

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, JANUARY 4, 2022**

Members Present: Chair Peter Vargulich
Colleen Wiese
Jeffrey Funke
Zachary Ewoldt
Jennifer Becker (via Zoom)
Laurel Moad

Members Absent: Vice Chair Laura Macklin-Purdy
Suzanne Melton
Karen Hibel

Also Present: Russell Colby, Director of Community Development
Ellen Johnson, Planner
Rachel Hitzemann, Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

Chairman Vargulich called the meeting to order at 7:01 p.m.

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the December 7, 2021 meeting of the Plan Commission

Motion was made by Mr. Funke, seconded by Ms. Moad and unanimously passed by voice vote to approve the minutes of the December 7, 2021 Plan Commission meeting.

**5. Charlestowne Mall Redevelopment (S.R. Jacobson Development Corporation)
Application for Concept Plan**

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

6. Additional Business from Plan Commission Members or Staff

Chairman Vargulich asked the Commissioners to begin thinking about community signage. He asked them to think about possible locations and to send photos of examples they like and dislike to staff for future discussion.

7. Weekly Development Report

8. Meeting Announcements

a. Plan Commission

Wednesday, January 19, 2022 at 7:00pm Council Chambers – To be cancelled

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

Wednesday, February 23, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

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

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

9. Public Comment

Art Lemke added to comments he made during the item 5 presentation.

10. Adjournment at 9:10 p.m.



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Transcript of Charlestowne Mall Redevelopment

Date: January 4, 2022

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Charlestowne Mall Redevelopment :
(S.R. Jacobson Development :
Corporation), Application for :
Concept Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, January 4, 2022
7:01 p.m. CST

Job No.: 336749
Pages: 1 - 103
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Charlestowne Mall Redevelopment
Conducted on January 4, 2022

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 JENNIFER BECKER, Member

4 ZACHARY EWOLDT, Member

5 JEFFREY FUNKE, Member

6 LAUREL MOAD, Member

7 COLLEEN WIESE, Member

8

9 ALSO PRESENT:

10 RUSS COLBY, Acting Director of Community &
11 Economic Development

12 ELLEN JOHNSON, Planner

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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Transcript of Charlestowne Mall Redevelopment
Conducted on January 4, 2022

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

2 CHAIRMAN VARGULICH: Good evening. The
3 meeting of the Plan Commission is called to order.
4 Roll call.

5 Laura Purdy.

6 (No response.)

7 CHAIRMAN VARGULICH: Colleen Wiese.

8 MEMBER WIESE: Here.

9 CHAIRMAN VARGULICH: Jeff Funke.

10 MEMBER FUNKE: Here.

11 CHAIRMAN VARGULICH: Suzanne Melton.

12 (No response.)

13 CHAIRMAN VARGULICH: Zach Ewoldt.

14 MEMBER EWOLDT: Here.

15 CHAIRMAN VARGULICH: Jennifer Becker is on
16 Zoom.

17 MEMBER BECKER: I am.

18 CHAIRMAN VARGULICH: Laurel Moad.

19 MEMBER MOAD: Here.

20 CHAIRMAN VARGULICH: And Karen Hibel.

21 (No response.)

22 (The Pledge of Allegiance was recited.)

23 CHAIRMAN VARGULICH: We have presentation
24 of our December 7, 2021, meeting. Is there a

Transcript of Charlestowne Mall Redevelopment
Conducted on January 4, 2022

5

1 motion to approve?

2 MEMBER FUNKE: I'll make a motion.

3 CHAIRMAN VARGULICH: Second?

4 MEMBER MOAD: Second.

5 CHAIRMAN VARGULICH: All in favor.

6 (Ayes heard.)

7 CHAIRMAN VARGULICH: Opposed.

8 (No response.)

9 CHAIRMAN VARGULICH: Good. Sounds like
10 Jennifer was a yes. Motion passes.

11 Item 5, Charlestowne Mall Redevelopment
12 (S.R. Jacobson Development Corporation.)

13 This is a concept plan for the Charlestowne
14 Mall redevelopment submitted by S.R. Jacobson
15 Development Corporation. This is revised from the
16 version that was reviewed by our committee -- or
17 our Commission in October of last year. The
18 purpose of the concept plan review is to allow an
19 applicant to obtain informal input on a conceptual
20 development prior to filing a formal zoning
21 application and preparing detailed plans and
22 costs. The concept plan process also serves a
23 forum for our citizens and neighboring property
24 owners to ask questions and express their views on

1 this potential development.

2 Our procedure tonight will be to start
3 with the applicant's presentation. After that the
4 Plan Commission will ask any questions that they
5 have. Then members of the audience wishing to
6 speak will be given a chance to do so, and then
7 there will be some closing comments from the Plan
8 Commissioners based on all of that.

9 The Plan Commission does not take any
10 action to approve or deny the project at this
11 stage. After this meeting, the concept plan will
12 next be discussed at the Planning and Development
13 Committee of the City Council. If the applicant
14 decides to pursue the project, zoning applications
15 will need to be filed, and a public hearing will
16 be held with notice to nearby property owners.

17 I ask that anyone who wishes to speak
18 first be recognized and then please come up to the
19 lectern, state your name, spell your last name,
20 and state your address for the record.

21 Is the applicant ready?

22 MR. KIANICKY: Yes.

23 CHAIRMAN VARGULICH: Thank you.

24 MR. KIANICKY: Good evening. My name is

1 Manny Kianicky. I'm the principal with
2 S.R. Jacobson Development Corporation. Also,
3 tonight I just wanted to introduce Scott Jacobson,
4 who is the owner of the company, Max Jacobson here
5 who is our associate, and Daniel Stern, a partner
6 with Lormax Stern Development Company, a
7 partnership of our two companies as the developer
8 of the project.

9 I won't repeat the company histories that
10 were provided to you in the previous Plan
11 Commission meeting, but I did want to refresh your
12 memory briefly regarding the expertise of the
13 development team.

14 Scott's company has over 40 years of
15 experience developing, constructing, and managing
16 residential and multifamily real estate.
17 S.R. Jacobson currently has about 2,000 multifamily
18 units in the approval process and construction
19 process with Illinois projects recently completed
20 or under construction in Naperville, Montgomery,
21 Romeoville, and Orland Park.

22 Daniel's company has acquired or developed
23 over 50 commercial properties and retail centers
24 across the company, including several mall

1 redevelopments such as Evergreen Mall in Illinois.
2 Lormax Stern also currently manages 7 million
3 square feet of retail space. Daniel is also a
4 partner in Mid-America Real Estate, the leading
5 retail leasing organization in Illinois and the
6 Midwest.

7 First, let me start out by saying that the
8 redevelopment of a vacant and closed mall is one of
9 the most difficult undertakings in real estate
10 development. Wall Street Journal ran an article a
11 few weeks ago describing how none of the options
12 for a mall makeover are easy. Conversions to
13 other uses are complex and capital intensive.
14 Unless there's a great shortage of land in an
15 area, most developers with much prefer to buy land
16 and avoid the expense, time, and complexity of
17 tearing down a mall.

18 Of the 1,000 enclosed malls that are still
19 operating in the U.S., about 300 are struggling
20 and likely to close in the next five years due to
21 the shift in the consumer preferences that's
22 occurring in the retail industry. In many cases
23 owners and investors are handing back malls to the
24 lenders to cut their losses with debts higher than

1 revenues.

2 The Charlestowne Mall struggled for
3 eight years before closing its doors in 2017.
4 Only two internal businesses remain, Von Maur and
5 Classic Cinema, along with Cooper's Hawk and
6 Starbucks on frontage outlots, but both Von Maur
7 and Classic Cinemas can thrive again if
8 incorporated into a plan that restores vitality
9 and energy to the site. The challenge is to
10 figure out how to redevelop this mall in an
11 economically feasible way that pays for an
12 estimated \$35 million of redevelopment costs while
13 maintaining the existing commercial uses during
14 the construction and satisfying the City's desires
15 for a repurposed environment that will serve the
16 needs of the residents of St. Charles.

17 We listened carefully to the suggestions
18 and concerns that were expressed to us by this
19 Planning Commission regarding our initial conceptual
20 redevelopment plan. After that meeting we obtained
21 more feedback from members of City Council, staff,
22 and some City Council -- and City Council members.
23 We decided not to proceed to the Planning and
24 Development Committee until we could study the

1 concerns you provided to us. Instead we wanted to
2 address those concerns and resubmit a revised
3 conceptual plan for your review. As part of our
4 concept plan resubmittal we summarized in letter
5 form how we are addressing those concerns that we
6 made very substantial revisions to the redevelopment
7 plan. We now believe we have a concept plan that
8 addresses the majority of the City's concerns and
9 suggestions while providing us with a development
10 that our expertise and experience tells us will be
11 financially viable.

12 Now, there are several core elements that
13 we believe are critical for the successful
14 redevelopment of Charlestowne Mall into a
15 mixed-use center.

16 First, a tax increment finance district
17 must be established to pay over time for the
18 estimated \$35 million cost of demolition and
19 reconstruction of site improvements that are
20 necessary to accommodate new uses for the
21 property. Although the developer will pay for
22 this huge initial cost, a portion of the great
23 increase in taxes that will come from the new
24 developments on the property must be allocated

1 towards this cost over a period of about 20 years.
2 This is exactly the purpose for which TIFs were
3 created. Without a TIF, redevelopment of the mall
4 is not financially possible. Our TIF consultants
5 have been working with the City attorney, and we
6 now have a proposed TIF structure generally
7 acceptable to all the parties. Once we are in
8 agreement on a concept plan, the TIF can be
9 structured in detail.

10 Second, a revenue stream must be created
11 to pay for the cost of demolition over time. We
12 have determined in our financial analyses that
13 this revenue stream must come primarily from real
14 estate taxes generated by these 500 residential
15 units which must be part of the plan since these
16 residences will be the largest source of tax
17 revenue. Additional but smaller revenues would
18 come from the new commercial uses.

19 And third, Von Maur and Classic Cinema
20 must form the commercial area -- must form the
21 core commercial area of the plan. We do not own
22 those two properties, and that means we have to
23 work around them. They also have legally
24 enforceable rights to parking areas surrounding

1 the facilities. But more importantly they are
2 viable ongoing businesses that although hampered
3 by both the closure of the mall and the pandemic
4 have proven their desire to remain in St. Charles
5 by surviving some pretty tough conditions.

6 Redevelopment of the mall will allow these
7 businesses to thrive, and the presence of these
8 existing businesses if properly incorporated into
9 the plan will contribute to the success of the
10 redevelopment by acting as anchors. Anchors have
11 the ability to draw larger number of patrons that
12 can then support smaller businesses.

13 So the site plan. Probably the largest
14 concern that we heard from the City was the desire
15 to -- was a desire to create an environment that
16 would provide residents of St. Charles with
17 entertainment, dining, and unique shopping
18 experiences. In response to these concerns, we've
19 completely redesigned the commercial portion of
20 the redevelopment plan and created such a
21 community hub.

22 This mixed-use urban district is anchored
23 at one end by the existing Starbucks and at the
24 other end by the existing cinema. In between are

1 restaurants with outside dining patios, specialty
2 shops, the Von Maur department store new entrances
3 from the district, a food truck park, a large
4 plaza with plenty of seating, an ice cream stand,
5 an amphitheater and event gazebo perfect for Santa
6 Claus and the Easter Bunny.

7 This new district is pedestrian-oriented
8 with wide sidewalks along the street and parking
9 out of sight. It will provide a sense of place
10 where people can spend several hours, get a coffee
11 at Starbucks, shop at a major department store,
12 cross the street to a boutique shop, attend a
13 festival event, dine at one of the restaurants, or
14 check out the food trucks, have an ice cream cone
15 in the plaza before taking in a movie. We
16 provided examples of these proposed amenities in
17 our resubmittal.

18 Now, in order to create this urban
19 district we moved the proposed hotel to the
20 western portion of the site across the street from
21 the Cooper's Hawk. This relocation provides both
22 a convenient place to dine for hotel residents and
23 provides the restaurant with new customers. It's
24 also a short walk for the hotel patrons to the

1 urban district into the cinema. It's a great
2 place to stay, better than most hotels where it's
3 necessary to get back into your car for dining,
4 shopping, or entertainment.

5 We heard the concern about frequent
6 overflow parking for Cooper's Hawk having to use
7 the parking lot across the street, so we've now
8 moved the street that's parallel to North Avenue
9 as far northward as possible while maintaining
10 parking in front of Von Maur, which is critical
11 for them. Moving the street also creates more
12 room for the proposed new facilities along the
13 North Street frontage.

14 We heard the concern about traffic
15 congestion, the primary central entrance to the
16 site. We addressed this in two ways. We created
17 a roundabout that's better able to handle traffic
18 coming from both directions, and we're creating a
19 much longer on-site stacking lane for Starbucks to
20 eliminate the backup that occasionally occurs all
21 the way to North Avenue in the morning.

22 The roundabout not only handles traffic
23 better but creates a great foreground with view of
24 the new restaurants and shops from North Avenue.

1 We'll create a focal point feature in the center
2 of this roundabout with extensive low-height
3 landscaping that won't obstruct the view of the
4 urban district from North Avenue.

5 The existing mall is located between the
6 cinema and Von Maur which had both lower- and
7 upper-level entrances from the interior of the
8 mall. When the mall is demolished, the north
9 facade of Von Maur and the south facade of the
10 cinema will need to be reconstructed to provide
11 only roundabout entrances open to the outside.
12 This reconstruction provides opportunities to
13 create new entrances that open directly into the
14 ground-level pedestrian plazas. The new cinema
15 entrance will be located at the western end of the
16 large new plaza, and the new Von Maur entrance
17 will be located on the smaller plaza. These
18 plazas, although needing to be bisected by a
19 street will be connected by a major pedestrian
20 crossing tying them together.

21 One of the challenges in working around
22 Von Maur is the location of their loading deck at
23 the northeast corner of their building.
24 Unfortunately, this loading dock cannot be

1 relocated. Since it's prominent on the urban
2 corridor we're creating, the only solution is to
3 shield it from view. We have provided a concept
4 rendering for how this can be done. Since it's
5 also necessary to maintain the ability for trucks
6 to back into the loading dock, we've strategically
7 positioned a drive across the street for the
8 trucks to pull into before backing up.

9 The large plaza is intended as a focal
10 point for the entire urban district. It will be
11 visible for any point along the corridor from the
12 entrance roundabout to the street west of the
13 cinema. The plaza will have plentiful seating and
14 will provide a mixture of landscaped and paved
15 areas. It will be perfect for festivals or just
16 as an interesting place to hang out. An outdoor
17 amphitheater will be incorporated into the plaza
18 design to provide for community events such as
19 summer concerts. The partially enclosed gazebo
20 will accommodate Santa Claus and the Easter Bunny.
21 A park will be located adjacent to the plaza on
22 this north side; an ice cream stand will provide
23 refreshments. The plaza with park will provide a
24 gathering place for both visitors to the

1 commercial area and the residents of the proposed
2 apartments. It will draw residents into the urban
3 district and will help to integrate the residential
4 and the commercial areas.

5 A new entrance to the residential
6 neighborhoods also has been created from the
7 central portion of the urban district adjacent to
8 the plaza. This new entrance will lead directly
9 to the community and leasing center for the
10 residences, better integrating the mixed-use
11 nature of the site and more direct connection
12 between the residential and urban areas in
13 addition to the network of pedestrian connections
14 that we're providing.

15 The townhomes have been redesigned in
16 several ways. The former three-story units have
17 been replaced with two-story townhomes in order to
18 widen their appeal to include an older demographic
19 that will be discouraged by those stairs. We
20 reduced the buildings from eight units per
21 building to six and four units per building in
22 response to the concern that there were too many
23 units per building. The townhomes have been
24 repositioned to create courtyards between the

1 front entrances of the units to address the
2 concern expressed about garage doors facing the
3 primary street through the townhome neighborhood,
4 and the buildings will now have a side relationship
5 to the street. The concern about townhome
6 driveways interfering with the intersection of
7 Stewart Drive has also been corrected on the
8 revised plan.

9 The garden apartment neighborhood is going
10 to be redesigned, as well. Although we're still
11 studying which apartment design will be best for
12 the project and whether we should include any
13 parking to the building, the design on the new
14 plan should be fairly close to the final apartment
15 buildings. We had to shift some units around to
16 provide the space needed to create the urban
17 district, but we have retained a concept of a
18 village streetscape along the fronts of the
19 buildings that will include parallel parking,
20 walks and village types of lighting fixtures and
21 parking behind the buildings.

22 To address the concern regarding too much
23 parking, we have reduced the amount of parking
24 from the previous two of spaces per unit to about

1 1.77 spaces per unit, which is pretty close to
2 ordinance requirements for the proposed mix. Keep
3 in mind that the landscaped parking islands and
4 handicapped spaces will still need to be added to
5 the design plan in the next stage of the design
6 process, which will further reduce the number of
7 parking spaces.

8 We evaluated the suggestion of providing a
9 major thoroughfare through the residential area
10 for traffic circulation purposes. Based on our
11 experience of townhome development and resident
12 feedback, this is not something they're in favor
13 of. We believe the townhome neighborhood needs to
14 have as quiet a setting as possible. The
15 circulation pattern we do want to encourage is
16 through the urban district, and we've designed it
17 with a traffic loop from the roundabout through
18 the shopping, restaurant/entertainment areas, past
19 the cinema, past the hotel and Cooper's Hawk, back
20 to the roundabout. From and to this loop there
21 are four exits and entrances, the west and center
22 entrances for North Avenue, the Stewart Drive
23 entrance to the northeast, and the east entrance
24 to say Smith Road. It's our goal to discourage

1 traffic to the residence areas to the greatest
2 degree possible.

3 One of our major concerns is the cut-
4 through traffic Foxfield Drive to Walmart. We
5 know from the previous owners that this was a big
6 problem. It's far easier for the neighborhoods
7 north of this site to cut through our residential
8 area than to negotiate five signalized
9 intersections and three left turns by going around
10 on Kirk Road. If they have to cut through the
11 site, at least we can direct them through the
12 urban district where they might be tempted to do a
13 little shopping or dining.

14 We've made other revisions to the plan and
15 may further develop it at the next stage. We've
16 added a restaurant patio overlooking the southeast
17 pond. We'll be exploring the amount of stormwater
18 detention needed for the new plan to see if we can
19 make some aesthetic modifications to the sides of
20 the detention ponds. And, of course, we'll be
21 adding an extensive network of pedestrian paths to
22 tie all of the components of the site together and
23 to create a true mixed-use development.

24 So we believe the redesigned concept plan

1 for the redevelopment of Charlestowne Mall is a
2 true mixed-use center which is now the product of
3 a team effort for the city, and it will provide a
4 revitalized sense of place for the community by
5 bringing shoppers, visitors, theatergoers, hotel
6 patrons, and residents in a unique and synergistic
7 way. And we hope you agree. Thank you.

8 CHAIRMAN VARGULICH: All right. Do the
9 Plan Commission members have any comments, questions?

10 MEMBER MOAD: I do.

11 CHAIRMAN VARGULICH: Please.

12 MEMBER MOAD: In regards to the townhome
13 reconfiguration, in my experience when guests come
14 to visit, they typically enter through a front
15 door, not the back. So how will these townhomes
16 as they're configured now with really green space
17 to the front of them versus parking, how will you
18 accommodate visitors?

19 MR. KIANICKY: The main entrance for the
20 townhome section and the apartments is really the
21 road that comes from our entertainment/dining/
22 shopping district and leads directly towards the
23 community leasing center. That's the front door.
24 The front door you might say is actually behind an

1 urban area that's in front of it.

2 Now, there's an easy way, of course, to
3 get to it. You can get to it easily from Smith
4 Road through the apartments or you can -- once
5 somebody has been there more than once, or you can
6 take the road that's along the western edge past
7 Cooper's Hawk and go right up to the townhome
8 section.

9 So there's easy ways to do that for
10 residents that are there. For first-time visitors
11 we would encourage them to come through the urban
12 area, come through the plaza, all of the exciting
13 things in that corridor because we feel that that
14 is a marketing advantage that we have over most
15 developments that we are a mixed-use center that
16 is integrated where the residents can have an easy
17 walk to a whole number of different kinds of
18 facilities, whether it be dining, or shopping, or
19 the plaza, or the amphitheater, or an ice cream
20 cone, or whatever.

21 MEMBER MOAD: Thank you. I think what I'm
22 asking is not the access into the development so
23 much as it appears that the front -- that the
24 front of each of the townhomes faces a green

1 space, and the concrete, if you will, the access
2 is all to the back of the units. Is that correct?

3 MR. KIANICKY: To the townhomes?

4 MEMBER MOAD: To the townhomes.

5 MR. KIANICKY: That's a challenge. Unless
6 we have double streets everywhere, a street in the
7 front and a street that serves the garages, and we
8 have, you know, twice the amount of paving, the
9 nature of this type of a townhome design is that
10 the streets serve the garages. So the front yards
11 and the fronts of the buildings are on a space
12 that is not on pavement.

13 So here what we're doing is we're doing
14 this in courtyards. Now, all those spaces between
15 the buildings -- we don't show them on this plan --
16 will have sidewalks that will collect residents
17 that come out their front door or somebody that's
18 coming to visit, and those will all be tied
19 together and lead to the plaza, the park, the
20 community center, and the commercial area.

21 MEMBER MOAD: So if I live to the center
22 north end of the townhome development, where would
23 my guests park if they were coming to visit?

24 MR. KIANICKY: In the driveway. Each one of

1 these have two parking spaces in the garage and
2 two parking spaces in the driveway in front of the
3 garage. So you'll have essentially four spaces
4 per unit.

5 Now, I know what you're going to ask.
6 You're going to say what if somebody has a party,
7 where will they park.

8 MEMBER MOAD: Actually, I'm not going to
9 ask that. I'm going to ask if that would mean
10 that if I'm a guest, and I want to knock on the
11 front door, I have to walk all the way around a
12 four- or six-unit building to get to the front
13 door to be a guest at somebody's home.

14 MR. KIANICKY: Yes, that's true and that's
15 something that we're very aware and have had lots
16 of discussion about. At the garage there would be
17 kind of a Nest type of doorbell, or if you're
18 going over to somebody's house, you would call
19 them and say, "Hey, I'm here." But that's just
20 kind of an element of this type of design, and we
21 have -- you know, there are quite a few projects
22 that are designed like this and it works.

23 MR. JACOBSON: It does. It's communication
24 between the visitor and the homeowner. It's a

1 phone call; we have key pads on the door, they're
2 electric, or they're your friend, you give them
3 the key pad or meet them downstairs.

4 I understand it's maybe a little bit
5 inconvenient, but we've been dealing with it and
6 people really don't complain. They just have that
7 communication and they meet them downstairs or
8 they open the garage door.

9 MR. KIANICKY: And we will have sidewalks
10 that make it possible to walk around to your front
11 door.

12 MEMBER MOAD: I beg your pardon?

13 MR. KIANICKY: We will have sidewalks that
14 make it possible to walk around to your front door.

15 MEMBER MOAD: I guess as a homeowner or
16 renter do I want my guests to go through my front
17 door, not my garage. So I see that as an
18 opportunity.

19 CHAIRMAN VARGULICH: I would just also
20 offer, Pheasant Run Trails directly off of Kautz
21 Road has this exact product. It's for sale, it's
22 a for-sale product, not a rental product like
23 they're proposing, but the way it operates would
24 be nearly identical. Different architectural

1 styles, but the massing of the building, the
2 relationship of the units to the courtyard. I
3 think it differed a little bit, unless I
4 misunderstood what you were talking about with
5 your residential driveway that kind of runs along
6 the north, if you will, part of the property, is
7 it sounded like you were going to have parallel
8 parking on that street. You kind of mentioned it
9 with the apartments.

10 So will you not have parallel parking on
11 the street, public or private -- let's say it's
12 private for now. You're not going to have
13 parallel parking on that street that these courts
14 address?

15 MR. KIANICKY: In front of the apartments
16 we'll have parallel parking, but right now we're
17 not showing parallel parking in the townhome
18 section for the mere fact that we just don't have
19 the room. We have to get up to enough residential
20 units that it's going to justify the redevelopment
21 cost of the mall and the TIF, and parallel parking
22 takes some additional -- we'll look at that and
23 see. If there's some way to put parallel parking
24 along there, we would love to have that.

1 CHAIRMAN VARGULICH: If you look at the
2 way Pheasant Trails is done, people can park
3 behind the units, but the street is wide enough to
4 allow parallel parking between the driveway courts
5 that go back between the units. So there's
6 parallel parking on the street itself between
7 those access points.

8 MR. KIANICKY: These streets are designed
9 as 30 feet wide. So we give them parking along
10 one side of the street. I thought you meant the
11 actual pull-offs that we're going to have in the
12 apartments that's going to be a village streetscape
13 type of parallel parking. But parallel parking on
14 the street between the curbs, yes, that we will have.

15 CHAIRMAN VARGULICH: So that would provide
16 some parking on the street, but then you would
17 walk in from the street, walk into the court, and
18 then go to each unit. And another option instead
19 of parking --

20 MEMBER MOAD: In the rear.

21 CHAIRMAN VARGULICH: Again, it depends on
22 people's comfort level with those things.

23 MEMBER MOAD: Thank you.

24 MEMBER WIESE: Could you spend a few more

1 minutes talking about the commercial side of this?
2 I understand that your priority is -- and you made
3 that clear in the last meeting, too, the priority
4 is the residential.

5 What happens with the commercial buildings?
6 When do those get leased? When is the public
7 aware of those? Are they happening in tandem?
8 Are these going to be built and going to be empty
9 storefronts? Because the last thing you want is
10 empty storefronts.

11 MR. KIANICKY: I don't think there's
12 anyone more qualified in the state than Daniel to
13 talk about leasing and commercial.

14 MR. STERN: Daniel Stern, Lormax Stern,
15 38500 Woodward Avenue, Suite 200, Bloomfield Hills.

16 So there are a couple points. First, no
17 spec vacant buildings. And I guess I'll step back
18 because this is -- this is really a different
19 project than I've been involved in because most of
20 the mall redevelopments that we've done almost
21 exclusively were retail redevelopments. That was
22 the spark was just the general retail demand. I
23 mean, most recently Evergreen Park Mall is all
24 retail. It was at the time anchored by Whole

1 Foods and Carson's department store.

2 This property from a commercial standpoint
3 was unique in a couple of ways. One, you are
4 amongst so many other communities locally with so
5 much retail and at least today so much vacancy
6 that we wanted to be very, very careful not to,
7 one, overdesign, and two, overpromise what we can
8 bring to the community as part of the site plan.

9 So we have -- and then the second component
10 of it obviously is we've got Von Maur and the
11 cinema. The cinema does very, very well, especially
12 in light of everything that's going on there, and
13 Von Maur is a survivor in a sole-survivor area.
14 They're a survivor in the department store category
15 which has been really hurt very badly, and they
16 continue to open up new stores. In fact, they're
17 opening up a new store near our town, and they
18 survived despite everything else vacant.

19 But that's the other thing that makes the
20 commercial component very difficult for us because
21 the agreement that Von Maur and the cinema have
22 simply says that all the area in front of them
23 needs to be parking, and we're trying to create an
24 environment that gets rid of a lot of the parking

1 and adds other uses and green space. And so we
2 tried to do whatever we thought was the best that
3 we could possibly get done knowing that we still,
4 all of us, the City and us as we go forward are
5 going to still need their cooperation in order to
6 put the outbuildings in the front, the other
7 restaurant and retail to the east, and the hotel
8 to the west. All of those are currently prohibited
9 in those agreements. We do think we will get
10 cooperation.

11 It was asked before if we had any discussions
12 with them and the answer is yes. Von Maur actually,
13 if things go well and things look good, we plan a
14 trip to Von Maur once we get some good feedback
15 and just go over essentially how this would all
16 happen. Because when we build the commercial
17 component at no time would either of those
18 businesses, or Cooper's Hawk, or Starbucks allow
19 us to have them close. So this all has to happen,
20 and they've got to remain open, which is -- it's
21 doable, we have done it before, but it's very
22 difficult.

23 So what we're going to bring is some new
24 smaller stores, we would say boutique stores, some

1 restaurants. I would say not really chain
2 restaurants because that's the other thing that
3 we're dealing with is from a chain restaurant
4 standpoint, I think there are four or five other
5 opportunities in the immediate corridor that are
6 available where essentially there's a perceived
7 advantage of the other locations being right up on
8 the road versus the new ones that we program are
9 kind of off the main street with the exception of
10 the front two.

11 But the commercial component, what we're
12 adding to is 40,000 square feet. I think what
13 exists there today is 100-something thousand
14 square feet, and then we've got the hotel which is
15 135 rooms. So it's a lot of space, but in the
16 context of an 82-acre development, it really isn't
17 that much. Just very quickly, the Von Maur and
18 theater, if we had to guess would probably take up
19 about 22 acres.

20 MR. KIANICKY: I never measured.

21 MR. STERN: I would say between the two it's
22 about 22 acres. So I don't know if that answers
23 it, but we tried to balance everything.

24 MEMBER WIESE: It does to an extent. My

1 question is, did you say that nothing is getting
2 built commercially unless you have someone? So
3 you're not going to build a building and then try
4 to lease it out; you're only building once you
5 have a secured business?

6 MR. STERN: Yeah, I would say that there's
7 easy and there's a little more difficult. If
8 we're building 506 units combined with the cinema,
9 and Von Maur, and Cooper's Hawk, and we're only
10 talking about building 40,000 square feet, there's
11 no way that we don't get that done.

12 If somebody said we definitely want you to
13 spec a couple buildings, I wouldn't be afraid of
14 it, it's just it's going to need more specialty.
15 So we're going to have architecture that's agreed
16 to, building materials and everything else.
17 Everybody has their kind of set ways they want
18 things to look, and that's what I mean by not
19 wanting to spec.

20 But no, I see maybe there will be a building
21 or two that come in later, but if we are building
22 506 units with everything else that's there, we
23 will definitely get this done. I mean 40,000 feet
24 compared to Evergreen park that was a half a

1 million feet, this is definitely doable and we'll
2 get it done.

3 MEMBER WIESE: And you envision that would
4 happen after completion of the 500 units just
5 because of the impact it would have on businesses?

6 MR. STERN: No, if I had to guess, I would
7 guess that because the process of building that
8 many units is so long, I think we'd get it done
9 before. I would say the commercial would probably
10 get done before the completion of all the units
11 because obviously building this many buildings is
12 a process.

13 MEMBER WIESE: Thank you.

14 MEMBER FUNKE: I've got a question. Have
15 you guys figured out what the demo costs are going
16 to be on this project?

17 MR. KIANICKY: Sorry, the what?

18 MEMBER FUNKE: The demolition costs.

19 MR. STERN: It's not just demo. The demo
20 part actually is kind of the easy part. The
21 tougher part is all the subsurface, but it's
22 somewhere in the neighborhood of 30, \$35 million.

23 MR. KIANICKY: With interest.

24 MEMBER FUNKE: I guess my question is

1 thinking outside the box why -- I'm measuring off
2 Google Earth and thinking that the building is
3 200 feet wide. So you could probably get
4 two buildings out of that with a street, you know,
5 open the building up. And, you know, you're
6 building brand-new apartment buildings here. Why
7 not reuse the existing structure? You've got a
8 couple of existing facades that you could reuse
9 and do something with that, save that -- maybe
10 it's not 35 million, maybe it's 10 to 15 million
11 in demo costs, but you're reusing the existing
12 building and incorporating residential in the
13 existing building.

14 You have a nice street. It's an interior
15 street now, it's all enclosed, but if you were to
16 open that building up, you have an infrastructure
17 there that could be used and save you money.
18 Compared to what you have here, I'm really looking
19 at this plan, and it really hasn't changed much
20 since the last one. The residential is very dense
21 in the upper northern portion of the site, and
22 then you've got this large parking lot on the
23 southwest.

24 So is there a way, have you guys looked

1 at, you know, saving that \$35 million in demo
2 costs and reusing the existing building?

3 MR. JACOBSON: We have considered that.
4 We looked at --

5 CHAIRMAN VARGULICH: I'm sorry; it helps
6 our court reporter --

7 MR. JACOBSON: Sorry about that. Scott
8 Jacobson, 32400 Telegraph, Bingham Farms, Michigan.

9 We have not looked into it -- we've looked
10 into it before. Every time we dig into something,
11 we find another nightmare, so we prefer to start
12 fresh, clean up the site. We use the infrastructure
13 that we can, but most of that is going to have to
14 come out based on the configuration of our road
15 and the location of the new buildings. So we
16 really haven't considered that, and quite frankly,
17 I don't think that's something I would be
18 interested in.

19 MEMBER FUNKE: That you wouldn't be?

20 MR. JACOBSON: I would not be.

21 MEMBER FUNKE: I just have issues with the
22 way the site is master planned right now. It
23 seems like a lot of the feedback that we gave you
24 at the last meeting, really it looks like you just

1 kind of plugged a couple things in here.

2 And that plaza, you have residential around
3 the plaza. Really what you need for that plaza to
4 work is you need restaurants and retail because
5 the people that are in those townhomes to the
6 north of that plaza are really -- you know, you're
7 going to have outdoor festivities, music festivals,
8 and I think they're going to be complaining these
9 things are going on through the night. Are they
10 really going to be that useful in that area? Would
11 it make more sense to have retail surrounding that
12 plaza?

13 I love the idea. I just think that
14 pedestrian circulation, the parks and things
15 really hasn't been worked out and hasn't been
16 thought about.

17 MR. JACOBSON: We have given it a lot of
18 thought. Look at the state of retail. It's not
19 that great. My partner here is an expert, in my
20 opinion, and he knows the market well. They're in
21 this market, and he can talk a little bit more
22 about the retail today, vacancies and some of the
23 other issues because we have studied it.

24 MEMBER FUNKE: But you have a theater there

1 that brings in a lot of people, so why not play
2 off of that with other entertainment venues that
3 could benefit from that cinema right there. Right
4 now you have retail that's on the south portion of
5 the site, and, you know, you basically have a
6 cinema on an island. Why not, you know, have
7 these retail buildings play off each other instead
8 of, you know, one at the opposite end of the site?

9 MR. JACOBSON: Part of the difficulty,
10 it's kind of fixed, and if you put the retail back
11 towards the cinema, I'm not sure how successful
12 that's going to be based on experience.

13 MEMBER FUNKE: Or the hotel or you can
14 configure -- you know, you can create this complex
15 of buildings that creates that density. You have
16 the people that are coming there, that are going
17 to that theater. So I mean, to have a restaurant
18 right next to that I think would be advantageous.

19 So just from a master plan standpoint I
20 think that you've got a lot of these residential
21 streets that don't flow very well. I just don't
22 think it's been planned well, to be honest with you.

23 MR. JACOBSON: And the difficulty, we've
24 got two big fixed buildings on 20 acres, so we

1 have put a lot of time and effort and certainly
2 listened to the comments from the last time. We
3 did spend a lot of time trying to create some of
4 the things that were mentioned in the last
5 meeting.

6 We think that we've -- we're not saying
7 this is it. We're here to listen to things that
8 make sense. We're certainly willing to work with
9 some good ideas. So if there's some tweaking to
10 be done, we're certainly not opposed to that.

11 MR. STERN: The one thing on the retail I
12 want to make sure we're clear on because frankly,
13 it's just a show-stopper for us, having retail and
14 a bunch of commercial space hidden without
15 visibility to main street, for us, it's just going
16 to fail. And metro Chicago has many, many
17 examples where it's been tried, and it looks great
18 on a site plan, and you might even think that it
19 looks good today but it's failed. You know,
20 Bolingbrook just did a note sale; I mean, tens of
21 millions of dollars were lost. Arboretum, South
22 Barrington, same thing, note sale, tons of money
23 was lost. Some of the stuff under construction
24 right now, and it's really not fair to say, but it

1 looked great on a site plan, but the commercial is
2 not getting leased because it's interior.

3 We want to get something that succeeds.
4 We definitely think in the community which is
5 still -- it can't be a downtown; it's still more
6 of a suburban site. We need to lay off of the
7 traffic that exists on the main road. If we try
8 to base success on traffic just internal with the
9 cinema, the Von Maur, and whatever we create, as
10 good as it can be, that business can't even
11 sustain 10 or 15 percent of what a business back
12 there would need to stay in business.

13 Again, on that part we just -- we will not
14 build a bunch of restaurants and retail without
15 having some exposure because we just don't think
16 it will work.

17 MEMBER FUNKE: You know, you're building
18 this beautiful plaza, you're building all these
19 amenities, and who is going to use it really?
20 You're talking about not building restaurants or
21 what have you. Why would you spend the money on
22 all those amenities where they're not going to be
23 used, to be honest with you.

24 MR. STERN: The two biggest traffic drivers

1 that we have by far are the cinema and the
2 department store and between them and also right
3 on the front door 500 units. So we think that
4 that is where it's going to be the most --

5 MEMBER FUNKE: People are only going to
6 stay if they have a place to go. If they're going
7 to see a movie, they're not going to stand outside
8 and sit in a plaza waiting for the movie to start;
9 they're going to want to go to a restaurant to have
10 drinks, outdoor cafes. So it just really hasn't
11 been thought out. The pedestrian circulation is
12 poor, and the auto circulation is poor.

13 I think you've got a great opportunity here.
14 I look at the existing pictures of the building,
15 and if you find somebody that can think outside
16 the box, I think you can create something awesome
17 and save money. I mean, \$35 million to demo this
18 building. Why not save the building with
19 construction materials going up and do something
20 creatively. Developers have done it in the past.

21 MR. STERN: I've done it personally. I
22 have one that's an employment center. It's ugly.
23 It houses 3,000 full-time employees, and it looks
24 like an old mall, and if you drive up to it, it

1 looks like an old mall. It is full, it does house
2 people, but I don't think it's for --

3 MEMBER FUNKE: Or turn it into residential.
4 You could do two-story residential there with the
5 existing buildings. You get 12- to 14-foot ceiling
6 heights for loft apartments. You're saving 50 to
7 \$60 a square feet on foundations, on structure.

8 I mean, I'm just being an architect
9 thinking about the opportunity here that you have.
10 You've got a great opportunity, and to present
11 this plan to the Plan Commission, I just think
12 that, you know, from what we saw last time it's
13 disappointing, to be honest with you.

14 CHAIRMAN VARGULICH: Sue Melton, are you
15 still on? Did you have any comments or questions?
16 She's on Zoom, so I just wanted to make sure.

17 MEMBER EWOLDT: I have some questions.
18 Regarding the townhomes, I'm just curious
19 about the design of those. Is there any balconies
20 or kind of concepts with that? Because I know a
21 lot of townhomes will incorporate balconies over
22 the driveway portions or on the front.

23 MR. JACOBSON: So we're building
24 three-story townhomes also currently close by in

1 Orland Park. We do have balconies out on the
2 second floor. What we decided to do is take the
3 facade, drop it a little bit so it's not as
4 intense. Because I don't know if you've been to
5 Orland Park or not, we liked the product, but we
6 found a way to improve it and open the market for
7 additional residents. Because we're not getting
8 empty nesters that want a loft with three flights
9 of stairs, so we think we're developing a better
10 mousetrap with this two-story product.

11 You've got garage and first floor living
12 on the first floor, and then you walk up one set
13 of stairs to your bedrooms. Our feeling is it's
14 more benign and we think attracts a much wider
15 audience.

16 So there will not be balconies on our
17 townhomes here. There will be patios, patios,
18 front porches.

19 MEMBER EWOLDT: Got it. I kind of have
20 some questions, I guess about this plaza and the
21 roundabout. You know, I'm seeing some color
22 gradient. Is that intended to be like stamped
23 concrete or brick in that aspect? Because it's
24 red in your visual. I mean, are you looking at

1 aesthetic improvements, or is it just going to be
2 asphalt?

3 MR. JACOBSON: No, no, it's going to be a
4 focal point when you drive in. It's going to be
5 either block or stamped concrete, something very
6 attractive. It is the entrance to a large
7 development, so we want to make sure that it looks
8 great.

9 MEMBER EWOLDT: I noticed that the entrance
10 to the east over by Walmart also has that look. I
11 would recommend that all four entrances kind of
12 match so it's aesthetically pleasing.

13 MR. JACOBSON: So there's continuity.

14 MEMBER EWOLDT: So everything kind of
15 flows together.

16 MR. JACOBSON: Typically that's what we do,
17 they match. Different configuration but certainly
18 we'll have the consistency in the look.

19 MEMBER EWOLDT: I guess I have one quick
20 question again about that plaza. So you talked
21 about your intentions of food trucks operating
22 there. I see a potential -- you know, an ice
23 cream stand or some sort of vendor operating
24 there. You talked about the plaza with potential

1 entertainment. Who is going to manage that site?
2 Is that going to be managed through the commercial
3 aspect of it?

4 MR. JACOBSON: Through us. We have a
5 management company that manages our developments,
6 and we'll get involved in the programming, also,
7 as part of that. So we'll control that. We won't
8 sub it out or anything like that.

9 MEMBER EWOLDT: Because I wasn't sure, you
10 know, because again, some groups do a lot of
11 promises that it ends up being -- you know, a
12 residential building just kind of slap something
13 together. So I wasn't sure if this was something
14 more constructive where you actually --

15 MR. JACOBSON: No, that will be an
16 important part of the whole development and
17 managing what goes on that we handle ourselves.

18 MEMBER EWOLDT: Thank you.

19 MEMBER BECKER: Chairman, I have some
20 questions. This is Becker.

21 CHAIRMAN VARGULICH: Yes. Go ahead.

22 MEMBER BECKER: All right. I just wanted
23 to state that I share Commissioner Funke's concerns
24 about the plaza in relation to the other uses and

1 specifically the proximity to the townhome units.
2 I think that if it's going to be a plaza, it needs
3 to have more open space around it, and it needs to
4 be in closer proximity to those other uses.

5 And then I have a question. I was not at
6 the first presentation. I was wondering if I
7 could have some clarification about the topography
8 of the site and how the site is going to be
9 accommodated to -- for the change in grade from
10 the Von Maur upper level parking to the ground-
11 level parking and how that will flow with the
12 site. Thanks.

13 MR. KIANICKY: Okay. That's one of the
14 challenges of this site is how it is currently
15 graded and how we've worked with that grading.
16 What we have to maintain is the second-level
17 entrances on the south side of Von Maur and the
18 west side of Von Maur. So those are about --
19 those two entrances are about 19 feet higher than
20 the first floor.

21 Now, on the east side where the loading
22 dock is and where there is currently an entrance
23 and there will still remain an entrance, that's on
24 the first level. So the design of the road, the

1 corridor that we -- and we put a lot of thought
2 into this as to how this was going to work with
3 the site. If we're going to connect the cinema
4 and the Von Maur after the mall is gone and make
5 sense of how an entire district there can
6 incorporate those two uses, then we have to have a
7 road that goes from the central entrance where the
8 roundabout is, past the cinema, to the road that
9 runs along the west side of the property.

10 Now, that road has to be at ground level.
11 So when we have that road, we're going to have --
12 as you go down that road, we'll have a plaza along
13 that road; we'll have the restaurants, et cetera,
14 that are by the roundabout. We will also continue
15 to have the entrance into Von Maur. There will be
16 a drop-off there; there's a drop-off there now.
17 We have to move the road away because there's
18 loading docks. We're going to screen the loading
19 dock, and then the road continues on.

20 And the logical place to us to have a
21 plaza was between Von Maur, the cinema, and the
22 residential. So there's a central core, a hub.
23 We're not concerned about the fact that there may
24 occasionally be some noise that might disturb the

1 townhomes because if we have, for example, summer
2 concerts, those are going to be in the evening,
3 they'll be over by 9:00, it's not going to disturb
4 anybody, and what we want to do is actually draw
5 the people out of the residential area to come
6 into that entertainment/dining/shopping hub. And
7 that's what a true mixed-use development is.

8 If you let's say had, as a lot of centers
9 are trying to do, retail below with residential
10 above, which we don't believe would work in this
11 circumstance that's a very urban product, and this
12 is too suburban of an area for that to work, this
13 is kind of the next best thing. So you don't have
14 one above the other, but you have them next to
15 each other. It provides a synergy where people
16 who like that kind of environment are going to be
17 happy to rent units there. If they don't like
18 that, they going to rent farther away from the
19 plaza.

20 So the challenges that we have with the
21 road having to be in between those two uses, we
22 had to put it on one side or the other. The
23 requirements of parking for the cinema dictate --
24 and also for Von Maur kind of dictate where that

1 road needs to go. And that was the thinking that
2 went behind the location of that plaza, and the
3 intent is for that plaza to extend right to the
4 entrance of the cinema so that when you walk out
5 of that cinema, you're at the edge of the plaza,
6 it's very easy to kind of just drift over to where
7 some of the more fun stuff is, a lot of seating,
8 the ice cream, you can get a refreshment and
9 whatnot, or you can go down that plaza away, go
10 across the street, you can do some shopping at
11 Von Maur.

12 So I mean, it's a challenge to try to work
13 around the existing uses. We think we have done a
14 pretty good job of trying to integrate everything
15 to create this entertainment/dining/shopping
16 corridor that connects all of the uses, I think is
17 the best way it can be connected while tearing
18 down the mall.

19 We're not in favor of reusing any portion
20 of the mall. We don't believe that -- that's a
21 very, very high-risk endeavor that we're not
22 willing to do. We know that those townhomes, we
23 know that those apartments will be highly
24 desirable. We are building them elsewhere, we are

1 having great success with them, so we're putting
2 them into an environment that's a challenge at
3 best, and that essentially is our concept for the
4 redevelopment of this mall. Maybe other people
5 would have different concepts that they feel would
6 work; this is pretty much ours.

7 MEMBER BECKER: Okay. Getting back to my
8 original question.

9 MR. KIANICKY: Sorry.

10 MEMBER BECKER: That's all right. From
11 this concept plan can I infer that the area that
12 says ground-level parking and then the area that
13 says upper-level parking that that kind of east/
14 west line that is flanked by trees and goes from
15 Von Maur over to the west road, is that where the
16 grade change is? Is that a retaining wall or how
17 are you going to accommodate all that? Are those
18 stairs by Von Maur? That's what I need to know.

19 MR. KIANICKY: So right here at this point
20 we're probably going to have a combination of a
21 retaining wall and a slope so that the difference
22 between here and here is going to be roughly --
23 you know, by the time you get a little bit away
24 from the buildings it's probably going to be

1 17 feet. By the time you get over here, the
2 difference will probably be 10 feet. By the time
3 you get over to here, it will be no difference.

4 So this is sloping up, and then it's also
5 sloping up from here, and it's sloping up from
6 here. All of these are sloping up to the second
7 level of Von Maur.

8 So the intent is we'll have a nice big
9 wide stair that will take you from the upper level
10 to the lower level so that we can have a good
11 pedestrian network. So let's say if you were
12 parked here at Von Maur, and you're on the upper
13 level, and you decide that maybe you'd like to
14 wander over to the plaza. Well, you can go down
15 these stairs, and you can then be at ground level,
16 which is what the plaza will be, you can walk
17 across the street, there will be a major pedestrian
18 connection here, and you can go to the plaza. Or
19 you can walk down these stairs and go over to the
20 cinema. For example, if you're in the hotel,
21 you'd either go around this way, or maybe you'd go
22 over to here, down the stairs and go over to the
23 cinema.

24 So this is where our grade break will be

1 here, and then there's also a pretty good grade
2 break and it exists today right here. This is a
3 big grassy slope that probably from this corner to
4 here drops probably 17, 16 feet. And we're going
5 to maintain that, and it will be a landscaped
6 slope. It could have some retaining wall to help
7 if we need to. I don't think we need to; there's
8 enough space here for the grade transition.

9 For sure we're going to have to a
10 combination of a wall and a slope. Does that
11 answer what you're looking for?

12 MEMBER BECKER: It does. Thank you.

13 MEMBER EWOLDT: I have another question
14 that came up.

15 Have you considered any connection to the
16 west with the strip mall section with Jewel/Osco
17 and some other commercial aspects over there? I
18 know that there's sidewalks at the road on the
19 north end. Have you considered a sidewalk
20 connection somewhere in the central aspect?

21 I know, you know, it might not be as
22 convenient, but, you know, I can envision people
23 walking from the apartments potentially wanting
24 some easier access to that commercial area. It's

1 a grocery store. And the hotel, as well, people
2 who are staying at hotel if they want to get
3 there. Is that something that's been considered?

4 MR. KIANICKY: Are you talking about
5 pedestrian connections only?

6 MEMBER EWOLDT: Pedestrian connections.

7 MR. KIANICKY: Absolutely. We're going to
8 put sidewalks every place we possibly can. We're
9 kind of at the 30,000-foot level right now but
10 definitely. So in each direction we will connect
11 sidewalks up so that you're interconnected with
12 everyone around us to the greatest extent we can.

13 MEMBER BECKER: Also, I'd like to thank
14 you for taking into consideration the Starbucks
15 issue I brought up before. Bringing all these
16 residents, and Starbucks is more -- it's a high-
17 traffic area, so I like that you considered the
18 design to deal with the traffic especially at peak
19 hours.

20 MR. KIANICKY: Yeah, we think this will
21 work pretty well. We're going to remove that
22 one driveway that's closest to the roundabout, and
23 we're going to make them go to the further driveway,
24 and that's where the stacking lane would start.

1 MEMBER EWOLDT: Yep. Seems pretty logical.

2 CHAIRMAN VARGULICH: I would like to maybe
3 back up a little bit and not talk about the site
4 plan and ask questions related to the inclusionary
5 housing comment. You submitted some information
6 that you didn't feel like it was compatible with
7 this project.

8 In the staff report there was some
9 suggestions or relationship noted per our ordinance
10 there are three ways that you can fulfill that.
11 In your narrative you weren't very descriptive on
12 what you were intending to do or ask for a
13 deviation, if you will. Is it your intention to
14 do something outside of what our ordinance
15 requires as far as the three options that are
16 provided? And if not, could you explain at least
17 at this point what you're thinking about?

18 MR. KIANICKY: Well, to be honest with you,
19 we've not focused on that particular ordinance.
20 We did see that there was a provision in the
21 ordinance that if you were fulfilling other goals
22 of the City that there were other alternatives; it
23 provided a couple of alternatives. Again, I think
24 that's all subject to negotiation with the City.

1 We don't know if those are the only
2 alternatives or if there are additional
3 alternatives. We still have to work on and
4 negotiate a rather complex TIF. We're not sure if
5 that's going to be involved in any way in that
6 process.

7 So to be honest, we just have not focused
8 on that. So I mean, obviously, we're going to do
9 what will be successfully negotiated with the
10 City. As to exactly what that will be, I don't
11 know at this point.

12 CHAIRMAN VARGULICH: All right. There was
13 a conversation about -- previously in October and
14 you kind of touched on it in your submittal -- in
15 your application documents related to the
16 requirements for the park district and the school
17 district with respect to fees and lieu of land
18 donation.

19 I can certainly see how the school would
20 be interested in a couple of acres of land for
21 anything that would be really useful to them in
22 terms of a facility standpoint, but you're
23 introducing about 1200 people at full build-out,
24 which is in the neighborhood of about 11-something

1 acres. Yet you're not providing any level of park
2 from a standpoint of a dedicated park. Understanding
3 you're providing some recreational opportunities
4 for your citizens, or your residents, or your
5 tenants, you know, as this is all a rental
6 community. But I think even within rentals people
7 look for parkland to do things that may not be
8 provided, kids looking for playgrounds.

9 I don't know what these little labels are.
10 All I see is pool and some green space with some
11 paths. But programmatically it's not a
12 description of well, we're going to have this,
13 we're going to do this because we're going to have
14 X amount of kids, and they need someplace to play.

15 Typically apartments and or rental townhomes
16 don't generate tons, but still the statistics based
17 on those tables identify a number of school-aged
18 children starting in elementary school through
19 high school, but you're not identifying any park.
20 The closest park is the Charlemagne/Kingswood Park,
21 which is -- the northern end of your property as I
22 measured it off of Google Earth is a over quarter
23 mile away from the north end of your property.
24 Most park district standards look for accessible

1 usable parks within a quarter mile. Virtually none
2 of this property is within that quarter mile of that.

3 Can you explain how -- how do you explain
4 that and why you haven't engaged even some level
5 of acreage, not 11 acres but some level of acreage
6 that would be a dedicated park for the property
7 and for the residents.

8 MR. KIANICKY: We don't have the room.
9 It's -- you know, parks take up a lot of space.
10 The ordinance gives an alternative for cash in
11 lieu versus school space or park space, and that's
12 an ordinance that we pretty much have to use
13 because we simply don't have the room.

14 In order to get the number of residences
15 that we need and in order to create again, some
16 uses that are going to complement the cinema and
17 Von Maur in terms of restaurants, et cetera, to
18 create this entertainment district, we have
19 created about all the room that we could spare by
20 creating a pretty substantial plaza. We have a
21 couple -- we have actually several green spaces.
22 We will be putting in playground equipment in
23 those spaces. And then we also are aware -- and I
24 can't remember the name of it, but probably a half

1 a mile to the northwest is a large sports complex,
2 large open area, I forget the name the -- you
3 know, we took a look at that.

4 CHAIRMAN VARGULICH: It's associated with
5 the schools.

6 MR. KIANICKY: So that's probably a
7 10-minute walk away. We'd love to have one right
8 on the site.

9 CHAIRMAN VARGULICH: Those are school
10 district facilities, not park district facilities.

11 MR. KIANICKY: I thought there was a
12 facility open to the public because I checked it
13 out on Google, and it appears you can join.

14 CHAIRMAN VARGULICH: That's Norris; that's
15 a rec center. It's not an open space, open park.

16 MR. KIANICKY: They have ball fields; they
17 have a lot of open spaces.

18 MEMBER WIESE: East Side Sports Complex.

19 CHAIRMAN VARGULICH: That's quite a
20 distance.

21 MR. KIANICKY: It's about a half mile.

22 CHAIRMAN VARGULICH: If I'm understanding,
23 from the initial submittal that you gave us in
24 October you've increased the number of units in

1 total by about 30, so it's basically the same, but
2 it has gone up a little bit from where it was in
3 October.

4 MR. KIANICKY: It's going to go back down,
5 by the way. After speaking to the fire chief,
6 et cetera, we're going to have to put a road
7 around the cinema. So we're going to lose some
8 units there. There's things we need to do with
9 sidewalks -- again, this is a concept -- but we're
10 going to be closer to 520, 530 units when we're
11 done, which is about what we need again, in order
12 to make this thing work.

13 CHAIRMAN VARGULICH: And I understand at a
14 high level, not a -- I can read a pro forma and
15 understand it, but there is a direct relation
16 between the number of units and how it rents and
17 all that kind of stuff. So you're saying you need
18 500-ish units --

19 MR. KIANICKY: Yes.

20 CHAIRMAN VARGULICH: -- and a \$35 million
21 TIF or you can't make this pencil; is that what
22 you're saying?

23 MR. KIANICKY: Yes.

24 CHAIRMAN VARGULICH: Got it. Okay.

1 Again, I'm just trying to get the high-level stuff.
2 There's more to talk about on the site plan but
3 I'm just trying to get --

4 MR. KIANICKY: Generally speaking, that's
5 correct.

6 CHAIRMAN VARGULICH: -- what's driving
7 this is you need a mass of one thing, a mass of
8 another, two products that you guys develop, and
9 rent, and have done so in multiple Illinois
10 markets, Illinois communities, et cetera, and then
11 there's some retail component that can be done
12 within a limit because the retail world is the
13 retail world, and then as far as how you you're
14 going to fit all that together, here's your second
15 cut kind of plan.

16 MR. KIANICKY: Yes.

17 CHAIRMAN VARGULICH: I want to stay up
18 here first.

19 MR. KIANICKY: Sure.

20 CHAIRMAN VARGULICH: Overall I think the
21 plan has improved, but I think there's things that
22 could change. Without hammering, if you will --
23 because I understand the math is the math, and
24 there's risks that you take and there's reward,

1 and those things don't always equal out, and I get
2 that for both parties, but more the residential
3 side than the retail side. You have risks, so I
4 get that.

5 Things that I like, I think the restaurant
6 retail building group east of Von Maur, I think
7 that's an improvement over what was done before.
8 I still think there's some things to be changed
9 but we'll start with that. I think the townhomes
10 themselves as a layout component has improved a
11 lot, with no indifference to my Commissioners not
12 liking the way the relationship of visitor parking
13 comes to your unit. But there's plenty of
14 for-sale product, including Pheasant Run Trails
15 and other areas where that works, and nobody seems
16 to have an issue with how it works. So I would
17 still be okay with that.

18 I think that the plaza space has added a
19 lot from the standpoint of where you were before,
20 and so I think that's an improvement. And the
21 Cooper's Hawk, unless they have a really crazy
22 busy day is going to get all their parking on the
23 same side of the street as their building, which I
24 think makes perfect sense for them. You can put

1 crosswalks and stuff like that, but if a third of
2 your parking ends up on the other side street --
3 and the more traffic that gets generated here, the
4 more that becomes an issue for them as an
5 operator. So I appreciate that.

6 So those I think are going in the right
7 direction, and here's some things that I think
8 should still be considered as adjustments. My
9 first thing was fire access. It appears the fire
10 chief is already getting into that. There's a
11 path that goes around, but I didn't think was any
12 way the fire department --

13 MR. KIANICKY: It's got to be 26 feet wide.

14 CHAIRMAN VARGULICH: Yeah, because they
15 want to bring their truck all the way around. So
16 that impacts any number of things but still needs
17 to be done. Life safety is life safety.

18 I know that you've identified that you do
19 not want to connect to Foxfield. Connecting
20 Stewart Drive or Stewart Road that connects into
21 the property by the two ponds that are right
22 there, I still think that's the right thing to do.
23 And understanding that you're going to allow a
24 traffic engineer to get to a little more involved

1 as you move forward with the plans -- because they
2 want things to be a little harder for them to be
3 able to generate all their numbers and data, so I
4 get that, but I think that should still be
5 strongly considered.

6 I'm indifferent as a design element with
7 the roundabout. The roundabout at the entrance
8 combines with 38th Street or 38th Avenue, and the
9 traffic signal there, I think it can be a nice
10 feature, and if you're going to do it, then I
11 would suggest that you do it at the west entry and
12 start to make a theme of it from vehicular
13 circulation standpoint. If the idea is the
14 roundabout -- and I talk to different people, and
15 roundabouts are becoming a more common driving
16 experience on our primarily county roads and state
17 roads further to the west. I get differing views
18 from differing people and neighbors on whether
19 they like them or not, but I think they could be a
20 helpful tool. If you're going to do one, then I
21 think one on the western entrance and one where
22 Steward Drive comes in especially if you extend up
23 to Foxfield Drive so that those become a theme or
24 an element that really becomes part of the

1 vehicular circulation pattern. So I would just
2 ask you to look at that and consider that. If you
3 feel they work for one spot, it would work for the
4 others.

5 I think that the apartment layout is still
6 a bit sterile. And what I mean by that is you
7 kind of just have rows of buildings, and there's --
8 it becomes a lack of a sense of a relationship
9 between them at least visually. I'm sure Jeff can
10 articulate this a little better, but to me there
11 seems to be a lack of relationship in how the
12 community is laid out. As far as the product, you
13 know, they're fine, apartment homes, townhomes,
14 rentals, for sale.

15 I would think that you'd want to -- you're
16 talking about access and where they're going,
17 pedestrian access. I think you should also have
18 pedestrian access at a minimum to the property to
19 the north at the Oliver Hoffman property, at least
20 plan. I know they may or may not be coming back
21 with a proposal to us. They came in before but we
22 haven't seen anything, but they might be in the
23 future, and that could be yet coordinated with
24 your parking areas.

1 MR. KIANICKY: Sure.

2 CHAIRMAN VARGULICH: But I think at a
3 minimum a pedestrian connection so that those
4 people can -- because otherwise, what, are they
5 going to be able to cross anywhere or cross at the
6 pond? They could walk on Foxfield all the way
7 around, but if you added a couple hundred feet,
8 they could at a minimum walk over or ride their
9 bike over. I think that would be a good
10 connection. I think I would look at also
11 providing them a vehicular connection. I don't
12 know if all their streets are going to be public
13 or private, but I think the ability for them to
14 cross in without having to go back out onto --
15 from a driving standpoint without having to drive
16 around and come in off of Kautz, Powis Road, or
17 something like that may have some benefit, and
18 some challenges, too, but I ask you to look at
19 that, both vehicular and pedestrian.

20 A question regarding the cinema. Is the
21 entry to the cinema going to be in the same place?
22 I know you have a facade to your store when the
23 mall comes off, but right now the entry into the
24 cinema is facing west in the far southwest corner,

1 if you will, of the building, and they moved it
2 where it is currently -- it looks more like a
3 service corridor, but they moved it because they
4 needed to have better access to the parking lot
5 because they lost the parking to the north of them
6 when the other entrance to the mall closed. I get
7 that can happen. But if their entrance is going
8 to be in the same location, I mean you're just
9 going to have to re-skin the building, or are they
10 going to move it where it's facing south instead
11 of facing west?

12 MR. KIANICKY: Well, I think that the main
13 entrance will be to the south. I walked in there
14 a couple of weeks ago just to see exactly where
15 you wind up when you walk into that entrance to
16 the west, and you walk into their general lobby,
17 and what used to go into the mall is kind of
18 walled off. But that to me even today feels like
19 that was the main entrance that you would come in
20 from the mall, and then when you walked into that
21 lobby, you saw in front of you all of the counter
22 places and everything else.

23 So I think it's very easy to build that
24 facade in such a way that for the exterior of the

1 building it's really attractive as a cinema entrance,
2 glass with the lettering and the whole bit, and
3 you can still come in from the side, which is fine;
4 it's just an easier access to that parking lot I
5 suppose.

6 But also, I don't think you would even need
7 that anymore because we would have the plaza in
8 the front and also have a strong connection to the
9 west with the sidewalk. So you're only going a
10 little bit farther south. Where you're entering
11 right now I thought was tremendously anticlimactic.

12 CHAIRMAN VARGULICH: The entrance from the
13 south that's walled off, you used to have to walk
14 down from the second floor of the mall. There
15 wasn't an entrance there.

16 MR. KIANICKY: Oh, there wasn't?

17 CHAIRMAN VARGULICH: No, because that
18 entrance they're using now was the service corridor
19 out. So you actually entered from the second
20 level of the mall, down the stairs. The other
21 main entry was from the east side down a corridor
22 that was basically by where the carousel was.

23 MR. KIANICKY: This way we could open up
24 that whole front on the first floor right to the

1 plaza.

2 CHAIRMAN VARGULICH: So with that in mind --
3 which I don't disagree at all. With that in mind,
4 I would ask for you guys to think about how the
5 roadway interacts and create -- if you're going to
6 redo that facade -- and it's easy for me to spend
7 other people's money from this side of the chair,
8 but I would you ask for you to consider adding a
9 canopy and a drop-off. If you think about -- when
10 I'm there today and I introduce younger people and
11 stuff, a lot of them are dropped off on that west
12 entrance. People just drop off, drop off, drop
13 off, and then they'll come back. Everybody does
14 it for one reason or another. And so now if
15 you're going to have a redone facade, could you
16 add a canopy, hang a canopy off the building,
17 frame? And now people can come out, there's a
18 drop-off, they can stand there, wait for their
19 ride, kids and stuff, and that would be a much
20 more interesting arrival and could add a little
21 bit of visual dynamic to the building. Because
22 otherwise, it's going to be 30-some feet of
23 facade, and if you could break that plane with a
24 canopy, that could be a nice feature to add there.

1 I'm a little concerned just visually
2 without going through a lot of parking count with
3 the restaurant entertainment group by the
4 roundabout. The two little blocks of parking
5 there look a little low especially for restaurants.
6 That looks a little low. And then the food truck
7 park component also being there, one little dead-
8 end parking lot seems a bit inadequate from a
9 parking standpoint and how people would pull up
10 and use those things.

11 I would also ask you'd consider part of
12 this that, you know, if you're going to shift some
13 things around at a minimum to address the parking
14 lane that's going to push a bunch of units away
15 from the theater, is to flip the food park, food
16 truck park over by the plaza.

17 And the reason I say that is that if
18 you're having an event or scheduling something,
19 why wouldn't you want to have a place for food
20 trucks to be right there where people walk up next
21 to your permanent ice cream stand, so they're the
22 move-in/move-out component at the ice cream stand
23 that create more easygoing opportunities to grab
24 some bite of food or some extra ice cream or

1 whatever people do with food trucks today, and
2 there it would seem to then enliven the plaza when
3 the food trucks were there and maybe have a better
4 relationship to parking. Admittedly --

5 MR. KIANICKY: So leave the parking where
6 the food trucks are now but put the food trucks
7 themselves in the plaza?

8 CHAIRMAN VARGULICH: Yeah, when you have
9 it. They're just taking a piece of the plaza when
10 that happens. You're not going to have food
11 trucks parked there every day of the week; it just
12 isn't the way it works. You set it up, it's a
13 Saturday -- a Wednesday event, whatever that is,
14 and the food trucks show up on the plaza, and
15 people show up in the park or walk over from your
16 units and hit the food trucks, hang out, and go
17 home or move on to something else. And now
18 they're -- because it's -- I'm assuming it's an
19 occasional use, not an everyday function.

20 MR. STERN: Actually, I think that's a
21 great idea, but you brought up a point that I
22 think is really important and valid is parking and
23 being short on parking. And you mentioned the
24 one area where we've got two restaurants and then

1 retail, and it is tight on parking. The area
2 doesn't look tight on parking, but, again, we all
3 have to live with the existing agreements. But as
4 it stands now, we are short on parking for the
5 cinema and Von Maur, as well, and those guys want
6 it near their building. So it's not like we can
7 pick up the parking somewhere else.

8 But the interesting part about the food
9 truck movement, that is the one component of the
10 project that really is a pedestrian function. So
11 food truck parks, they are walking people, and
12 that can be -- it doesn't take a lot to sustain a
13 food truck compared to Cooper's Hawk. Cooper's
14 Hawk you've got 50, 60 employees and 3-, 400 people
15 it can seat. A food truck, they get 30 people
16 through the door and they're happy.

17 I love that idea but I wanted to mention
18 because you brought up the point is parking is
19 tight everywhere, but if we lose it, then we lose
20 even more square footage. So we really tried to
21 balance keeping the minimum amount of accessible
22 parking to Von Maur and the cinema as we could.
23 And an example is if we put the restaurants
24 between the two, there's no way we would have

1 enough parking for the cinema. The cinema a
2 million percent sure, and Von Maur we've got our
3 work cut out for us because today they have the
4 parking that is to the east, as well.

5 CHAIRMAN VARGULICH: It's at the lower-
6 level entrance.

7 MR. STERN: Our idea of the food truck is
8 it adds excitement over there but doesn't take up
9 parking.

10 CHAIRMAN VARGULICH: Various members have
11 talked about the pedestrian circulation. You guys
12 have identified, you know, a commitment to the
13 extensive circulation. It's hard to tell on this
14 plan, but I would say it looks incomplete. And if
15 I would say anything about pedestrian circulation,
16 having lived in St. Charles for a lot of years and
17 looked at a lot of different communities is the
18 lack of pedestrian sidewalks on streets makes no
19 sense to me. I live in a neighborhood -- it just
20 is what it is -- that varies depending on how many
21 blocks I want to walk north, south, east, or west
22 of me that there's a sidewalk on one side, there's
23 a sidewalk on both sides, or there's no sidewalks
24 at all, and it's all single-family, which makes no

1 sense to me. But it is what it is today.

2 I think to not have sidewalks along -- not
3 the vehicular courts that go into the townhomes,
4 but to not have sidewalks along that entire street
5 that runs east to west through your residential --

6 MR. KIANICKY: Oh, there will be.

7 CHAIRMAN VARGULICH: If it ends up being a
8 private street, which I believe is what you're
9 proposing, that doesn't mean it shouldn't have
10 sidewalks and a sense of a parkway where you have
11 street trees and stuff to give it a full
12 residential feel. I mean, Kingswood has very
13 narrow streets, and I think they're all dedicated
14 streets, but they have their sidewalk as a
15 carriage walk, and then they have street trees on
16 every 30-, 40-foot intervals, but it makes it feel
17 like a very nice pedestrian street because of
18 that, and to not do that here --

19 MR. KIANICKY: Right. And actually, I did
20 ask our consultants, I said, you know, let's throw
21 those sidewalks in, and they just rebelled. We'll
22 have them in, but it's too hard to show in this plan.

23 CHAIRMAN VARGULICH: You've indicated a
24 connection, if you will, from Foxfield Drive to

1 your townhomes. Yes, I think that those are
2 things that will encourage people from Charlemagne
3 to have multiple points to come in. I think that
4 makes sense to have.

5 MR. KIANICKY: Yeah, you'll see them in
6 the next stage.

7 CHAIRMAN VARGULICH: You mentioned earlier
8 about grading which was a question by Jennifer.
9 The entrance on the south side of Von Maur is at
10 the second level.

11 MR. KIANICKY: Yes.

12 CHAIRMAN VARGULICH: And so currently just
13 to the east of that entrance is the grade transition.
14 So you're talking about filling the grade transition
15 and moving it east?

16 MR. KIANICKY: No.

17 CHAIRMAN VARGULICH: Well, that's what the
18 plan shows. Because right now if you look at the
19 aerial or look at the existing conditions, the
20 entrance that you come into Von Maur on the second
21 level on the south side, as soon as you go to the
22 east, it starts the 19-foot grade transition down.

23 MR. KIANICKY: That's right.

24 CHAIRMAN VARGULICH: At the entrance. Not

1 at the corner of the building, at the entrance,
2 which is in the center of the building.

3 MR. KIANICKY: Well, we'll have to redo
4 that, but the intent is we're going to drop from
5 the second level at the southeast corner in the
6 front to the ground level where you see our
7 entertainment corridor. And we may need some
8 retaining walls to help us do that transition.
9 Right now there's a big slope there, and it does
10 wrap around the edge of the building, it does.
11 We're going to have a drop-off there, and we can
12 wrap some of that around the edge of the building
13 because I think we want to try and reduce the
14 amount of retaining walls that we have. It's
15 nicer if we can do it with a slope.

16 So yeah, that's a little bit of a
17 challenge in that corner, just as it is over in
18 the northwest corner where we're going to put the
19 stairs.

20 CHAIRMAN VARGULICH: You have to make up
21 this grade somewhere. Understood.

22 And realizing this is a concept, but
23 illustration is illustration. The plaza to me
24 doesn't have a good balance of green space, and it

1 looks like there's minimal trees.

2 MR. KIANICKY: It's going to be redone.

3 CHAIRMAN VARGULICH: You have some
4 components here that you're putting in, but if you
5 wash it out from the colors, there's some trees
6 around the perimeter and a lot of pavement.

7 MR. KIANICKY: I think if you look at the
8 amenities that we provided, you know, my vision
9 for this is we're going to have essentially raised
10 areas that the outside of it will be somewhere
11 where you can sit. It's going to be at the
12 perfect sitting height, and within that raised
13 area there's going to be really nice landscaping
14 and trees and whatnot. And we would sprinkle
15 those around so you could still have a festival,
16 but right now it shows just this massive area of
17 some kind of hard material, and that will be
18 broken up.

19 So we need to do quite a bit of work on
20 the design of that plaza, I agree with you there.

21 CHAIRMAN VARGULICH: On the plaza just a
22 couple of things. You're not making any of this
23 property connected to or dedicated to the City or
24 the Park District who have -- which then uses the

1 Chamber and other entities within their organization,
2 within the city to help with programming and
3 things like that of the various spaces and things
4 that the park district does related to concerts,
5 music events, and all this kind of stuff. You've
6 indicated that your management is going to do that.

7 So I guess my question is, I see you guys
8 as more managers of real estate related to
9 residential components, and you have somebody who
10 is going to manage to the extent needed depending
11 on how these restaurant pads are sold off, or are
12 they leased, or whatever, but then you'd have
13 that.

14 So part of my question is that you have a
15 series of retail buildings, and how is that all
16 going to be managed and connected with the
17 programming of the plaza given where it is?

18 MR. KIANICKY: I think you've done it
19 before, Daniel, in some of these more public
20 places that are actually within a retail
21 environment.

22 MR. STERN: I think first, there may be
23 confusion that is our fault. We're one development
24 team. We are two companies but we're partners on

1 10, 12 projects, and it's seamless between the
2 two. He has -- they have their expertise, I have
3 my expertise, but we're one development group.

4 When this happens, we go, we sign on the
5 line together, and, you know, we're at risk
6 together. So it's one team that would do the
7 entire property and manage the entire property.
8 So it would just be basically all three components,
9 if you take the component of the gazebo would just
10 be between our two groups.

11 The food truck was something that was my
12 idea because I had already had a food truck, and
13 so I got some experience in just seeing how that
14 works and have done that before. We're not
15 married to that, we just thought it was a cool
16 concept and we think worked really well.

17 CHAIRMAN VARGULICH: I guess -- because I
18 mean, clearly for you because you guys have, you
19 know, the financial risk, but when you have something
20 like a big element like this plaza, for it to be
21 successful and to be perceived as successful has
22 to have a fair amount of programming. Because if
23 it's dead most days of the week and most of the
24 time where it's only relying on the people who

1 wander through it, that's how it turns into
2 something nobody likes for any multiple reasons.
3 Security aside, it turns into a place that nobody
4 wants to go.

5 So how are you guys -- you know, what is
6 your experience handling something like that?

7 MR. STERN: Well, ironically, that is the
8 single biggest tie in to what a mall used to do.
9 So every mall -- and we still operate -- I still
10 have two enclosed malls that are operated. You've
11 got a mall manager, and you've got a marketing
12 manager. And the marketing manager, their whole
13 job is to have programs, and have events, and have
14 things that do that. That's the same person
15 except now it's not the mall, it's here that does
16 that. But it's literally that same position; it's
17 just they're going from something in an interior
18 mall to this outside space.

19 CHAIRMAN VARGULICH: Okay. Because it's a
20 big deal -- when it doesn't turn out well, it
21 becomes a really big thing not only for us as a
22 community and for the nearby neighborhoods but for
23 you guys and how that reflects on doing other
24 things again or using that as an example going

1 forward. So yeah, it takes a fair amount of
2 effort. Okay.

3 I think I'd like to see, if we could -- if
4 you guys don't mind, we'll open it up to our
5 residents and get their comments. We have three or
6 four here, and then I've received -- or staff
7 received an email from somebody who will -- we can
8 address that -- from a resident and we can address
9 that.

10 So please come on up.

11 MR. LEMKE: My name is Arthur Lemke,
12 L-e-m-k-e. I live at 3214 Blackhawk Trail. It's
13 in the subdivision, one of the subdivisions
14 immediately north of the Charlestowne Mall.

15 Something I saw at the last minute here
16 the possibility along between Von Maur and the
17 theater, have you considered -- and these are
18 things we would say consider as opportunities for
19 improvement is perhaps the food truck scenario
20 could be parallel parking and meeting the north
21 side of the road adjacent to. So the road a
22 little wider, parallel parking, and then if the
23 number expands or contracts, you're really not
24 gaining or losing anything, but you have the

1 parcel that is currently dedicated may not be used
2 all year.

3 So I did notice here again these triangles
4 adjacent to the theater, and maybe there's a
5 leftover parcel there called a park. They don't
6 look to me like they'd be good for a soccer field
7 or baseball, and I think the fire department will
8 speak to the space around the theater. And the
9 point to be said is just allowing 27 feet or
10 something doesn't deal with the fact that most of
11 the calls are for EMS and not necessarily big fire
12 trucks, but we have what looks like a huge mobile
13 home that these EMS trucks are very large, and
14 they're going to take different turning radius
15 than you might normally have. And the example of
16 that is the zigzag street there by the rental
17 office that I just wonder if the fire department
18 won't speak to that.

19 The parking, there is -- I've seen this
20 with other Von Maurs; I've seen this with other
21 Von Maurs that if your Plan Commission says for
22 every number of tables you have so and so much
23 parking, for whatever reason -- not Von Maur but
24 for the Cooper's Hawk, excuse me, tends to use

1 more parking than your Planning Commission or your
2 planning ordinance would say. So we have a fact
3 that they are using the parking along Route 64
4 now, and they're using basically the parking that
5 is the hotel. There already is the capability to
6 go around to the north adjacent to Von Maur and
7 the berm wall, that already exists, and it's not
8 convenient. And particularly okay, if we have
9 people park north of the hotel to Cooper's Hawk,
10 they still to navigate traffic that's going to be
11 passing through, or Von Maur is going to have to
12 navigate traffic that's foot traffic from the
13 parking to Von Maur.

14 So I think we ought to take a look at what
15 they're using now, which is basically almost up to
16 the north ring road, and they're already using
17 what had been the Sears' back parking. So the
18 absolute number of cars already being used by the
19 mall even weekdays doesn't look like we provided
20 for that by taking and moving the ring road south
21 and adding rows of buildings on either side.

22 The existing Von Maur parking to be gone
23 on the east would have to be mitigated on the west,
24 and now we also have hotel parking, 160 cars if

1 you have 160 rooms, and Cooper's Hawk. I just
2 don't think the parking balance is -- much less
3 you've added three more squares for potential fast
4 food places.

5 It's just the numbers don't seem to work,
6 and to say that somehow we moved the ring road on
7 the southwest corner just doesn't make sense. And
8 I'll go on the record with that. That's me.

9 Thank you.

10 CHAIRMAN VARGULICH: Thank you.

11 MS. CORNETT: My name is Diane Cornett,
12 and I live at 3729 King George Lane right across
13 the street basically from the site.

14 So basically, I have a question regarding
15 the market studies.

16 CHAIRMAN VARGULICH: I'm sorry; you need
17 to use the microphone for our court reporter.

18 MS. CORNETT: Gotcha. So questions
19 regarding the two market studies that were done.
20 I believe the City and the developer did those,
21 and they seemed to sort of have two different
22 viewpoints, and I was just wondering as far as the
23 developer is concerned what their thought is
24 regarding the springs moving forward. If the City

1 were to approve that, what would be your thought
2 regarding this development that you're planning?

3 CHAIRMAN VARGULICH: Why don't we get all
4 the questions, and then you can come on up.

5 Please, do you want to provide any
6 feedback or questions? Thank you.

7 MS. GARDAPHE: Hello, my name is Nancy
8 Gardaphe, that's G-a-r-d-a-p-h-e, at 3736 King
9 George Lane.

10 Now, I said this before but I agree about
11 the density. I'm going to reiterate that. I've
12 lived in St. Charles for 25 years, and when I have
13 people coming out visiting me from the south
14 suburbs, Chicago, whatever, one of the things that
15 St. Charles has done a really good job on thanks
16 to all of you is making sure that we have green
17 space. That's what attracts people this way, not
18 that you feel like you live in the city.

19 Actually, I moved out here because it's a small
20 town feel.

21 The other thing that I have a concern
22 about is I'm not too keen about the townhomes
23 being rental. It's just -- you have the
24 apartments for rental, and then we have this

1 potential Springs of Smith Road as rental and then
2 townhomes as rental. I'm like, how is that
3 benefitting us tax paying citizens where you can
4 generate more property taxes. And you pointed out
5 tonight that all the extra taxes on shopping and
6 that is a small percentage based on property
7 taxes.

8 I do think people who move in here, that
9 the offer that was talked about from the social
10 area, there needs to be a buffer because there are
11 probably some times where people who live in the
12 townhomes, they don't -- maybe they're not having --
13 maybe they're not in a social mood, and they don't
14 want to hear all the music and all the activity
15 from the social area.

16 And I wonder if you have determined -- you
17 know, as Peter pointed out and I've calculated,
18 well over 1200 people moving into this area, but
19 if you have done a study with the social
20 activities how much additional people will this
21 bring in from the outside. Because as someone
22 pointed out here, there's not enough parking, and
23 it would be eventually a turnoff to people who are
24 like no, it's too congested there, it's too hard

1 to get around, it's confusing, it's inconvenient.

2 And just a clarification on your
3 townhomes. I know you've adjusted them from three
4 to two stories. Again, the diversity, I think
5 still it's -- when you're looking at people 50,
6 55 and older, they're probably looking for avoiding
7 stairs. So it just seems to me that you're still
8 gearing it toward one group of people, so I don't
9 see the diversity there.

10 And also, too, if you do have an opportunity
11 to go through Pheasant Run Trails, which I have
12 walked through, especially on weekends, there's a
13 lot of cars lined up on the street when they have
14 visitors and guests. So that would be another
15 thing. You've got all these social activities,
16 and then you've got, you know, the residents who
17 live there having their guests and visitors. It
18 would cause a lot of congestion.

19 And just another clarification about the
20 townhomes. You said there was patios and front
21 porches. Where would the patios be? Because if
22 it's going to be where you pull into an area where
23 your garage is, one building's garage faces
24 another. Okay, you're looking at garages. And I

1 understand this design, and you said that, you
2 know, their visitors can go through the garage.
3 Well, that's taking your visitors through the
4 English basement, as you call it or as it's
5 called. So where would patios be? I don't --
6 there's a front porch? So just need a
7 clarification on that.

8 Thank you very much.

9 CHAIRMAN VARGULICH: Okay. So I'll just
10 read the email that was sent to staff from one of
11 the residents. His name is Robert Rueth,
12 R-u-e-t-h, at 905 King James Avenue.

13 It says, "I've been a resident of
14 St. Charles and Kane County for more than 15 years.
15 Traffic on Foxfield Drive at both intersections of
16 Stewart Drive and Kirk Road are very busy. The
17 redevelopment should include a west entrance to
18 the Village on the south side of the building with
19 the Jewel Osco." So I think he's asking for a
20 vehicular connection to the west, not just a
21 pedestrian connection to the west or feels that's
22 important.

23 "We are also frequent diners of Cooper's
24 Hawk located at the corner. The view of the

1 restaurant looking at a large sloped parking lot
2 is not very appealing. The grade should be
3 adjusted so that you don't have this view."

4 And then he has a question of where did
5 the name The Village come from.

6 So with those resident questions you can
7 provide the answers now or --

8 MR. KIANICKY: Sure.

9 CHAIRMAN VARGULICH: Okay.

10 MR. KIANICKY: If I can remember -- I
11 wrote down a few notes. First, the market
12 studies.

13 We are still studying those market studies.
14 They took two different approaches. The IRR market
15 study that was commissioned by the City basically
16 said in a nutshell, it's a great area, the
17 projects are kind of different, everybody is going
18 to do well.

19 The -- our market study did it differently.
20 They said, this is the historic capture ratio for
21 multifamily in the St. Charles area, and using
22 that they did a projection that gave numbers that
23 said this is what we believe the number of units
24 that can be absorbed per year.

1 So you've got two different approaches.
2 Which one is correct? I don't know. We're still
3 studying that. One of the important things is
4 that a market study has to be provided to our
5 lenders. So a big factor is what are they
6 comfortable with, what will they believe in terms
7 of whether or not what we're proposing is viable
8 in terms of the amount of absorption to pay for
9 it. So that still has to be done.

10 The rental apartments, property taxes.
11 Property taxes on rental apartments are high, as
12 well as they are on homes, and because you have
13 greater density, you probably look at property
14 taxes per acre, they're lot greater for apartments.
15 This project will generate millions of dollars a
16 year in property taxes.

17 Green space. Well, there isn't any green
18 space now. We're going to create a lot more green
19 space than what's there. We're going to create as
20 much as we can figuring that we are redeveloping a
21 mall. It's not like we're going in a cornfield
22 where we are able to create parks and whatnot.

23 You have to think of the redevelopment of
24 a mall in different terms, and you can't really

1 compare it to a greenfield development. You can
2 do things that financially are supportable versus
3 a mall where you've got tens of millions of
4 dollars' worth of demolition costs. So you do the
5 best that you can.

6 We think we've created a lot of green
7 space. There's going to be a lot more green space
8 here in terms of, for example, the amount of
9 runoff that's going to occur than there is today.

10 Two story versus one story. Well, you
11 know, one-story townhomes take an enormous amount
12 of room. The density is far lower than for two-
13 story townhomes, and again, we have a certain
14 amount of space that we can work with that, as we
15 have been talking here, we're trying to fit in
16 parking, restaurant uses, plazas, entertainment,
17 residential. It's not an easy task, and it
18 requires tradeoffs, but there's no way we can do
19 one-story units on this site because we just can't
20 get the density that would make this site feasible.

21 Patios and front porches. In the townhomes
22 we're going to have front porches. Most front
23 porches are designed in a way that you can put a
24 couple of chairs out there and a table, you can

1 sit and look out at the courtyards, it's very
2 pleasant, and we're doing this now and it works
3 great.

4 For the garden apartments we're going to
5 have patios on the ground floor so that those
6 units will have a patio on the ground floor, and
7 then up above, all those units will have
8 balconies. So everybody is going to get some
9 outdoor space.

10 Did I miss anything?

11 CHAIRMAN VARGULICH: No, I don't think so.

12 MR. KIANICKY: Okay.

13 CHAIRMAN VARGULICH: All right. Well,
14 with that from our residents, I guess we'll start
15 with final, if you will, comments and feedback
16 either supportive, or suggestions, or anything
17 you'd like to reiterate from your earlier
18 comments. But I would ask that the -- you keep in
19 mind some things that staff had in their report,
20 which are conformance with the comprehensive plan,
21 land uses, and breakdown between residential and
22 commercial uses, residential density, unit counts,
23 how we like the site design, the layout, the
24 building forms and the architecture at least to

1 the level we've been provided so far understanding
2 there would be more later, and how we feel about
3 the open space.

4 So we can start with Zach and come across
5 or just chime in, and we'll also make sure that
6 Jennifer gets an opportunity, too.

7 MEMBER EWOLDT: Well, to start, I'd like
8 to thank you for all coming and giving an updated
9 presentation. I appreciate your commitment to all
10 of this.

11 One thing I've been thinking about
12 throughout this, and it's kind of something I
13 think about a lot in terms of how homes should be
14 built, especially apartments and with how things
15 are going as a trend. You know, I would like to
16 see you guys consider making these townhomes with
17 the garages equipped so residents, tenants could
18 in theory be able to have an electric car charged,
19 so have the necessary setup for electric vehicles
20 to be able to used. St. Charles has a lot of
21 dealerships. Dealerships are shifting towards
22 EDs; it's a social marketing trend. So, you know,
23 making that potentially possible will make these
24 stand out to the community.

1 And that's it for me.

2 MEMBER MOAD: Likewise, I would like to
3 thank you for taking on this project. It is a big
4 endeavor. I appreciate the improvements that
5 you've made -- you can't hear me. I'll pull down
6 my mic.

7 Thank you for the efforts you've made in
8 improving the site plan. I still feel that the
9 density of the townhome area is very, very heavy,
10 and if, in fact, you're going to be removing some
11 buildings to accommodate the fire department, I
12 think that's terrific, honestly.

13 I would also like to see you consider
14 adding a bike lane in addition to pedestrian
15 walkways if that's feasible through the width of
16 the streets. We are a bike friendly community
17 throughout St. Charles, and I don't see any reason
18 why this development couldn't tie into that.

19 And then thirdly, as you think about --
20 and this is way down the road -- the events that
21 might happen in the plaza, our business alliance
22 coordinates tremendous events throughout the
23 season, and I would ask that you consider
24 coordinating with them so that the events that you

1 sponsor in your own development tie in with what's
2 happening in St. Charles for synergy.

3 That's it for me.

4 CHAIRMAN VARGULICH: Well, the plan is
5 improved and I think all of us have provided some
6 comments that I think are worthy of consideration.

7 I think some things that I didn't touch on
8 would be -- but that you did comment in your written
9 response was about the stormwater management. I
10 mean, if you're taking an 80 percent paved impervious
11 site and turning it into a 65, 70 percent impervious
12 site, that means there's less stormwater going to
13 the three ponds in the location that they are.
14 And so if there was a way to improve the hedges
15 and make them more accessible especially for the
16 two all along the north where you have the
17 greatest potential for residents and others to
18 interact with them, and make sure that you have
19 pedestrian paths as part of the overall -- that
20 create, maybe have some paths that run along the
21 ponds at least on the sides towards the residents,
22 understanding that the two kind of triangular-
23 shaped and the two sides away from the residences
24 may be more difficult to do, but I would think

1 with regrading and adding the townhomes would give
2 you the opportunity. So I would ask that you look
3 at that.

4 I can't, I guess articulate well enough
5 that the lack of park space I think is an issue.
6 I hear you saying that there's Norris Center,
7 there's a school district party, that there's the
8 East Side Sports Complex, but for the most part to
9 get to those facilities you're going to get in
10 your car to get there, and you have to negotiate
11 arterial streets and Kirk Road if you were trying
12 to bike. So I still think that if you can look at
13 this, understanding you have a lot of things that
14 are pushing and pulling, agreements on parking
15 with Von Maur and the theater and meeting retail
16 counts especially for restaurants, underparked
17 restaurants don't make people happy, I get all
18 that, but I think there is probably a need for
19 some park property. And maybe it could be located
20 along the north side where it would be accessible
21 from Foxfield, so now it becomes a green space
22 that's linked to Foxfield Drive because of the
23 sidewalks on both sides of Foxfield Drive, so now
24 it's used by your residents and residents to the

1 north. The closest real neighborhood park is over
2 a quarter mile away, so I ask you to just keep
3 thinking about that or keep looking at that as you
4 make these improvements with all of our input that
5 we've given you and you'll likely receive assuming
6 you go to planning and development.

7 But thank you for all of the improvements
8 so far.

9 MEMBER WIESE: I would second, thank you
10 for revising and coming back and making an effort
11 to put something forward to us.

12 I do however share Commissioner Funke's
13 concerns wholeheartedly. I know the first plan
14 your brought to us you state was a reaction to the
15 development of the Smith property, and I feel like
16 this is a reaction to our comments. I don't feel
17 this is a wholly conceptualized flowing plan. I
18 understand the economics; I understand you have to
19 make this work. I certainly wouldn't want you to
20 lose money; that wouldn't be good for you. This
21 feels to me like a way to fit 500 apartments,
22 rental units in this space and then what can we
23 try to make work. It doesn't feel holistic.

24 I have concerns I share with my

1 Commissioners on that, I just think that's a
2 problem that there's just not enough green space.
3 And I have a big concern with the plaza and
4 programming. That can really turn into not a
5 great area. Programming is hard and to keep it
6 constant.

7 I love the idea of a food truck court, but
8 from all the places that I've ever traveled to a
9 food truck court, they're in more either
10 industrialized or entertainment areas; they're not
11 sitting in front of apartment buildings. So I
12 have a concern that just it feels like it's just
13 been put there, not really conceptualized and
14 thought about from an entertainment -- if there
15 was an entertainment district, I could see it, but
16 this doesn't really feel like an entertainment
17 district, either.

18 So, you know, I know there's probably more
19 work to be done and I'm not dismissing the work
20 that you have done; I appreciate it; I just think
21 there's probably more to be done. But thank you
22 for bringing this.

23 MEMBER FUNKE: Just a couple things I'd
24 like to say is that I see this as a mixed-use

1 development, and what I'm seeing on the site plan
2 is I'm seeing a dichotomy of a retail and
3 residential. I mean, you guys are residential
4 developers, and I mean, it looks like you're
5 isolating all the residential; you're not
6 integrating retail within the residential.

7 I think overall, though, I think the
8 master plan doesn't work. I think it's really
9 convoluted. There's no big idea. And, you know,
10 I said before, this is a great piece of property.
11 There's great opportunities that could be had from
12 this property. I mean, you guys are asking for
13 \$35 million for TIF financing, and, you know,
14 what's the City getting back on this? Just a
15 small plaza that's kind of been an afterthought,
16 to be honest with you.

17 I see you did get -- you know, the
18 residential is very compact and it's well -- when
19 I say laid out, I mean to get that density in
20 there, you guys got that in there. You fit it in
21 there. I just don't think overall this is a
22 mixed-use development. I don't think the
23 residential works well with retail. I don't think
24 the retail works well with the existing, the

1 cinema and Von Maur.

2 I think a lot more can be done. I would
3 suggest working maybe with a retail developer and
4 somebody -- maybe a hotel developer and coming up
5 with some good ideas and talking to them and
6 seeing how they see the site playing out. I think
7 there's no big idea. You know, you're trying to
8 fit a lot of density onto -- a lot of apartments,
9 a lot of units onto a site. You can see it. You
10 know, you stand back from 30,000 feet, you can see
11 it's unbalanced.

12 So go back and, you know, simplify and,
13 you know, work the retail out with the existing,
14 you know, come up with some ideas on how these
15 buildings are going to work together, talk to the
16 cinema, see what they need, what the people are
17 looking for. Talk to the people, the community.
18 We've worked on projects, big developments, being
19 an architect, and we would have charrettes on the
20 weekends and talk to the residents and get their
21 ideas of what they're looking for in the community
22 as opposed to coming up with your own idea and
23 what you think the city needs.

24 But I would talk to the community, and I

1 would have charrettes and sit down and resign it.
2 You've got a great opportunity, I think it's a
3 great site, I think you have a great opportunity.
4 You can come up with some great ideas, and
5 everybody would get excited about it. But I'm not
6 excited. So thank you.

7 CHAIRMAN VARGULICH: All right. Well,
8 thank you again, gentlemen. This concludes Item 5,
9 and we'll see you hopefully in the near future.

10 Item 6, additional business from Plan
11 Commissioners or staff. I just have one thing for
12 us as a body to start to think about.

13 As part of the Beef Shack project that was
14 in a few months ago the topic of the community
15 identifier came up at the corner, and they had a
16 design, and ultimately that was not part of what
17 was approved, monument at the corner, but it was a
18 nice idea for them to think about.

19 As I understand it from talking with Russ
20 and Ellen, in the coming months the City is going
21 to be in the process of hiring a consultant to
22 address this exact topic.

23 MR. COLBY: Peter, if I could just clarify
24 one thing. My understanding is there's going to

1 be a proposal in this upcoming fiscal year's
2 budget to do that. So that would need to be
3 included in the budget approved before we proceed
4 with that but it is a concept.

5 CHAIRMAN VARGULICH: Okay. And so I guess
6 I would ask our Planning Commissioners to start
7 thinking about this topic from two perspectives.
8 One would be locations, where would you think that
9 these items should go. Usually, they're at the
10 perimeter of the community along roadways, and
11 St. Charles is a pretty large corporate boundary
12 so, you know, where would we like to see these
13 located. So if you can maybe identify them like
14 on a map. Everybody in their binders they get a
15 zoning map, so you can kind of see what the
16 perimeters are and arterial streets so you can
17 start anything about where those go with the idea
18 that we can think about putting in 20 of them
19 maybe, maybe not. But no matter how many we do,
20 they'll probably end up being phased over time.

21 And the second side of it would be to
22 start taking photos of things that you like and
23 dislike. Because I think ultimately, when the
24 consultant is hired, I think that would be helpful

1 information to say, hey, here's some things -- it
2 could be Geneva or it could be someplace --
3 something from Massachusetts when you travel. It
4 could have nothing to do with just being in the
5 Chicago metro area, but just think about things
6 that you like and dislike because I think that
7 helps inform the consultant a little bit at the
8 beginning and not have to come from scratch.
9 They'll still use their professional experience to
10 do their job, but I think that could be helpful.

11 So as you're traveling, you see things,
12 then we can give the photos to Russ and Ellen and
13 maybe talk about it at a future meeting when we
14 don't have a full agenda or something like that
15 and do it that way. So just ask you to start that.

16 All right. Weekly development report.
17 Our next meeting is scheduled on the 19th, but I
18 understand that it probably is going to be
19 canceled.

20 If there's any other -- Item 9 is the
21 public comment. I don't know if there's any other
22 general comment from our last public that's left.
23 Yes, please.

24 MR. LEMKE: Let me just add that our

1 experience with, for example, Pheasant Trails
2 where they had originally proposed to this body
3 eight unit buildings, and what we found was by
4 splitting them up into four-unit sets, offer a
5 little parking between them, spaced things out a
6 little better, and I think created -- a lot of
7 times if people want one of these units like the
8 townhomes, they like end units. So that created
9 an additional number of end units, and I think it
10 worked very well. Except, obviously, there's
11 weekends and there's folks visiting for the
12 holidays, and you get some parking issues.

13 But that's the one thing that I didn't
14 mention to the developers. Thank you.

15 CHAIRMAN VARGULICH: Thank you. At this
16 point a motion for adjournment?

17 MEMBER MOAD: So moved.

18 MEMBER WIESE: Second.

19 CHAIRMAN VARGULICH: Moved and seconded.

20 St. Charles Plan Commission, 9:10, good night.

21 (Off the record at 9:10 p.m. CST)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, 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 9th day of January, 2022.

My commission expires: October 16, 2025



Notary Public in and for the
State of Illinois