

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, JANUARY 5, 2021**

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Members Present: Chairman Wallace  
Vice Chairman Kessler  
James Holderfield  
Jeffrey Funke  
Peter Vargulich  
Suzanne Melton  
Laura Macklin-Purdy  
Tom Pretz  
Jennifer Becker

Members Absent:

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.  
Rachel Hitzemann, Planner  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

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

**3. Pledge of Allegiance**

**4. Presentation of minutes of the November 17, 2020 meeting of the Plan Commission.**

**Motion was made by Mr. Holderfield, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the November 17, 2020 Plan Commission meeting.**

**5. McGrath Commerce Center (4075 E. Main, LLC)**

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**

**7. Weekly Development Report**

**8. Meeting Announcements**

a. Plan Commission

Tuesday, January 19, 2021 at 7:00pm – Location TBD

**Minutes – St. Charles Plan Commission**

**Tuesday, January 5, 2021**

**Page 2**

Tuesday, February 2, 2021 at 7:00pm Council Chambers

Tuesday, February 16, 2021 at 7:00pm – Location TBD

b. Planning & Development Committee

Monday, January 11, 2021 at 7:00pm Council Chambers

Monday, February 8, 2021 at 7:00pm Council Chambers

**9. Public Comment**

**10. Adjournment at 7:58 p.m.**



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# Transcript of Hearing- In Re McGrath Commerce Center

**Date:** January 5, 2021  
**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

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In Re: McGrath Commerce :  
Center, (4075 E Main, LLC) :  
Application for Concept :  
Plan :  
-----x

HEARING  
St. Charles, Illinois 60174  
Tuesday, January 5, 2021  
7:00 p.m.

Job No.: 272071  
Pages: 1 - 53  
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, 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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13 Before Joanne E. Ely, a Certified Shorthand  
14 Reporter, and a Notary Public in and for the State  
15 of Illinois.

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Transcript of Hearing- In Re McGrath Commerce Center  
Conducted on January 5, 2021

1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member, via Zoom

4 JEFFREY FUNKE, Member, via Zoom

5 JAMES HOLDERFIELD, Member, via Zoom

6 SUZANNE MELTON, Member, via Zoom

7 TOM PRETZ, Member, via Zoom

8 LAURA MACKLIN-PURDY, Member, via Zoom

9 PETER VARGULICH, Member, via Zoom

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of

13 Community & Economic Development

14 CIARA MILLER, Economic Development Planner

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Transcript of Hearing- In Re McGrath Commerce Center  
Conducted on January 5, 2021

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P R O C E E D I N G S

CHAIRMAN WALLACE: Okay. The City of  
St. Charles Plan Commission will come to order.  
I'll go ahead and do the roll call.

Wallace, here.

Kessler.

(No response.)

CHAIRMAN WALLACE: Becker.

I know Becker is here. I just saw her.

MEMBER BECKER: I'm here.

CHAIRMAN WALLACE: Funke.

MEMBER FUNKE: Here.

CHAIRMAN WALLACE: Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN WALLACE: Macklin-Purdy.

MEMBER MACKLIN-PURDY: Here.

CHAIRMAN WALLACE: Pretz. Is Pretz here?

MEMBER PRETZ: Yeah. Pretz is here.

CHAIRMAN WALLACE: Vargulich.

MEMBER VARGULICH: Here.

CHAIRMAN WALLACE: Melton.

MEMBER MELTON: Here.

CHAIRMAN WALLACE: All right. Everyone  
who wishes to, please rise for the Pledge of

1 Allegiance.

2 (The Pledge of Allegiance was recited.)

3 CHAIRMAN WALLACE: All right. Thank you  
4 everyone.

5 All right. On our agenda, No. 4 is  
6 presentation of the minutes of the November 17th,  
7 2020, meeting of the Plan Commission.

8 Is there a motion to approve?

9 MEMBER HOLDERFIELD: Motion to approve.

10 MEMBER MELTON: I'll second.

11 CHAIRMAN WALLACE: I saw Holderfield pop  
12 up, and who seconded?

13 MEMBER MELTON: That was Melton.

14 CHAIRMAN WALLACE: Melton all right.  
15 Holderfield, seconded by Melton.

16 All in favor.

17 (Ayes heard.)

18 CHAIRMAN WALLACE: Opposed.

19 (No response.)

20 CHAIRMAN WALLACE: All right. That  
21 passes.

22 Next on our agenda we have McGrath  
23 Commerce Center, 4075 East Main, LLC, application  
24 for concept plan.

1           And at this time, we are reviewing a  
2           concept plan. What we'll do is let the presenter  
3           give details about the plan and then Plan  
4           Commissioners ask questions. If any member of the  
5           audience wishes to ask questions, they can do so.

6           And then I'll just ask the plan  
7           commissioners to sum up their comments for the  
8           presenter. Any questions regarding that? Okay.

9           And do we have someone from McGrath  
10          online? Mr. Bazos?

11          MR. BAZOS: Yes. Chairman Wallace, thank  
12          you, plan commissioners. My name is Peter Bazos.  
13          I'm an attorney in Elgin.

14          CHAIRMAN WALLACE: That's spelled  
15          B-a-z-o-s.

16          MR. BAZOS: Yes, sir.

17          CHAIRMAN WALLACE: Go ahead.

18          MR. BAZOS: I represent McGrath Motors,  
19          and its affiliate 4075 East Main, LLC, which is  
20          the landowner that leases to the McGrath  
21          dealerships as well as Gary McGrath. And  
22          Mr. McGrath, the president and controlling  
23          principal of both of those entities, is here with  
24          me this evening.

1           This application involves a concept for a  
2 PUD on approximately 21 acres of land on Main  
3 Street. This Plan Commission recently approved a  
4 subdivision plat for the Pheasant Run -- for the  
5 Pheasant Run resort. You approved the creation of  
6 a three-lot subdivision, Lot 1 being on the east  
7 where the Mega Center was, and then Lots 2 and 3  
8 going west.

9           Once you approved that, Mr. McGrath's  
10 entity purchased Lot 1, which we also call Parcel  
11 1 for -- you'll see why in a bit -- purchased Lot  
12 1, and the reason that he purchased it is he  
13 intends to relocate his existing Honda store,  
14 which is just west of here on a much smaller,  
15 frankly, a too small site, onto the new Lot 1, but  
16 only onto the western half of it, which is about 6  
17 acres. Lot 1 is a 12-acre site. The Honda store  
18 will take up roughly the west half of it.

19           McGrath Honda is already your largest  
20 automobile dealer by volume, and as Gary could  
21 better explain, he expects sales to significantly  
22 increase when he has more room to inventory and  
23 display more cars.

24           In fact, the City Council was very

1 supportive of this relocation and entered into an  
2 incentive agreement to help with some of the costs  
3 of relocation as well as utility extensions.

4 So anyway, that left Mr. McGrath owning  
5 Lot 1 of the subdivision and created a 12-acre  
6 parcel. Subsequently, his entity entered into a  
7 contract with the DuPage Airport Authority to  
8 purchase the approximate 8 acres of land  
9 immediately east of Lot 1.

10 So the 12.-something acres of Lot 1, plus  
11 the 8.-something acres of the DAA site amounts to  
12 about 21 acres. And when I refer to Parcel 1, 2,  
13 and 3, I'm referring to Parcel 1 being the part of  
14 Lot 1 where the Mega Center already sits. It's  
15 about the western half of it.

16 The easterly half of Lot 1, we call Parcel  
17 2 for purposes of this PUD, and the DAA parcel  
18 which if Mr. McGrath ultimately purchases it, and  
19 we fully expect that's going to happen soon, would  
20 be Parcel 3. So it's 1, 2, 3 going from west to  
21 east.

22 We've been working with staff on the  
23 permit drawings and plans for Parcel 1, the Honda  
24 relocation. The Mega Center building is going to

1 be preserved. Part of it is going to be  
2 demolished, but most of it is going to be  
3 preserved.

4 A new front is going to be put on, a  
5 showroom, and other site improvements are going to  
6 be made. But as we've been working with staff,  
7 and in particular Russ Colby, it became pretty  
8 clear that because of some of the constraints  
9 we're working on, it really makes sense to obtain  
10 PUD approval for all three parcels.

11 We know that the -- excuse me. So  
12 Mr. McGrath's plan for Parcels 1, 2, and 3, he is  
13 definitively moving his Honda store to Parcel 1.  
14 That's in the works.

15 His idea for Parcel 2, which is the second  
16 building to the right or going east, is he hopes  
17 very much to purchase a franchise for another  
18 automobile dealership and place it there. It's  
19 easier said than done with all the franchise  
20 restrictions the State of Illinois imposes. You  
21 have to be so many miles away from another similar  
22 dealership. Gary McGrath has been very successful  
23 in his business, and he thinks he can do it.

24 And the whip cream on the cake would be if

1 he could find yet a third dealership for Parcel 3.  
2 There's no assurance that he is going to be able  
3 to do that, but one way or another whether he  
4 develops Parcel 3 himself or sells it for another  
5 commercial use, nevertheless a PUD for the  
6 coordination of the development of these three  
7 parcels we think makes sense.

8           Initially, what we would do is seek a  
9 special use for PUD on all three parcels, and then  
10 we would only seek preliminary PUD approval on  
11 Parcel 1, the Honda store; and then as further  
12 development is discovered -- and obtained for  
13 Parcels 2 and 3, we would come in then and seek  
14 preliminary PUD approval for a known use on each  
15 of those easterly two parcels.

16           You should know that the remainder of the  
17 Pheasant Run golf course that's located south of  
18 this subdivision is owned by the DAA. They  
19 acquired it through condemnation from Pheasant Run  
20 when they heard that there was going to be a  
21 housing development going there, and you can't  
22 have airplanes flying over houses. So they  
23 acquired it.

24           We, as part of -- well, right after the

1 subdivision was created and Mr. McGrath purchased  
2 Lot 1, Mr. McGrath, along with the 8th Hole,  
3 they're called or St. Charles Resort, LLC, created  
4 an access easement, a private access easement  
5 running from the current entrance that comes off  
6 of 64, and I don't know, Russ, or if somebody can  
7 show that with the cursor, runs from 64.

8 Can I do it? Oh, I can do it. Yeah. We  
9 created an access easement that not only serves  
10 Lot 1 and Lot 2 and Lot 3, but it also -- in  
11 coordination with the DAA, it also grants the DAA  
12 an easement. This is the north property of the  
13 DAA property.

14 So there's an easement agreement involving  
15 all of these lot owners -- Lot 1, 2, and 3, and  
16 the DAA -- and we expect that you are soon going  
17 to hear -- now, we're not part of this but because  
18 we still work with the DAA in terms of the  
19 purchase of this Parcel 3, we expect that the City  
20 is soon going to be formally contacted by  
21 representatives of the purchaser of this golf  
22 course property from the DAA.

23 And while, again, we don't know, we really  
24 strongly suspect you're going to be presented with

1 an industrial development there. It can't have  
2 housing. It could be some type of commercial, but  
3 everybody thinks that it's likely going to be an  
4 industrial development.

5 So with that as a background, we are  
6 asking for your feedback as to our conceptual PUD  
7 plan for Parcel 1, Parcel 2, and Parcel 3, which  
8 contemplates cross-access. And let me stop there  
9 for a minute.

10 It's essential -- if these were all three  
11 car dealerships owned by Mr. McGrath, then you  
12 would likely see this cross-access; but it's  
13 essential that cars be fenced in and enclosed so  
14 that people don't come in and steal transmissions  
15 and catalytic converters in the middle of the  
16 night.

17 The reason I bring that up to you is that  
18 if, for example, Mr. McGrath simply develops the  
19 Honda site, which he's going to be doing, and the  
20 next site but not this site, Parcel 3, then there  
21 wouldn't be cross-access this way. It would  
22 have -- that access would either have to go to the  
23 east or the south. And while we don't see any  
24 roads there to the south now, again, when the City

1 entertains this development of the golf course  
2 property, there's certainly going to be a network  
3 of roads this way.

4 So in any event -- as long as the McGrath  
5 entity controls all three lots, this would be the  
6 cross-access.

7 The PUD also contemplates a slightly  
8 reduced front-yard setback for parking as well as  
9 some intermittent display pads that allow car  
10 dealers to place their cars on a lighted, you  
11 know, non muddy concrete or some kind of a hard  
12 surface pad to, you know, advertise the vehicles.  
13 That's done in numerous auto malls.

14 The PUD also requests a reduction of the  
15 rear-yard setback here to the south, building  
16 setback; and what drove this initially was  
17 Mr. McGrath needs this extra building here for  
18 machinery and equipment storage; and, you know,  
19 you might wonder, well, why doesn't he put it next  
20 to the Mega Center building. But running the way  
21 my cursor is running, running right along the  
22 eastern wall of the Mega Center building --

23 MR. McGRATH: Peter.

24 MR. BAZOS: Yes.

1 MR. McGRATH: We can't see your cursor.  
2 You see it on your screen, but somebody has to  
3 operate that other one. I think Russ has to  
4 operate that cursor.

5 MR. BAZOS: I'm sorry. I was under the  
6 impression you could all see that.

7 MR. McGRATH: No.

8 MR. BAZOS: Anyway, running right along  
9 the east wall of the Mega Center building and for  
10 100 feet going east is a 100-foot-by-700-foot long  
11 gas pipeline easement, high pressure gas pipeline  
12 easement that goes north, you know, across 64 and  
13 south through the golf course.

14 So basically, the Mega Center and the  
15 dealership building is hemmed in, and so we need  
16 to put this maintenance building further south.  
17 Again, we're calling it -- it's going to be an  
18 industrial development most likely to the south.  
19 Certainly not a residential development so this  
20 new setback shouldn't be a problem.

21 There's also part of our proposal you've  
22 seen in Exhibit 4A for signage. Mr. McGrath is  
23 asking that you -- that the PUD contemplate  
24 allowing him to put in a larger monument sign, a

1 20-foot-tall monument sign that would allow for --  
2 because of its height, would allow for a reader  
3 board that is legible.

4 And the reason I stress legible is this  
5 part of Route 64 is a divided highway, and the  
6 speed limit here is 45 miles an hour; and  
7 experience has shown that, I mean, not only for  
8 safety but simply for functionality, the sign  
9 needs to be large enough that drivers aren't you  
10 know, staring at it for long periods of time and  
11 taking their eyes off the road.

12 The reader board would be controlled. You  
13 wouldn't see flashing and, you know, stars and all  
14 those kinds of things; but in any event, we'd sure  
15 like the City to consider that.

16 The PUD also proposes some land -- a  
17 creative approach to landscaping that doesn't  
18 impair the operation of a typical automobile  
19 dealer. I was involved in the creation of the  
20 Elgin auto mall and have been involved with other  
21 automobile dealers in Streamwood, et cetera.

22 And it is just axiomatic, as you see on  
23 the site plan. While there's customer parking  
24 right in front of the proposed new Mega Center

1 addition and the landscape island, and there will  
2 be trees there, the great majority of the lot is  
3 used for inventory. So used cars, new cars, and  
4 when it snows, and you've got 2-, 3-, 400 cars on  
5 your lot, a snowplow can't operate to clear the  
6 area when they have to go around islands. On top  
7 of that birds -- or trees attract birds.

8 So the landscape plan that would accompany  
9 this PUD would contemplate low-lying landscaping  
10 along Route 64 which is not going to grow up and  
11 hide the inventory and no -- you know, no trees in  
12 the inventory storage lot; but then there would be  
13 more landscaping placed elsewhere to try and make  
14 up as much as possible, you know, for the  
15 diminishment of the landscaping in the parking  
16 areas. That would have to be presumably at the  
17 south end of the project. Although if there's --

18 MR. McGRATH: Peter, we've also included  
19 two dog parks in the project too for customers.  
20 More and more of our customers bring their dogs  
21 with them. I don't understand why, but everybody  
22 has got to have their dogs.

23 So we have included in the back of the  
24 project -- I don't know if you can point that out

1 Russ, there's one in the middle. One towards the  
2 west, there's one, yes. There's dog walking areas  
3 with picnic benches for the customers. We feel  
4 that will be a real plus, and those areas will  
5 have more trees, shrubs, stuff like that that will  
6 accommodate that area.

7 MR. BAZOS: The last thing I wanted to  
8 call out, and then, Gary, please supplement,  
9 again, whatever I might have missed.

10 Part of your comprehensive plan -- we  
11 believe this fits your comprehensive plan exactly.  
12 It's the revitalization of an underutilized,  
13 frankly, antiquated area. A small part of your  
14 comp plan calls for gateway signage, welcome to  
15 St. Charles.

16 So if, in fact, Gary does purchase Parcel  
17 3, the eastern-most parcel, maybe Russ you can  
18 point it out, he's more than willing to grant to  
19 St. Charles a permanent easement to place a  
20 welcome St. Charles gateway sign at the very  
21 northeast corner of Parcel 3.

22 So, Gary, let me turn it over to you in  
23 terms of anything you might want to add, and then  
24 we'd love to have the comments of the Plan

1 Commission.

2 MR. McGRATH: I think you covered most of  
3 it, Peter. I appreciate all you guys hearing us  
4 out tonight -- ladies and gentleman hearing us out  
5 tonight.

6 We are just buried at our current site.  
7 We're on 2 1/2 acres. Last month we delivered 310  
8 cars, which is very difficult to do out of 2 1/2  
9 acres. I do think with a project like this, we  
10 can approach 500 cars a month. We currently are  
11 the second largest dealer in the Chicago area; and  
12 I think with this facility, we can be the largest  
13 dealer in the northern Chicago, Indiana market.

14 So we'd love to hear your comments.  
15 Again, our utilization of parking, we have to be  
16 very flexible because in the summertime the  
17 manufacturers spur up manufacturing because  
18 they're going to shut down their factories. So  
19 our inventories will flux way up, and then in the  
20 wintertime, they flux down.

21 So sometimes we triple stack cars,  
22 sometimes we double stack cars, and we need a lot  
23 of flexibility in that they're more storage lots  
24 than they are parking lots, and that's part of the

1 reasons for some of our requests tonight.

2 But I think Peter covered most of that. I  
3 appreciate it. Thanks, Peter.

4 MR. BAZOS: Chairman Wallace. Thank you.

5 CHAIRMAN WALLACE: All right. Thank you.

6 Now, I will ask the Plan Commission for  
7 questions.

8 MEMBER HOLDERFIELD: I'll start off here.  
9 I have a question.

10 CHAIRMAN WALLACE: Mr. Holderfield.

11 MEMBER HOLDERFIELD: Yes. So the initial  
12 development will be on Parcel 1; right? That's  
13 where the Mega Center is.

14 MR. BAZOS: Right.

15 MEMBER HOLDERFIELD: My question is going  
16 to the east, as the plan shows, there's another  
17 automobile dealership possibly there.

18 The parking lot between those two, how  
19 much of that will be operational with the first  
20 one on Parcel 1? How will that be divided up?  
21 Will that whole lot to the right or to the east of  
22 the exhibition building be used for Mr. McGrath's  
23 Honda dealership or parcel, or how will that go  
24 forward?

1 MR. McGRATH: If I can answer that,  
2 Commissioner. Gary McGrath.

3 Initially, we'll pave both Lot 1 on the  
4 diagram that Russ has up, and we'll pave the  
5 current -- where the second building is located.  
6 We will redesign the light structures so as to  
7 minimize the amount of lighting that's in the  
8 building footprint so that we later on can come in  
9 and put that building in.

10 But for now we need Lot 1, the whole  
11 frontage lot, and the lot where the building 2 is  
12 for current inventory and then we'd -- obviously,  
13 when we get the DuPage Airport property, that  
14 would give us more flexibility down the road.

15 So we will develop all of -- It's not  
16 shown on here, Peter, but we would develop all of  
17 the additional 12 acres we're buying into paved  
18 parking.

19 MEMBER HOLDERFIELD: That will all be  
20 paved?

21 MR. McGRATH: That will all be paved and  
22 lit.

23 MEMBER HOLDERFIELD: The 12 acres that you  
24 presently own.

1 MR. McGRATH: Yes.

2 MR. BAZOS: That's why we were calling it,  
3 Mr. Holderfield -- that's why we were calling it  
4 Parcel 1 and Parcel 2. Parcel 1 and Parcel 2  
5 together make up Lot 1, and Gary is just  
6 explaining. It's interesting that you asked that.  
7 I asked him that this afternoon, but yeah, he'll  
8 pave Parcel 1 and Parcel 2, but not the DAA  
9 Parcel 3.

10 MEMBER HOLDERFIELD: My last and final  
11 question. Showing two right-in, right-out  
12 entrances on eastbound 64, will those go in with  
13 the initial development of the parcel?

14 MR. BAZOS: Yes. Well, when the  
15 subdivision plat was approved by your Commission  
16 and the City of St. Charles, and most importantly,  
17 by IDOT, which, you know, controls 64, we took  
18 great pains to show the first right-in, right-out  
19 that's in the middle, so to speak. And you know,  
20 we had to make sure that the engineers and  
21 surveyors labeled the existing right-in, right-out  
22 to remain, and IDOT signed off on that. That's  
23 very important that we have that.

24 I don't -- Gary, correct me if I'm wrong,

1 or Russ, I don't know that the next right-in,  
2 right-out is there, is it?

3 MR. McGRATH: No, it's not.

4 MR. BAZOS: Okay. Well, we're going to  
5 ask for it at some point, but that would be part  
6 of a preliminary PUD approval we'd come back to  
7 you for and IDOT, by the way. We'd have to go to  
8 IDOT.

9 MR. McGRATH: That's a long process with  
10 IDOT, I believe. Isn't it, Peter?

11 MR. BAZOS: Oh, yeah. Oh, yeah.

12 MEMBER HOLDERFIELD: So if I understand  
13 you right, the existing right-in, right-out would  
14 be the only one. The second one to the east would  
15 be forthcoming with that 8-acre lot.

16 MR. BAZOS: Exactly.

17 MEMBER HOLDERFIELD: Okay. All right.

18 MR. McGRATH: And, Peter, if you don't  
19 mind me jumping in here. One of the reasons we  
20 need that is for our transport traffic. And you  
21 notice that gray isle that goes all the way  
22 through all three properties. It's got to be wide  
23 enough to accommodate vehicle traffic and  
24 stationary transport traffic.

1           If you go down North Avenue now in front  
2 of our old facility and in front of Chevrolet,  
3 these poor transport drivers are unloading out in  
4 the street, and it's not a very safe thing, but  
5 all of the lots are just too confined.

6           And what we've designed in this PUD is  
7 radius corners where they come in the main  
8 entrance or they come in the right-in, right-out  
9 entrances, and then exit through the whole  
10 property. So there won't be any transport  
11 unloading out on the streets. That's a real  
12 unsafe situation. We kind of discourage that  
13 wherever we can rebuild like this.

14           MEMBER HOLDERFIELD: Thank you.

15           MEMBER MACKLIN-PURDY: I have a couple of  
16 questions. This is Commissioner Macklin-Purdy.  
17 Can everyone hear me?

18           MR. McGRATH: Sure. Yes.

19           CHAIRMAN WALLACE: Yep.

20           MEMBER MACKLIN-PURDY: I have a couple  
21 questions on signage. Currently, the signage  
22 height requirement is what, Russ?

23           MR. COLBY: So the maximum height that's  
24 for a freestanding sign is 15 feet; however, if

1 it's in a shopping center, a taller height up to  
2 30 feet is permitted.

3 MEMBER MACKLIN-PURDY: Okay. Okay. And  
4 I'm just curious. If McGrath grants a location  
5 for an entry -- a gateway entry feature, that  
6 would be on the south side of 64; correct? It  
7 would not be as you're entering into 64, driving.

8 MR. BAZOS: Right where Russ's cursor  
9 is pointing. It's on the northeast corner of  
10 Parcel 3.

11 MEMBER MACKLIN-PURDY: So it wouldn't  
12 necessarily be able to be viewed as you're  
13 entering 64 -- as you're entering St. Charles. It  
14 would be on the other side of the road; right?

15 MR. COLBY: Yes.

16 MR. BAZOS: Well, I guess that's the best  
17 we can do.

18 MEMBER MACKLIN-PURDY: I'm just curious.  
19 I know that the City was looking at a new entry  
20 gateway feature, and I was just curious as to if  
21 that would really work on the other side of the  
22 road.

23 MR. BAZOS: I suppose you could do the  
24 same thing we're asking, and you could put it

1 higher, and you can see it coming westbound.

2 MR. McGRATH: Hey, Peter, then I would  
3 have to approve the additional height.

4 MR. BAZOS: Yes, you would, yes.

5 MEMBER MACKLIN-PURDY: And this isn't  
6 completely related to the current property, but is  
7 there any plans for where you are right now?

8 MR. McGRATH: You know, Commissioner, it's  
9 kind of -- you have to be rather careful about --  
10 I'm talking to three different dealers about that  
11 project, but I've got to be real careful. I can't  
12 tell you any names because it gets out to their  
13 competitive dealers, and they start calling the  
14 factories and complaining.

15 So, yes, I am working with that. I  
16 believe in our additional documents, Peter, I  
17 promised the City that I would -- I wouldn't do  
18 anything with that project that was nonautomotive  
19 for at least a year.

20 MEMBER MACKLIN-PURDY: I guess my concern  
21 would be that it would be overflow inventory  
22 storage.

23 MR. McGRATH: For back to the -- no.  
24 Because our current situation, Commissioner, is

1 we're on 2 1/2 acres at the current Honda site. I  
2 have a 5-acre site, which is the old Foxfield  
3 Theater, and I also have a 3/4 acre site, which is  
4 the Rex's -- old Rex's Cork and Fork.

5 MEMBER MACKLIN-PURDY: Yeah. I live right  
6 across the street, yep.

7 MR. McGRATH: So you know, but I didn't  
8 know if the other commissioners. So we're  
9 currently, operating on about 8 acres, but it's a  
10 very disjointed 8 acres. We're running all over  
11 to get cars. So this would take the place of all  
12 three of those properties.

13 MEMBER MACKLIN-PURDY: Okay.

14 MR. McGRATH: And then some. And then  
15 what I've told the City in our workings and the  
16 incentive package and stuff, that I would try and  
17 sell that to another car dealer, and we would  
18 emphasize that for the next year.

19 And if worse comes to worse, if nobody  
20 wants to buy it or if it's too small, it is a  
21 little limited in size, that we might even make it  
22 a used car operation, separate from this used car  
23 operation. So it's still a great piece of  
24 property and great visibility.

1           MEMBER MACKLIN-PURDY: Okay. All right.  
2 That's all I have right now.

3           MEMBER FUNKE: I've got a couple questions  
4 regarding -- this is Commissioner Funke. Can you  
5 hear me?

6           CHAIRMAN WALLACE: Yes.

7           MEMBER FUNKE: Detention -- is any  
8 detention required for the site? I mean, you've  
9 got a lot of parking lot, a lot of solid  
10 impervious material.

11          MR. BAZOS: Yeah. So, Russ, would you  
12 show -- going over to Parcels 1 and 2, which are  
13 the west two buildings, and that's the Lot 1 that  
14 you approved.

15                 There's an existing detention pond that  
16 Russ can point out, essentially, south of the  
17 middle building, and we have a detention easement.  
18 So the detention for Parcels 1 and 2 will go into  
19 where Russ is pointing out right now.

20                 The detention for Parcel 3, when it's  
21 developed, I don't know; but I suspect we may have  
22 to put some additional detention either, you know,  
23 along the south boundary or maybe underground  
24 detention, but there will have to be some

1 detention done. No doubt.

2 MEMBER FUNKE: So Parcels 1 and 2 are  
3 already taken care of.

4 MR. McGRATH: Right. They meet the  
5 current standards of the current drainage; and  
6 that's why, Commissioner, on the exhibit that's up  
7 now, we've left all that area green. We didn't  
8 run the parking all the way back. That's for  
9 future detention.

10 MEMBER FUNKE: Thank you for answering  
11 that.

12 Another question I have is, you know,  
13 you're taking a lot of landscaping out of the  
14 parking lots. Is there any opportunity for  
15 turfstone in the front where you have vehicles  
16 that are coming and going.

17 I understand you can't plant turfstone  
18 underneath or install turfstone underneath cars  
19 that are sitting for extended periods of time.  
20 But what about in the front where you're having  
21 customers come in, you know, possibility just to  
22 get some more green in those areas.

23 MR. McGRATH: We haven't -- go ahead,  
24 Peter.

1 MR. BAZOS: You mean right in the front  
2 where the customer would pull in, get out, and  
3 walk into the showroom, Commissioner?

4 MEMBER FUNKE: Yeah, somewhere in those  
5 areas or maybe even in the front. I don't know  
6 where you're going to have customers parking,  
7 whether it's directly in front of the building or  
8 it's that lot, you know, to the side or where --  
9 where do the customers park when they come in?

10 MR. BAZOS: Right in front. Right in  
11 front of the building.

12 MR. McGRATH: Yeah. The main parking area  
13 is by Russ's arrow there, if you can see it, yeah,  
14 in that area. And those will be -- those will  
15 have shrubberies and evergreens around them and  
16 landscaping; and then as you come in, our main  
17 entrance will be landscaped.

18 Really the only landscaping we've removed,  
19 Commissioner, is right above that gray area.  
20 There was a small couple humps of landscaping.  
21 We've more than replaced that upfront by putting  
22 more grass in --

23 MEMBER FUNKE: Okay.

24 MR. McGRATH: -- in the front. And then

1 we're going to heavy up the landscaping on the  
2 back. Normally, we'd heavy up even more because  
3 the consumers to the back of our lot are  
4 residential residences, but in this case that's  
5 not situational. It will all be industrial and  
6 commercial property back there.

7 The only problem we have with some of  
8 these modern paints is when we put any trees in  
9 our inventory in that section between the  
10 buildings, they attract birds. About 10 years  
11 ago, all the paints went to water-based paints,  
12 and then they put seal coating over them, and if  
13 the bird debris, to put it nicely, gets on them  
14 for more than a couple days, it eats holes in the  
15 paint or it makes water, permanent water marks in  
16 the paint in the wintertime.

17 In the summertime we get rid of it by  
18 washing all the time. In the wintertime it's very  
19 difficult to wash the cars once a week. So trees  
20 in our inventory is a real deficit for us.

21 CHAIRMAN WALLACE: Okay. Any other  
22 questions?

23 MEMBER VARGULICH: This is Commissioner  
24 Vargulich. I have a couple of requests, comments

1 related to the overall plan.

2 I was wondering, to follow along with  
3 Mr. Funke's comments, is it possible that the --  
4 in front of the addition, there's about a 21-foot  
5 sidewalk area or paved area right in front of your  
6 new addition.

7 MR. McGRATH: Uh-huh.

8 MEMBER VARGULICH: Is it possible that  
9 maybe some pavers or special pavement could be  
10 integrated there. That's a large area of concrete  
11 and just wondering if that could be enhanced in  
12 some way right in front of the building. Maybe  
13 right in front of the kind of semicircular entry  
14 zone, if something could be done there to enhance  
15 that.

16 Another request is the island that's on  
17 the east end of your customer parking is all paved  
18 in concrete right now, and I was wondering if that  
19 area could be landscaped to kind of mirror the  
20 west side of the customer parking, so that there's  
21 landscaping trained in those two areas. If you  
22 could look at that as something that you can come  
23 forward with with the preliminary plans.

24 MR. McGRATH: Oh, go ahead, Commissioner,

1 I'm sorry. I didn't mean to interrupt you.

2 MEMBER VARGULICH: No. That's okay.

3 And then I'm assuming, like many car  
4 dealerships or any area where you have inventory,  
5 that you're going to have it well lit, especially  
6 along Main Street and I would ask that -- not  
7 knowing what size the pole lights will be and that  
8 kind of thing, that you have strict cutoffs and  
9 outside shields so that the glare from the LED  
10 lights are not visible for traffic driving on Main  
11 Street. Not changing your lighting requirements,  
12 just asking for the glare not to be noticeable as  
13 people drive east and west on Main Street.

14 And then as far as the landscape zone  
15 along Main Street you have -- you're asking for,  
16 you know, a 15-foot-wide landscape area.  
17 Understanding that you have some cars that you  
18 would like to display there and that you want to  
19 use some low profile landscaping.

20 I would ask that you kind -- those areas  
21 between the display cars, that about 70 percent of  
22 that area, the length of it would be a  
23 low-landscaped bed, and this could be something  
24 that would be just perennials and grasses that

1 might only get to 12 or 24 inches so that there's  
2 some interesting landscape color, but very minimal  
3 from the standpoint of hiding your vehicles for  
4 people driving along Main Street.

5           But I think something with color with some  
6 perennials and grasses would be nice. From a  
7 budgetary standpoint, you could look at using  
8 plugs which are available at a lot of commercial  
9 nurseries, planting them 12 inches of center to  
10 get the look that I'm asking for, but at a modest  
11 cost to do that and still achieve the visibility  
12 that you're looking for.

13           And I think that those things are  
14 something I'd just ask you to consider when you  
15 come forward with your preliminary plan.

16           MR. McGRATH: Okay. Go ahead, Peter.

17           MR. BAZOS: Go ahead, Gary.

18           When we come forward with our formal  
19 request for the preliminary approval for Parcel 1,  
20 you'll be seeing a specific landscape plan,  
21 Commissioner, and I've been taking notes here of  
22 what you've said.

23           Gary, do you want to add to that?

24           MR. McGRATH: Yeah. Commissioner, I don't

1 see any problem with the pavers. Sometimes I get  
2 some pushback from the manufacturers because they  
3 want their image, their front of their building.  
4 They want -- you know, just did a brand new Volvo  
5 building up in Barrington up by Motor Werks, and  
6 they wanted concrete out there. We talked to them  
7 about pavers. They said, no, we've got a modern  
8 building. Pavers make it look old.

9 So I will check with Honda. I think  
10 pavers is probably a 50/50 shot we could get that.  
11 We tried to do stamped concrete, but it's very  
12 slippery in the winter. It's a good look, but  
13 it's hard in our climate.

14 Moving on to your second request,  
15 landscaping to the right. This was a preliminary  
16 plan to just lay everything out, but we had  
17 planned on putting landscaping on both sides of  
18 those parking entrances, so I don't think that's  
19 an issue. I think it shows concrete now, but that  
20 was just because we were rushing to get this out.

21 Lighting shields, I believe your lighting  
22 code, Russ, if you can correct me if I'm wrong, it  
23 has to be very low at the lot line. Doesn't it,  
24 Russ?

1 MR. COLBY: That's correct.

2 MR. McGRATH: Yeah. So if it does spill  
3 over, we've added shields in many of our  
4 locations, so that's not an issue. But we have to  
5 have it designed so it's all inner lot and not  
6 outer lot. So we'll work on that for you.

7 And then 24 inches is very restrictive.  
8 We've got a couple issues with the front  
9 landscaping along North Avenue. I've got to come  
10 up with something that will hold up against those  
11 4-foot walls of salt that come flying off the road  
12 from the state trucks. We had some stores on main  
13 highways like this, and we have to replace  
14 landscaping every year due to the salt damage.

15 So we have to find something that looks  
16 good, easy to maintain, and lasts. And I  
17 understand where you're coming from. So we'll  
18 have to work real hard with our landscape artist  
19 to give you a plan for that.

20 24 inches is a little restrictive. You  
21 put something 2 feet up on the front of a car, and  
22 I can't tell a Mercury from a Buick. But we'll  
23 work with you on that, and we'll get it as high as  
24 we can. But we kind of like to keep our low

1 growth stuff around 12 inches, maybe 12 to  
2 16 inches, but I don't know if that works for you.

3 MEMBER VARGULICH: Well, there's a lot of  
4 different plants, and I hear what you're saying  
5 regarding the impacts of snow removal and salt off  
6 of highways, and IDOT is, you know, a heavy  
7 salter.

8 MR. McGRATH: Brutal.

9 MEMBER VARGULICH: Yeah. But as it stands  
10 right now, you know, there is quite a setback from  
11 your property line to the edge of pavement for the  
12 highway right now. So certainly something that  
13 you could look at a little further, and I think  
14 there are lots of species of plants that are  
15 tolerant.

16 I mean, nothing is indestructible, but I  
17 think there's a lot of species that are tolerant  
18 and can kind of meet that, you know, let's say,  
19 12-, 16-, 18-inch height that you're looking for  
20 and provide some interesting color and textures to  
21 a very long, you know, frontage.

22 I understand the need for the frontage and  
23 why you want it, but I think there could be some  
24 interesting color there also without impacting

1 your visibility.

2 MR. McGRATH: And I agree. So we'll get  
3 you a better plan.

4 MEMBER VARGULICH: Sure. That's fine.  
5 Thank you.

6 CHAIRMAN WALLACE: All right. Thank you.  
7 And any other questions? Comments?

8 MEMBER MELTON: This is Commissioner  
9 Melton. Just a quick question. I might have  
10 missed it. Where are you proposing for the  
11 monument sign, the 20-foot tall sign?

12 MR. BAZOS: It's shown on there. Russ,  
13 could you call it out. It's shown right in the --  
14 it's, essentially, in the middle of Parcel 1.  
15 Yeah.

16 MEMBER MELTON: Okay. Thanks I could not  
17 see that. Okay.

18 And then just to clarify, you said when  
19 you build out, your plan is to pave Parcel 2, use  
20 it as overflow, and then what exists today for  
21 Parcel 3 will remain until such time as somebody  
22 is going to build on that site; is that correct?

23 MR. McGRATH: That's correct.

24 MR. BAZOS: Somebody else or Gary,

1 himself. Right. He'll clean it up, but we're not  
2 going to put up a new building.

3 We're going to preserve -- how many  
4 buildings, Gary, are you going to preserve that  
5 exist there now?

6 MR. McGRATH: One. There's one metal  
7 building.

8 MR. BAZOS: One.

9 MR. McGRATH: We'll preserve that just for  
10 maintenance storage until we get our other  
11 maintenance built. So we'll use that for plows  
12 and whatnot and equipment.

13 MEMBER MELTON: Okay. That's all I have.  
14 Thank you.

15 MR. BAZOS: Thank you.

16 MEMBER BECKER: This is Commissioner  
17 Becker. I have a follow-up question to  
18 Commissioner Melton's question.

19 If you're asking for a signage variation  
20 for the Honda dealer, would it be safe to think  
21 that you'll be asking for similar variations for  
22 the other two, at least the other one, if not the  
23 other two because you've set a precedent at this  
24 location? Is that something we can expect?

1           And then my second question is you're not  
2           contemplating any access onto -- is that Kautz?  
3           -- to the east?

4           MR. McGRATH: No. To the east is not an  
5           entrance. Kautz is another half mile down or  
6           quarter mile down.

7           Oh, to the east, no, that's another road.  
8           I forget what they call it. There's another lot  
9           in between us and the other airport road.

10          MEMBER BECKER: Okay.

11          MR. McGRATH: That's Keil Road. There  
12          you go.

13          MEMBER BECKER: There you go.

14          MR. BAZOS: And that's why when the Plan  
15          Commission and the City Council are approached by  
16          the DAA's buyer in the golf course, I mean, the  
17          roadway network system is obviously going to be  
18          key here.

19          I can't imagine IDOT is going to let any  
20          more cuts on Route 64; but over onto Keil Road and  
21          then whether there's a road bordering the south of  
22          this Pheasant Run subdivision that Gary's three  
23          parcels are in, all that is going to call for some  
24          pretty good planning.

1           And then in terms of your question about  
2 the signage, yes, I think it's fair to expect that  
3 if we bring in another car dealer on Parcel 2, we  
4 would be asking for a similar sign, the same for  
5 Parcel 3.

6           On the other hand, car dealers are a bit  
7 unique not only because of what, you know --  
8 because of what they are, but because of the  
9 revenue that they bring to a city. So if Parcel 3  
10 becomes something else, I don't think you'd see a  
11 sign request like that.

12           MEMBER BECKER: Okay. Thank you.

13           MR. McGRATH: Thank you.

14           CHAIRMAN WALLACE: All right. Any more  
15 questions?

16           (No response.)

17           CHAIRMAN WALLACE: Okay. Is there anyone  
18 from the public who wishes to ask any questions,  
19 make any comments?

20           MS. MILLER: I'm not seeing any.

21           CHAIRMAN WALLACE: No. Okay. There was  
22 one question that I had, and I'm sorry, I don't  
23 think that I heard anything about it, but maybe,  
24 Mr. Bazos, if you could address it.

1           The area to the south, if that's going to  
2 be, potentially, industrial, I'm wondering about  
3 the cross-access on the west side. It looks to be  
4 a fairly narrow or it's planned to be a fairly  
5 narrow road through there. How would that -- how  
6 would an industrial use impact that cross-access  
7 to the south?

8           MR. BAZOS: Well, Gary had the good sense  
9 to hire a very good engineer, Bob Gudmundsen, and  
10 Bob has been in discussions with the DAA and their  
11 engineers which are -- do you remember it's a  
12 Christopher -- Spaceco.

13           So that access, that north/south access,  
14 as we call it, Chairman Wallace, it's going to be  
15 built to a semitruck construction load in terms of  
16 its base and profile.

17           CHAIRMAN WALLACE: Okay.

18           MR. BAZOS: And it is going to be wide  
19 enough to accommodate the trucks. They've taken  
20 all of that into consideration and Gudmundsen and  
21 Spaceco are both very familiar with industrial  
22 design.

23           CHAIRMAN WALLACE: Okay. All right.  
24 Other questions?

1 (No response.)

2 CHAIRMAN WALLACE: All right. If there's  
3 none, rather than going through and regurgitating  
4 everything, I'll ask the Plan Commissioners to  
5 make comments on what they -- you know, briefly  
6 what you like, what you don't like about the  
7 concept plan, and I'm going to go just down the  
8 list.

9 We'll start with Becker. Sorry.

10 MEMBER BECKER: The hazard of having B for  
11 the first name, right, or the last name.

12 You know, I think that you're  
13 accomplishing maxing out the site, and you've  
14 tried to be sensitive to as many considerations as  
15 possible. I think the proof will be when you  
16 approach us for your first preliminary plan, and  
17 we'll be able to flush out some of the details for  
18 landscaping, especially around the perimeter of  
19 the building.

20 I would hate to see for us to discuss  
21 these big picture items and then have more  
22 requests for variances maybe for onsite  
23 landscaping, so I hope you keep that in mind, but  
24 in general, I'm in favor of the project. That's

1 all.

2 CHAIRMAN WALLACE: Okay. Thank you.

3 Funke.

4 MEMBER FUNKE: Well, actually, I  
5 appreciate the density that you guys are bringing  
6 to the site. I mean, seeing a large parking lot  
7 there right now, I mean, you know, it looks like  
8 an empty vast land. So incorporating two more  
9 buildings and having -- you know, dressing up the  
10 existing building, I think is going to look nice.

11 And it's going to be a nice gateway to the  
12 City, and I appreciate you -- you know, the  
13 opportunity of having some sort of monument sign  
14 for the City, City entrance, City sign to  
15 St. Charles, and, you know, I have no doubt that  
16 it's going to be a nice looking building. So I'm  
17 in favor.

18 MR. McGRATH: Mr. Funke, along those  
19 lines, we're ripping off the entire skin of that  
20 building partly because the west side is full of  
21 golf ball dents. Secondly -- it looks like it was  
22 in a horizontal hailstorm.

23 Secondly, it's just a very ugly building.  
24 So we're going to brick it up about 8 feet, give

1 it a nicer look, and then we'll put a nicer  
2 facade, a metal facade on the top; and then the  
3 whole front will be a real nice Honda finish. So  
4 when we're done with it, if you like the looks of  
5 it now, you'll love it when we get done with it.

6 MEMBER FUNKE: I appreciate that. Thank  
7 you.

8 CHAIRMAN WALLACE: I'm sure a few of those  
9 golf ball dents are probably mine, I have to say.  
10 Holderfield.

11 MEMBER HOLDERFIELD: I have no issues with  
12 the concept proposal. I think you're good to go.  
13 I'm impressed how receptive you seem to be to  
14 making this a showplace for the east entrance of  
15 St. Charles, and I encourage you to go for it.  
16 Sounds good.

17 MR. McGRATH: Thank you.

18 CHAIRMAN WALLACE: All right. Thanks,  
19 Jim.

20 Macklin-Purdy. Laura.

21 MEMBER MACKLIN-PURDY: I will just say  
22 that I think it's an appropriate use for the  
23 entryway into St. Charles on the east side. I  
24 think if it's done correctly, it could be very

1 attractive, very pleasant, and you seem very  
2 receptive to all the comments that you've been  
3 given today, so I appreciate that. You've been  
4 put through the gamut of Commissioner Vargulich,  
5 and that's always interesting.

6 So I'm anxious to see the plans and to  
7 work with you to make it a really attractive  
8 entryway into St. Charles. So thank you.

9 MR. McGRATH: Thank you.

10 CHAIRMAN WALLACE: All right. Thanks,  
11 Laura.

12 Pretz.

13 MEMBER PRETZ: I am in support of the  
14 concept. My only reservation is in the height of  
15 the signage; but other than that, I have no other  
16 issues with what's being presented and I'm  
17 thankful to McGrath to make this presentation.

18 MR. McGRATH: Okay.

19 CHAIRMAN WALLACE: All right.

20 MR. McGRATH: Commissioner Pretz, is it  
21 the height of the sign or the digital sign that  
22 causes problems?

23 MEMBER PRETZ: It's the height of the  
24 sign. As a precedent to maybe other applications

1 that come down the road from other entities along  
2 Main Street and throughout the City, that's my  
3 concern. It's not a show breaker for me, but I'd  
4 like to see it more consistent with the current  
5 regulations other than the shopping center height  
6 of 30 feet. I think that's way too high.

7 MR. McGRATH: I was going to ask for 30,  
8 but I thought you'd really kill me if I did that.

9 MR. BAZOS: Frankly, We appreciate that  
10 candid remark.

11 MR. McGRATH: Yeah. We do appreciate it.  
12 Commissioner, one of the game changers on  
13 these digital signs is if you take your current  
14 regulation at 15 feet, my Honda required placard  
15 is 8 feet. Now I've got the digital sign at 4  
16 feet. The digital sign is low. If you have a SUV  
17 drive by, you can't even read it.

18 So the digital sign is what's causing me  
19 to ask for an increased variance. I could live  
20 with a 15-foot, but I'd have to give up the  
21 marketing advantage of a digital sign.

22 MEMBER PRETZ: You'd have to do it with a  
23 convertible then.

24 MR. McGRATH: It's hard to do with it

1 separate, Commissioner. They get full of snow.

2 But that's some of our concerns. This  
3 digital thing has kind of changed everything.  
4 It's a game changer.

5 CHAIRMAN WALLACE: All right. Peter.

6 MEMBER MELTON: Did you call my name?

7 CHAIRMAN WALLACE: No. I called  
8 Vargulich.

9 MEMBER MELTON: Okay. Sorry.

10 MEMBER VARGULICH: I'm sorry. I didn't  
11 hear it. I apologize.

12 CHAIRMAN WALLACE: That's all right.

13 MEMBER VARGULICH: I don't have any new  
14 comments other than what I've already provided.  
15 You know, I think the use is comfortable, you  
16 know, for this portion of St. Charles.

17 And I, you know, as someone who notices  
18 our underutilized property both on the east and  
19 west sides of town, you know, for people who live  
20 in town and people who drive through, I'm happy  
21 that potential -- 12 acres for sure and maybe 20  
22 to 21 acres can become productive and help our tax  
23 base and services and provide a great opportunity  
24 for our local business. So thank you very much.

1 MR. McGRATH: Thank you.

2 CHAIRMAN WALLACE: All right. Thanks,  
3 Peter.

4 Melton.

5 MEMBER MELTON: I am going to go last, and  
6 well, I don't want to be redundant, but I too am  
7 in favor of the project. As a resident of  
8 St. Charles, I am also excited that that property  
9 is going to be turned into something, as Peter  
10 said, productive and welcoming. So I'm in favor  
11 of the project, and I look forward to seeing more  
12 plans as you develop them.

13 CHAIRMAN WALLACE: All right.

14 MR. McGRATH: Okay. Thank you.

15 CHAIRMAN WALLACE: The only additional  
16 comment -- I'm excited about this project. Thank  
17 you for bringing in this concept plan.

18 My only concern is just with the signage;  
19 and for me, it's not necessarily the height of the  
20 sign as much as it is the electronic component.  
21 I'm not in favor of the electronic signs in  
22 general.

23 But as long as it conforms with what our  
24 City Code is, I think that it's okay. I think

1 when you put a huge sign there, there's a lot of  
2 temptation to do more than what the City would  
3 like to have done with it, but as long as it  
4 conforms with the code, then I would be in favor  
5 of it.

6 So that's all that I have, and unless  
7 Mr. McGrath or Mr. Bazos has anything else, we'll  
8 move on to our next item.

9 MR. BAZOS: No more, I don't think.

10 MR. McGRATH: One comment, Chairman  
11 Wallace, on the digital sign. I think, you know,  
12 it's a thing that's up and coming whether we want  
13 it or not. It's like the Internet unfortunately.

14 But it really makes -- lets us get a  
15 message out. Every Monday morning we get our  
16 factory specials, you know, 0.9 financing, \$2,000  
17 cash back. It gives us that much of a head start  
18 to those 25,000 cars going by every day on what  
19 the special is for that week.

20 CHAIRMAN WALLACE: Yeah.

21 MR. McGRATH: It just gives us a little  
22 bit of a competitive edge over our customer -- or  
23 other competitors who have to wait to get it out  
24 to the Internet and have that four- to five-day

1 delay. So it's just a marketing advantage is all  
2 I look at it as, so.

3 CHAIRMAN WALLACE: I understand the  
4 necessity of it. My thing is just, you know,  
5 complying with what the City Code says.

6 MR. BAZOS: We'll do that.

7 CHAIRMAN WALLACE: I've seen too many that  
8 are flashing and moving and, you know, all the  
9 time and it -- you know, I visited Las Vegas last  
10 year, and it reminds me of that.

11 MR. McGRATH: Yeah.

12 CHAIRMAN WALLACE: And I just don't want  
13 that in St. Charles, and I don't think that the  
14 City Council does based on, you know, what our  
15 zoning ordinance says. So that's the only thing  
16 that I'm making a comment on.

17 MR. McGRATH: Okay. Very good.

18 CHAIRMAN WALLACE: All right. Thank you  
19 very much, gentlemen. I appreciate it.

20 Is there any additional business from Plan  
21 Commission members or staff? Nothing.

22 MR. COLBY: No.

23 CHAIRMAN WALLACE: Okay. Weekly  
24 development report, meeting announcements.

1 Location to be determined for our next -- that's  
2 the day after Martin Luther King day.

3 MR. COLBY: Yeah. So those two meetings  
4 that we have conflicts with the room, we didn't  
5 identify a location. What we're trying to do is  
6 cancel the meeting on January 19th and cancel the  
7 meeting on February 16th, but hold a meeting on  
8 February 2nd. So we expect that will be the next  
9 meeting, February 2nd.

10 CHAIRMAN WALLACE: Okay. Is there anyone  
11 right now that knows that they have a conflict or  
12 won't be able to attend?

13 (No response.)

14 CHAIRMAN WALLACE: Okay. We have upcoming  
15 planning and development committees.

16 Is there any public comment?

17 (No response.)

18 CHAIRMAN WALLACE: Seeing none, is there a  
19 motion to adjourn?

20 MEMBER VARGULICH: So moved.

21 MEMBER MELTON: Second.

22 CHAIRMAN WALLACE: All right. I think we  
23 had Vargulich, and I'll say Melton. Sorry if that  
24 wasn't right.

1 All in favor.

2 (Ayes heard.)

3 CHAIRMAN WALLACE: The City of St. Charles  
4 Plan Commission is adjourned at 7:58 p.m. Thank  
5 you.

6 (Off the record at 7:58 p.m.)

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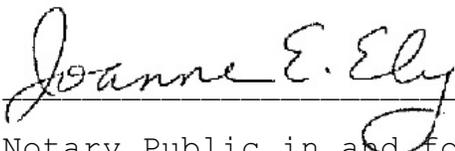
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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, 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, 2021.

My commission expires: May 16, 2024

  
\_\_\_\_\_  
Notary Public in and for the  
State of Illinois