynnfield Lane in Bartlett, Illinois. I am
14 representing Jeff Muellner, who's the applicant as
15 the engineering firm, Engineering Resource
16 Associates. We've been working with Jeff and the
17 owner from InterPlastics on developing his vacant
18 parcel that's immediately adjacent to his existing
19 property on Illinois.

20 To start off, I think the reason, you
21 know, we're going through this process is a
22 special use, so I want to just talk about a little
23 bit of what he does. He's a plastics recycler
24 and, per the zoning in this district, requires a

1 special use for recycling. The existing use of
2 the property is not changing. He's just expanding
3 his building to allow for more storage.

4 There was a comment actually in the
5 report that mentioned to see a floor plan, and at
6 this time -- at this point in time, it's just a
7 flat floor plan. There's no offices extended. It
8 is just warehouse storage -- just where he has for
9 the rest of his building right now.

10 Let me continue. As you can see
11 through your report, I know -- I don't suspect
12 that you need me to re-read it for you. We're not
13 changing any zoning here. We're specifically
14 asking just to meet the same requirements that our
15 existing lot is, now, for the vacant lot to the
16 west.

17 We worked hand-in-hand with the staff
18 on coming up with an idea for this property on how
19 to utilize it in its best way possible. We went
20 through, I think, probably five or six different
21 concepts, and in order to meet all the required
22 parking and fire access lanes and stormwater
23 management, you know, there was a lot of twisting
24 around of how to make that all work, you know, as

1 an existing site that was, you know, built in the
2 '60s to meet today's code. So this is our best
3 attempt of making the site work. The lot itself
4 is actually -- the building's going to be
5 straddling the lot line, and there was talk about
6 consolidation, but that seems like it's not
7 necessary, considering it's the same owner on both
8 lots, so --

9 This was -- the 25,000 square-foot
10 building addition will be sprinkled per all
11 ordinance to meet fire code. We are providing all
12 the parking required per the site planning code.
13 We provided fire access lanes per the fire code.
14 We're providing ADA parking stalls. The existing
15 site really didn't have ADA access, and we are now
16 putting that in as -- to increase the use and make
17 it a better situation. There's still some
18 comments -- I'm sure you got to see some of those
19 that would make very minor, if any, site plan
20 changes. But, overall, this has been nailed down
21 to be the final plan at this point.

22 If you look through the bulk standards,
23 we meet every single bulk standard. We aren't
24 asking for a variation on anything. The only

1 reason we're here to ask for anything is just to
2 get the special use extended to the vacant lot to
3 the west.

4 There's some comments about landscaping
5 and photo metrics that talk about old site plans.
6 We actually just got this site plan kind of
7 finalized with staff last week, and every other
8 document, other than this geometry one, wasn't
9 able to get updated before this meeting. But part
10 of the future permitting process, we'll make sure
11 that all that gets completed and up to code as
12 required.

13 In general, I don't have too much more
14 to say. The owner is really excited about keeping
15 his business in St. Charles, and this will help
16 him stay here because he needs to expand. He has
17 a growing business that has been thriving, and he
18 is really excited, too. Otherwise, he would have
19 to move, so this is a good way for him to stay in
20 the -- stay in the area and be a good citizen and
21 grow in his business here. Thank you.

22 CHAIRMAN VARGULICH: All right. Thank
23 you very much.

24 COMMISSIONER FUNKE: I've got

1 questions.

2 CHAIRMAN VARGULICH: Questions?

3 Please.

4 COMMISSIONER FUNKE: Yes, sir.

5 CHAIRMAN VARGULICH: Yep.

6 COMMISSIONER FUNKE: Loading docks.

7 You have any existing loading docks? How do you
8 get the material into the building?

9 MR. VARCHETTO: Yes. There is a
10 loading dock on the north side. I believe there's
11 two docks there that the trucks are backing up out
12 of -- from Illinois into the loading dock into the
13 building.

14 COMMISSIONER FUNKE: And is that going
15 to be enough for -- I mean, that's handling the
16 35,000 square-foot now? So are you proposing any
17 new docks for the 25,000 square-foot addition?

18 A So the material in and out is not,
19 like, a significant in and out by the day. This
20 isn't like FedEx, where they're leaving every
21 15 minutes. I think he only has, like, one or two
22 trucks a day coming in, he said, at this time.

23 And so we were not under the impression
24 he needed more loading docks, and I believe the

1 two docks that are there do meet the size
2 requirement. I think Rachel could probably
3 correct me. I think if you're under
4 100,000 square feet, you only need one or two
5 docks. So I believe we're meeting the ordinance
6 on that in terms of what is required.

7 But definitely for him, his work is
8 mostly a lot of storage. There's processing, and
9 then it kind of sits there while it waits to go
10 out. And so in terms of, like, parking and other
11 things, he only has seven employees working per
12 shift, so even though we're meeting all the
13 parking requirements, you know, obviously we're
14 way over-parked for his needs. But same thing for
15 the loading docks; he's not in and out of the
16 docks too often.

17 COMMISSIONER FUNKE: Does that loading
18 dock go inside the building or is it all outside?

19 MR. VARCHETTO: It does. Yeah.

20 COMMISSIONER FUNKE: So they have to
21 reverse on Illinois to get back into the building?

22 MR. VARCHETTO: That's the existing
23 condition, yeah.

24 COMMISSIONER FUNKE: And there's no way

1 that you can fix that with the new addition?
2 Because, you know, every time I'm in that area, we
3 see the trucks pulling in. I saw it takes a while
4 for them to turn around, park, and pull it in, you
5 know, so it kind of slows down the traffic in that
6 area. So I'm wondering if you have an opportunity
7 to, you know, potential to put the loading docks
8 on -- onto the site.

9 MR. VARCHETTO: I can be -- we never
10 looked at anything. There was no question or
11 requirement from the owner or from anybody to ask
12 us to even kind of bring that to anybody's
13 attention -- to change it because what's there has
14 been working for them.

15 COMMISSIONER FUNKE: Right. Right.

16 MR. VARCHETTO: And -- yeah.

17 COMMISSIONER FUNKE: Gives you
18 something to think about, you know.

19 MR. VARCHETTO: Mmhmm. Yeah.

20 COMMISSIONER FUNKE: What about the
21 stormwater containers? I mean, I don't see any
22 retention ponds. I mean, is that -- is that
23 needed or --

24 A It is. So it might not be on this plan

1 exactly, but on a different plan we provided,
2 there was a utility plan that showed the
3 stormwater detention's going to be all underground
4 storage. Right now, we are showing Contech, which
5 is a circular large pipe. It's like 6- or 7-foot
6 in diameter, and they run along the parking on the
7 south side so it kind of -- there's two that run
8 along the middle and then a couple that flank and
9 manifold into those parking spaces. We're
10 missing, like, lights and trees in those islands,
11 so they kind of, like, maneuver around it.

12 But, yes, so there's a significant
13 stormwater management requirement, even though we
14 are only required to do the new addition and the
15 new parking areas. But all of that is being taken
16 care of in the underground storage system.

17 COMMISSIONER FUNKE: Okay. My last
18 question is trash enclosure. I mean, I don't, you
19 know, you guys have a trash enclosure existing
20 on-site or planning on one?

21 MR. VARCHETTO: We do show a trash
22 enclosure on the southwest side, and the existing
23 one on-site -- you can kind of see the square kind
24 of in the middle of the new addition.

1 COMMISSIONER FUNKE: Right.

2 MR. VARCHETTO: That was just actually
3 just, like, a -- I think a concrete thing that he
4 put the trash on. There was no, like, specific
5 trash enclosure, so we're going to be providing a
6 fenced-in trash enclosure per the requirements of
7 the ordinance. And, right now, we have it shown
8 in that corner.

9 COMMISSIONER FUNKE: Where's it going
10 to go?

11 MR. VARCHETTO: I don't have a pointer
12 up here.

13 CHAIRMAN VARGULICH: It's in the
14 southwest corner.

15 COMMISSIONER FUNKE: Oh, okay.

16 CHAIRMAN VARGULICH: But it's in an
17 easement or something, right? Is that correct?

18 MS. HITZEMANN: Yeah. It's currently
19 located in an easement, so it will have to be
20 relocated or made smaller to be outside of that
21 easement. But they do appear to have adequate
22 space on the site to move it to another location.

23 CHAIRMAN VARGULICH: Yeah. So you
24 might have to lose some parking.

1 MR. VARCHETTO: Yeah. Right now, we're
2 actually -- the parking -- because, again, we were
3 kind of rushed to get -- make sure we were on
4 this. The building was originally, I think,
5 31,000 extra for the addition, and I think at that
6 point in time, we required 65 spaces. And with
7 the new layout that we came in here, the parking
8 wasn't adjusted in terms of to reduce. So right
9 now, I think we're still showing 65 parking
10 spaces, but, right now, I think we're showing,
11 like, five parking spaces over what the actual new
12 building is actually required to have. So there
13 could be some adjustment to the parking spaces.
14 And, yeah, we're definitely going to figure out
15 where that trash enclosure can go outside of that
16 easement.

17 COMMISSIONER FUNKE: That's all I have.
18 Thanks.

19 MR. VARCHETTO: Okay.

20 CHAIRMAN VARGULICH: Anybody else?

21 COMMISSIONER GRUBER: You commented a
22 reference to green initiatives, and can you kind
23 of expand upon sustainability and structure design
24 and what you incorporated?

1 MR. VARCHETTO: Into the building? I
2 would not be the one to be able to tell you
3 anything about the initiatives of the building.
4 Jeff Muellner, who's the applicant, is the
5 contractor. Unfortunately, he wasn't unable to
6 make it tonight.

7 I know he just hired a VR design
8 architect. I've worked with him before. They're
9 fantastic. I think they have a great product.
10 Definitely -- I think they're going to be
11 providing up-to-date, really nice addition to this
12 building. But in terms of any specifics, I
13 haven't even seen an architectural plan at this
14 point, and I wouldn't be able to properly -- be
15 the best one to speak to that.

16 COMMISSIONER GRUBER: Okay. And then
17 just a question about the use. It's a recycling
18 facility, with the expanded storage is all for
19 warehousing. Is that pre-staging for recycling?
20 Post-staging? Post-recycling? Or both from a use
21 case?

22 MR. VARCHETTO: Again, I'm probably not
23 the best one to answer that question. From my
24 understanding, it's warehousing for -- in the

1 interim phase of when material's been processed
2 and is in, you know, then, to be sent out. So
3 it's a storage space between receiving it and
4 processing it.

5 Right now on-site, there's actually,
6 like, ten tractor-trailer trucks that are in his
7 parking lot now that he stores a lot of material
8 in those trucks. Part of the addition is that he
9 doesn't need to have those outdoor trailers now to
10 store that material, so it would be able to just
11 be in the addition.

12 COMMISSIONER GRUBER: Okay. Thank you.

13 CHAIRMAN VARGULICH: I had a question
14 related to the site plan as it relates to the
15 existing conditions, and there's two silos that
16 are on the south side of the existing building
17 that you're showing parking going in. Are the
18 silos going away, or how's that supposed to work?
19 And what are those for? Because they're not shown
20 here at all.

21 MR. VARCHETTO: Yeah. Anything that's
22 out there now that doesn't meet our site plan --
23 this isn't the demo plan for the project, so that
24 would be removed.

1 CHAIRMAN VARGULICH: Okay. So the
2 silos are going to go? Because they look brand
3 new. I mean, literally -- almost brand new. I
4 don't know if Rachel or anybody could speak to
5 that.

6 MS. HITZEMANN: I can't, but I'm
7 assuming it's part of this property as shown.

8 MR. VARCHETTO: Yeah. Anything that is
9 outside the site plan is not -- anything that's
10 not shown on the site plan right now, I would have
11 no knowledge that it would be there. So
12 everything that I was talking to the owner and
13 Jeff -- everybody's agreed that this is the site
14 plan. So if there's silos out there existing,
15 either it'd be moved to -- which would be part of
16 the permitting process. If there -- I'm assuming
17 the silos have been permitted in the first place.

18 CHAIRMAN VARGULICH: I don't know.

19 MR. VARCHETTO: And if they did need to
20 be moved, then we would potentially have to work
21 with that. At this time, I -- anything that's
22 there is what we're showing is what's going to be.

23 CHAIRMAN VARGULICH: Okay. All right.
24 And there was a landscape plan submitted and a

1 site plan, and the distance between the building
2 on the landscape plan and the edge of the driveway
3 on the west side is significantly different. So
4 I'm just wondering which is it going to be?

5 MS. HITZEMANN: The landscape plan was
6 done based off of their original plan, so this
7 site plan was recently modified to include
8 comments from the fire department about their
9 access drive. So landscape plan is going to need
10 to be modified to comply with this new site plan.

11 CHAIRMAN VARGULICH: Okay. So the
12 distance -- so is there -- what are you going to
13 do with that area on the side of the building?

14 MR. VARCHETTO: Yes. So the landscape
15 plan showed the 5-foot setback, which is required
16 as standard for foundation, plantings, and things,
17 barring a fire access lane. With the addition of,
18 now, the fire access lane on the west side, the
19 fire access lane requires a 15-foot buffer, so I
20 believe the landscaping still, per the ordinance,
21 would only require the 5 feet.

22 CHAIRMAN VARGULICH: Okay.

23 MR. VARCHETTO: The rest of the 10 feet
24 will be planted, again, with grass and/or mulched.

1 It is used as a buffer area for the staging of the
2 fire, so I don't think we can, like, fill it
3 completely with plantings and things, but the
4 ordinance, you know, would require plantings as
5 required on the foundation.

6 CHAIRMAN VARGULICH: Okay. All right.
7 Rachel or Ellen, with the addition --
8 there's no requirement for street trees?

9 MS. HITZEMANN: There is a requirement
10 for street landscaping, but only for the
11 portion -- only for the new portion that's
12 affected. So current building -- if it doesn't
13 meet the landscape requirements, anything on that
14 site that's not being disturbed doesn't need to
15 meet our landscape ordinance.

16 CHAIRMAN VARGULICH: Right.

17 MS. HITZEMANN: But the new portion
18 would have to. So they would already have to put
19 in some street trees, but only along the new
20 vacant lot.

21 CHAIRMAN VARGULICH: Yeah. Basically,
22 between the two driveways.

23 MS. HITZEMANN: Right.

24 CHAIRMAN VARGULICH: Okay. Okay. And

1 so those are comments that have to be addressed?

2 MS. HITZEMANN: Yes. Yes. Those are
3 staff comments that will have to be addressed --

4 CHAIRMAN VARGULICH: Okay. Okay.

5 MR. VARCHETTO: I believe staff has
6 already calculated, and we needed, minimum, two
7 street trees along there.

8 CHAIRMAN VARGULICH: Okay. And is the
9 minimum size of trees two-, two-and-a-half inch?
10 Because the plan only shows one-and-a-half inch.
11 And I -- that seems pretty small for a shade tree,
12 and I thought our ordinance required either two-
13 or two-and-a-half.

14 MS. JOHNSON: Yeah. That's correct. A
15 larger tree size would be required.

16 CHAIRMAN VARGULICH: Required.

17 MS. JOHNSON: As a special use
18 application, they're only required -- the only
19 required submittal item is the site plan, so they
20 did provide that landscape plan based on a
21 previous site plan. But with the building permit,
22 they will need to provide a full landscape plan
23 that complies with all of our ordinance
24 requirements.

1 CHAIRMAN VARGULICH: Okay. Okay.
2 Great. So the size would have to be enlarged and
3 things like that because three of the species that
4 are on the list aren't even shade trees. The
5 redbud, the serviceberry, and the Washington
6 Hawthorn are not considered shade trees. They're
7 intermediary or ornamental trees, so I think that
8 if you're going to use them in parking lot islands
9 or as street trees, they ought to be shade trees
10 that are actual shade trees. And so species like
11 Kentucky coffee-tree or elms or hackberries would
12 be more of a shade tree instead of those. So if
13 that could be changed or updated, that would be
14 great.

15 MR. VARCHETTO: Yeah. Absolutely.
16 I'll have our landscape architect take a look at
17 that.

18 CHAIRMAN VARGULICH: Okay. All right.
19 And then there's, you know, some plants that
20 seemed way too large for parking lot islands. You
21 had some upright junipers and gray dogwoods. I
22 mean, those are really large plants to put in a
23 parking lot island, and as far as people getting
24 out of their cars or back -- when they're backing

1 up, not having something block their view. I
2 think some smaller shrubs should be substituted
3 for those and probably the hostas, given the sun
4 exposure, are definitely not a plant that likes
5 sun. So you have -- the rest of the perennials
6 and grasses were great, so if you could convert
7 those hostas to something else, at least they'll
8 have a better chance to survive than the hostas
9 would.

10 And -- okay. Oh, and the parking
11 count. There's street parking, it looks like,
12 allowed on the west side of 37th Avenue when I was
13 out there. Do they get to count that as part of
14 their parking or no?

15 MS. HITZEMANN: Only the CB1 and CB2
16 district are allowed to count a percentage of
17 their off-street parking for street parking. So
18 that they would be allowed to accommodate -- or
19 allowed to include that as part of their parking.

20 CHAIRMAN VARGULICH: Include that.
21 Yeah. Right. Okay. I was just -- if they can
22 include it -- since he doesn't have a lot of
23 employees, you know, building more pavement that
24 they have to detain water for, so --

1 MS. HITZEMANN: Yeah. They are going
2 on --

3 CHAIRMAN VARGULICH: -- unnecessary.

4 MS. HITZEMANN: -- several parking
5 spaces as part of this project, and I think he
6 said they are over-parked by about five spaces
7 with the change. So they can remove five spaces,
8 and they're going to be linking those other spaces
9 for future --

10 CHAIRMAN VARGULICH: Okay.

11 And, Monica, just as an interest
12 question. The stormwater detention centralized
13 basins south of Ohio, it doesn't cover this part
14 of the industrial area?

15 MS. HAWK: So this site is not part of
16 the original retention basin for the CMD district.

17 CHAIRMAN VARGULICH: Okay. Okay.

18 MS. HAWK: It's just outside of it.

19 CHAIRMAN VARGULICH: It's just outside
20 of it?

21 MS. HAWK: It's close.

22 CHAIRMAN VARGULICH: Okay. Well,
23 that's unfortunate from a cost of construction
24 standpoint. Thank you.

1 All right. Any other questions?

2 All right. Thank you very much.

3 MR. VARCHETTO: All right. Thank you.

4 CHAIRMAN VARGULICH: All right. So the
5 Plan Commission feels it has enough information to
6 make a recommendation to Planning and Development
7 Committee of the City Council. A motion to close
8 the hearing would be in order.

9 COMMISSIONER FUNKE: I make a motion to
10 close.

11 COMMISSIONER MOAD: Second.

12 COMMISSIONER GRUBER: Second.

13 CHAIRMAN VARGULICH: All right. We
14 have a motion and a second.

15 Any discussion on the motion before we
16 vote? Nope?

17 All right. Roll call.

18 Laura Moad?

19 COMMISSIONER MOAD: Here. Yes.

20 CHAIRMAN VARGULICH: Jeff Funke?

21 COMMISSIONER FUNKE: Yes.

22 CHAIRMAN VARGULICH: Zach Ewoldt?

23 COMMISSIONER EWOLDT: Yes.

24 CHAIRMAN VARGULICH: Dave Rosenberg?

1 COMMISSIONER ROSENBERG: Yes.

2 CHAIRMAN VARGULICH: Gary Gruber?

3 COMMISSIONER GRUBER: Yes.

4 CHAIRMAN VARGULICH: Myself? Yes.

5 COMMISSIONER HIBEL: I'll be --

6 CHAIRMAN VARGULICH: Karen?

7 COMMISSIONER HIBEL: -- yes.

8 CHAIRMAN VARGULICH: Yes. Karen? Yes.

9 Thank you.

10 That concludes Item 5A, and we can move

11 on to 5B.

12 Is there anything from staff that we

13 should be aware of other than there's a number of

14 outstanding issues and some drawing coordination

15 items?

16 MS. HITZEMANN: No, we don't have

17 anything additional.

18 CHAIRMAN VARGULICH: Okay. All right.

19 Anything that anyone would like to talk

20 about before we move towards a vote? Concerns?

21 Nothing?

22 All right. Is there a motion on this

23 application?

24 COMMISSIONER FUNKE: I'll make a motion

1 for approval for the InterPlastics,
2 3645-3655 Illinois Avenue, application for special
3 use amendment subject to all staff comments
4 addressed.

5 CHAIRMAN VARGULICH: Okay. I have a
6 motion.

7 COMMISSIONER MOAD: Second.

8 CHAIRMAN VARGULICH: And a second.

9 Okay. Any discussion or any
10 modifications to the motion?

11 All right. So we have a motion and a
12 second for recommendation that the special use
13 application for InterPlastics, a recycling
14 facility, located at 3645-3655 Illinois Avenue,
15 filed by Jeff Muellner, is to be approved with the
16 recommendation that all staff comments are
17 addressed prior to moving forward.

18 Roll call. Laura Moad?

19 COMMISSIONER MOAD: Yes.

20 CHAIRMAN VARGULICH: Karen Hibel?

21 COMMISSIONER HIBEL: Yes.

22 CHAIRMAN VARGULICH: Jeff Funke?

23 COMMISSIONER FUNKE: Yes.

24 CHAIRMAN VARGULICH: Zach Ewoldt?

1 COMMISSIONER EWOLDT: Yes.

2 CHAIRMAN VARGULICH: Dave Rosenberg?

3 COMMISSIONER ROSENBERG: Yes.

4 CHAIRMAN VARGULICH: Gary Gruber?

5 COMMISSIONER GRUBER: Yes.

6 CHAIRMAN VARGULICH: Myself? Yes.

7 All right. Thank you very much. That
8 concludes Item 5.

9 Any additional business? Staff?

10 Anything? Well, we have a meeting coming up in
11 October.

12 MS. HITZEMANN: We'll likely be
13 canceling October 4th.

14 CHAIRMAN VARGULICH: Cancel
15 October 4th -- or likely.

16 MS. HITZEMANN: Yes.

17 CHAIRMAN VARGULICH: Okay. All right.

18 Everybody's got their weekly
19 development reports. If you've seen all that, all
20 good.

21 All right. No public comment? Doesn't
22 look like it.

23 Sir, any from you?

24 POLICE OFFICER: No, sir.

1 CHAIRMAN VARGULICH: All right. All
2 right. You've been very helpful back there.

3 All right. All right. Is there a
4 motion to adjourn?

5 COMMISSIONER HIBEL: I'll motion to
6 adjourn.

7 COMMISSIONER GRUBER: Second.

8 CHAIRMAN VARGULICH: We have a motion
9 and a second.

10 All in favor?

11 (Chorus of ayes.)

12 CHAIRMAN VARGULICH: St. Charles Plan
13 Commission concludes at 7:30 p.m. Thank you.

14 (Off the record at 7:30 p.m.)

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1 CERTIFICATE OF REPORTER - NOTARY PUBLIC

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3 I, Kristine Wesner, CVR, the officer before
4 whom the foregoing proceeding was taken, do hereby
5 certify that the foregoing transcript is a true
6 and correct record of the testimony given; that
7 said testimony was taken by me and thereafter
8 reduced to typewriting under my direction; that
9 reading and signing was not requested; and that I
10 am neither counsel for, related to, nor employed
11 by any of the parties to this proceeding and have
12 no interest, financial or otherwise, in its
13 outcome.

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand and affixed my notarial seal this 27th day of
16 September, 2022.

17

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19

20 My Commission Expires: July 02, 2025

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Kristine Wesner