

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, OCTOBER 16, 2018**

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

Members Absent: None

Also Present: Russell Colby, Community Development Manager
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:03 p.m.

2. Roll Call

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

3. Presentation of minutes of the October 2, 2018 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Ms. Macklin-Purdy, and unanimously passed by voice vote to approve the minutes of the October 2, 2018 Plan Commission meeting.

4. First Street Redevelopment PUD – Presentation of Conceptual Riverwalk and East Plaza Design

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

5. Additional Business from Plan Commission Members or Staff

6. Weekly Development Report

7. Meeting Announcements

- a. Plan Commission
 - Tuesday, November 13, 2018 at 7:00pm Council Chambers
 - Tuesday, December 4, 2018 at 7:00pm Council Chambers

Minutes – St. Charles Plan Commission
Tuesday, October 16, 2018
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Tuesday, December 18, 2018 at 7:00pm Council Chambers

- b. Planning & Development Committee
 - Monday, November, 12, 2018 at 7:00pm Council Chambers
 - Monday, December 10, 2018 at 7:00pm Council Chambers

9. Public Comment

10. Adjournment at 8:07 p.m.



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Transcript of First Street Redevelopment

Date: October 16, 2018

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: :
Regular Meeting Including :
First Street Redevelopment :
PUD - Presentation of :
Conceptual Riverwalk and East :
Plaza Design. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, October 16, 2018
7:03 p.m.

Job No.: 168457
Pages: 1 - 54
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 First Street Redevelopment

Conducted on October 16, 2018

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 TOM SCHUETZ, Member

10 PETER VARGULICH, Member

11

12 ALSO PRESENT:

13 RUSS COLBY, Planning Division Manager

14 MONICA HAWK, Development Engineer

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Transcript of First Street Redevelopment
Conducted on October 16, 2018

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P R O C E E D I N G S

CHAIRMAN WALLACE: St. Charles Plan
Commission will come to order.

Tim.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Pietryla.

MEMBER PIETRYLA: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: Okay. Presentation of
minutes of the October 2nd, 2018, meeting of the
Plan Commission. Is there a motion to approve?

Transcript of First Street Redevelopment
Conducted on October 16, 2018

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1 VICE CHAIRMAN KESSLER: So moved.

2 MEMBER MACKLIN-PURDY: Second.

3 CHAIRMAN WALLACE: All in favor.

4 (Ayes heard.)

5 CHAIRMAN WALLACE: Opposed.

6 (No response.)

7 CHAIRMAN WALLACE: Item 4, First Street
8 Redevelopment PUD - Presentation of Conceptual
9 Riverwalk and East Plaza Design.

10 MR. COLBY: All right. Good evening
11 everyone. We're here tonight to present a concept
12 layout for the First Street Riverwalk and East
13 Plaza, which are the final components of the
14 public spaces of the Phase 3 of the First Street
15 project. I'm sure you're all aware it's currently
16 under construction.

17 It was about a year ago we were before you
18 with a concept layout for the portion of the
19 riverwalk along the Sterling Bank building. That's
20 been substantially completed, and construction is
21 now started on Building 2. So the City needs to
22 be in a position to have improvements constructed
23 to both the plaza and the riverwalk next summer so
24 that those areas can be completed in time for the

1 occupancy of Building 2 of the project.

2 So to start with a little bit background
3 on the site, we included in the meeting packet
4 some aerial views that are fairly recent of the
5 current condition of the First Street Phase 3
6 property.

7 You'll see on this plan the lines that are
8 drawn in sort of divides the different spaces that
9 relate to the plan.

10 Firstly, the area marked as a vacant lot,
11 that's the area that is the footprint of the
12 former Manor Restaurant building. That parcel is
13 not City-owned, so it's not included in the plan.
14 It's a privately owned parcel.

15 There's potential for it to be developed
16 at some point in the future, but because the plan
17 for the use of that site is not yet defined, we
18 tried to accommodate a transitional area from that
19 lot to where the plaza will be, which is a portion
20 of the site labeled on here as the green buffer.

21 And then moving to the south you can see
22 the width of the East Plaza. You can sort of
23 compare this in relation to the West Plaza on the
24 opposite side of First Street.

1 The West Plaza, the portion that's improved
2 with the round design with seating areas between
3 the fountains is shown here. Then there's also an
4 emergency fire access lane that goes along the back
5 of the Main Street buildings there. So the
6 East Plaza will be essentially the same width as
7 the combination of both the West Plaza area and
8 the walkway that serves as the emergency access to
9 the back of these Main Street buildings. So this
10 perspective will give you an idea how the width of
11 the two compare.

12 You'll see in these photos that the river
13 wall, this portion here that falls along the
14 entire site was already installed based on the
15 original plans for Phase 3 of the project that
16 were approved back in 2006 to 2008, and that wall
17 functions both to divide the lower section and
18 upper section, but it also serves as a flood wall.
19 There was a lot of fill that was done on the site
20 to raise it up out of the 100-year floodplain. So
21 that's just a function of that wall.

22 So when we talk about how to design the
23 riverwalk, we're sort of confined with the
24 location of where that wall is today. So we're

1 trying to work around the existing footprint.

2 And you can see there's -- right at the
3 north end here, this ramp portion, there's a
4 planned ADA ramp that's already been framed out, a
5 wall that's there. There's also a location for
6 stairs to come down the East Plaza.

7 Drawn in here is the footprint of Building 2
8 which is under construction. It will extend out
9 to the face of the East Plaza. There's also a
10 private outdoor dining area planned shown here
11 that would be separate from the riverwalk which
12 will follow along the face of the building and
13 continue along that upper wall.

14 Then this view shows the north end of
15 Building No. 3 and the limit of the riverwalk
16 improvements that were done in Building 3 which is
17 basically a location for some future stairs.
18 These stairs would be the starting point for
19 access to the lower riverwalk. You'd be able to
20 walk this entire portion down to the other set of
21 planned stairs at the north end, and the upper
22 riverwalk will continue along the upper wall.

23 Right now there's access into the parking
24 deck, the lower level. Through this covered

1 structure there's stairs down to the lower level.
2 There is planned a ramp on the north end of the
3 deck, a pedestrian ramp that will take you from
4 the second level of the parking deck down to the
5 riverwalk basically adjacent to where those stairs
6 are. So once these improvements are completed,
7 you'll have access to both levels of the parking
8 deck in this corner.

9 That sort of provides some background on
10 the layout, and I'm going to walk through the plan
11 here. And as I said, this really is conceptual.
12 We just sort of started the basic layout of the
13 spaces, and our intent is to gather feedback from
14 the Plan Commission, Planning and Development
15 committee, and any members of the public who are
16 interested in what things they'd like to see
17 incorporated and particularly how the space is used.

18 Starting from the south end where the
19 improvements stop along Building No. 3, what we're
20 proposing to do is sort of continue that curb and
21 linear design, the planter beds up along the wall
22 continuing basically from the -- from the south
23 stairs all the way north to the next set of stairs
24 at the plaza.

1 And the way this is drawn is there's sort
2 of curved landscape islands on the upper wall that
3 then continue on the lower wall -- lower walk, I
4 should say. And on the upper walk they'd
5 essentially be planter beds, but on the lower walk
6 they'd be raised seawall planter beds to keep some
7 of the plantings up off the ground level of the
8 lower walk because it does have potential to be
9 inundated with floodwaters.

10 We purposefully have left sections of the
11 exposed river wall open for opportunities for art
12 installations, which Laura will be presenting some
13 information on behalf of the Downtown Partnership
14 on some of those ideas that we're trying to
15 incorporate into the site layout.

16 As you move off towards the east plaza,
17 the upper walk, this will just sort of continue
18 into the plaza, and the lower walk extends all the
19 way down up to and reaches the Manor foundation,
20 and then the ADA ramp would switch back this
21 direction and take you up to the plaza.

22 The design of this area here where there's
23 shown some stairs and some locations for people to
24 sit and sort of look out at the river, we're still

1 trying to refine how this design will work here.
2 There's a bit of a concern with how the grades of
3 these plazas lead into this area and the stairs
4 and also into the outdoor dining area behind
5 Building 2 because there is an electric transformer
6 that's to be located behind Building 2. So in the
7 event there's a need to get back there, we're
8 trying to ensure that access can be accommodated,
9 still maintaining the necessary grading through
10 the plaza to meet ADA requirements for access routes.

11 That's part of the reason there's this
12 landscape bed shown here at the corner of
13 Building 2 is that this will be sort of a tight
14 grade transition point, and at this point there's
15 only planned a central door access going to the
16 north end, and this is showing stairs here and ADA
17 rail out to the First Street sidewalk here.

18 I should mention the streetscape improvements
19 along Building 2, these were designed back when
20 the streetscape for Building 1, the building to
21 the south was designed, and so we have a plan for
22 that. It essentially continues the same pattern
23 that exists to the south where there are landscape
24 beds at the corners where the area projects out

1 into the parking row, and then the sidewalk is
2 left primarily open in front of the buildings
3 except for pedestrian lights, some street trees,
4 and other street furniture in place there.

5 So then the plaza itself, as I mentioned
6 earlier, we tried to leave a section of the plaza
7 to serve as a green buffer that could be a future
8 transition to whatever is done with the vacant lot
9 at the corner. If there's a building constructed
10 there, then you'd have an opportunity to connect
11 the building to the plaza, or if it becomes an
12 extension of the plaza, an opportunity to sort of
13 start from sort of the finished edge of the plaza
14 and continue on with additional improvements.

15 But in the interim this also is an
16 opportunity to provide some landscape screening
17 and to sort of block off the area of the -- of the
18 Manor foundation. Since there's a grade drop-off
19 down to the lower level, there might need to be
20 some sort of fence there in the interim.

21 With the plaza itself the intent was to
22 keep it substantially open so the plaza could be
23 used for events or other types of things that
24 might require some kind of set up. If you're

1 familiar with some of the activities that have
2 gone on in the West Plaza across First Street,
3 that plaza wasn't necessarily designed to host
4 large events or have a lot of flexible space for
5 things to be set up. The thought is this plaza
6 could sort of serve that function by providing an
7 open area where if there's a need to set up tents
8 or other things that there's space to do that and
9 also provide some type of performance area at the
10 end of the plaza that would be equipped with the
11 right type of power and other facilities to serve
12 performances which right now are a little more
13 difficult to accomplish on the West Plaza. So
14 we'd be designing that into the layout.

15 And, again, the intent really would be to
16 keep it more as a usable space that could be
17 designed -- or could be utilized based on whatever
18 types of events might be planned and also could
19 easily be set up for performances without needing
20 extensive preparation the way that things are done
21 at the West Plaza.

22 The surface materials, this is really just
23 sort of a preliminary depiction of what this could
24 look like. This is meant to follow the paver brick

1 pattern that exists across First Street and the
2 West Plaza. Then there's a secondary paver material
3 shown in orange that really isn't defined, but what
4 we've tried to do is sort of follow the pattern of
5 pavers that exist to the south along Building 3.
6 There's certainly opportunities to increase the
7 area of those pavers. They're shown as a very
8 limited band here, but the intent would be to keep
9 the main walking surface along riverwalk as concrete,
10 but I think the balance of the paver versus
11 concrete probably would require some further
12 discussion.

13 On the lower riverwalk the intent would be
14 to use similar treatment to what's on the upper
15 riverwalk. We have not determined if there will
16 need to be a railing provided along the lower
17 riverwalk. The original plans didn't have one,
18 but then there was later a decision by the Council
19 to have one installed. That's something we'll
20 need to revisit as to whether we'd like one
21 installed there or not.

22 It's a little bit more complicated to fit
23 the railing onto that wall because it does meander.
24 It was an old just sort of foundation wall along

1 the river. It wasn't necessarily designed in a
2 straight line, so trying to fit the railing to
3 that might be a bit of a challenge. So that's a
4 decision that needs to be made.

5 I think with that I'll stop and take any
6 questions. I did want to give Laura the
7 opportunity to present some information from the
8 Partnership before we get into detailed comments
9 about the plan.

10 So any questions for now?

11 MEMBER SCHUETZ: On the -- you mentioned
12 the pavement. That was one of my questions, so
13 you answered that.

14 As far as when the flooding happens, which
15 we've seen, of course, a lot in the last several
16 years, but from a liability standpoint do we need
17 to have like some kind of gates to shut it off as
18 far as the riverwalk so nobody can get down there?

19 MR. COLBY: What we anticipate is there
20 would be locations where it could certainly be
21 roped off to close the lower riverwalk if
22 necessary, if the water is coming up over the
23 surface. It doesn't happen often. That's a pretty
24 severe flood, so it wouldn't be very frequent, but

1 there would be times when we'd want to have the
2 ability to close it off easily.

3 MEMBER SCHUETZ: And I realize the lower
4 riverwalk -- well, the upper one, as well -- it's
5 not that wide of a space for landscaping, but is
6 there any opportunity to put in canopy trees or
7 anything in there?

8 MR. COLBY: Yes, I think there would be.
9 Definitely in these landscape beds that are shown
10 here, that would be our intent so that there is
11 some growth of a tree canopy if possible along
12 that walk.

13 MEMBER SCHUETZ: And in the east plaza, is
14 it about -- I know it's the same width. What
15 about the square footage? Is it about the same as
16 the West Plaza?

17 MR. COLBY: Yes. It's similar in area as
18 the West Plaza. It's not quite as deep off of
19 First Street, but it is a little wider and it's
20 more open, so there's more usable space.

21 MEMBER SCHUETZ: Right. My question is,
22 has there been any thought to putting a water
23 feature there as in the other one has one?

24 MR. COLBY: You know, the idea has been

1 included in some previous plans to have some kind
2 of fountain or water feature. I think from a
3 design standpoint there's probably an opportunity
4 to do that, but it's more of a budgetary concern,
5 the cost of installing and maintenance.

6 It is something that's a possibility
7 somewhere in this area. We noted some sort of
8 central element here that might be art, but sort
9 of whatever the focal point might be there, a
10 fountain is an option.

11 MEMBER SCHUETZ: Thank you.

12 MEMBER FUNKE: What's the dimension in
13 between the planter and the edge of the riverwalk?

14 MR. COLBY: On the lower section?

15 MEMBER FUNKE: Yeah, the lower section.

16 MR. COLBY: I think in the narrowest points
17 I want to say it's about 8 to 9 feet.

18 MEMBER FUNKE: And then it says "Existing
19 ADA ramp." Is that existing or -- I didn't see it
20 in the picture. Is there one there?

21 MR. COLBY: So the ramp is not there, but
22 if you see here, the wall is there with the ramp
23 to essentially be poured back behind there.

24 MEMBER FUNKE: It's just a concern when

1 you have a ramp leading -- there's such a small
2 landing at the base of that ramp, I don't know if
3 we're going to put some railings there to, you
4 know, get people coming down there picking up
5 speed or what have you, there's not really a lot
6 of room at the base of that ramp.

7 And then I just -- you know, from a design
8 standpoint I think that the East Plaza, you have a
9 lot of things going on there. That performance
10 area doesn't seem to be centrally located. It
11 seems to be right at the edge of the corner, and
12 it just doesn't seem like a good place for a
13 performance.

14 MR. COLBY: And I'm not sure why it was
15 drawn this far over. I think the intent was for
16 it to be more in this area further to the south
17 along the wall. It would be some type of structure
18 that can sort of serve as kind of a backdrop out
19 to the river, but the way it's positioned here
20 doesn't quite make sense.

21 MEMBER FUNKE: My concern is that you have
22 a lot of stuff going on for such a small area,
23 and, you know, from a plan standpoint, you know,
24 the curves and -- I mean, it looks nice and all,

1 but I think from actually a visual standpoint when
2 you're actually walking on the riverfront, you're
3 going to be seeing these things coming in and out,
4 and you're not going to get that sense of what the
5 design was looking at. Because you have a level
6 difference from the upper to the lower, so you're
7 really not going to pick up that Yin and Yang of
8 that curve that they've got going on.

9 So you're really not going to see it, so I
10 just think that putting -- Peter might be able --
11 being a landscape architect, he might be able to
12 comment on this, but this splattering of green
13 areas I think are -- they seem like they're just
14 kind of thrown in.

15 And then the organization of the East Plaza,
16 I mean, it would be nice to see something that
17 reflects the west side, you know, have some sort
18 of symmetry or some sort of access point that kind
19 of connects these two plazas together. When you're
20 sitting in that East Plaza, there's some sort of --
21 because I know that West Plaza is somewhat
22 symmetrical. Right? There's that curve on the
23 west end. Maybe there could be something similar
24 on the east end where you have that dynamics and

1 that these two plazas are talking to each other,
2 some sort of dialogue there.

3 MEMBER VARGULICH: Russ, just a quick
4 question. Is the property line between the parcel
5 to the north, the vacant lot, has that been
6 defined, or is that still in flux because of
7 negotiations?

8 MR. COLBY: No, it's defined based off --
9 the City owns that.

10 MEMBER VARGULICH: So where the dashed
11 line is, plus or minus that's where the property
12 line is?

13 MR. COLBY: Yes. It's essentially where
14 the old Manor foundation ends.

15 MEMBER VARGULICH: Got it. Thank you.

16 MEMBER HOLDERFIELD: Russ, I have a
17 question here. On the outdoor patio you're
18 talking about removable fencing. What exactly
19 have you got in mind there? What's that about?

20 MR. COLBY: Well, since this area has to
21 be accessible to reach the electric transformer
22 that's behind the building, the fencing that's
23 located in this area right adjacent to the plaza
24 would need to be of a type that could be removed.

1 So it may be installed in the ground but lifted
2 out or maybe the type that, you know, there's a
3 section of it that's sitting --

4 MEMBER HOLDERFIELD: So that's for
5 accessibility to the transformer?

6 MR. COLBY: Yes.

7 MEMBER HOLDERFIELD: And there is an exit
8 out of Building 2 on the patio; right?

9 MR. COLBY: Yes.

10 MEMBER HOLDERFIELD: As well as on the
11 north elevation?

12 MR. COLBY: Uh-huh.

13 MEMBER PIETRYLA: Russ, I have some
14 comment and a question. I agree with his comments
15 about the mirroring of both sides. I think if
16 there's some consideration to possibly -- as he
17 put it, they look at each other. I don't know if
18 there's a possibility of mimicking precisely that
19 water feature.

20 Also, I assume there will be bollards --
21 right? -- so that cars can't --

22 MR. COLBY: Yes, similar to the other side.

23 MEMBER PIETRYLA: Also, in terms of traffic
24 on that paved section including the plaza section,

1 is there going to be some consideration of traffic
2 mitigation, sort of like bumps or -- just to slow
3 it down a little bit?

4 MR. COLBY: Within First Street?

5 MEMBER PIETRYLA: Right.

6 MR. COLBY: At this time there isn't a plan
7 to modify First Street in any way. I think the
8 thought was that by having that large paver area
9 it was sort of meant to communicate that it was a
10 slower zone. But no, nothing additional will
11 happen.

12 MEMBER PIETRYLA: Okay. I just -- I think
13 if we're encouraging people going back and forth
14 between those sections, there's obviously
15 potential for -- hopefully not a collision but --

16 MEMBER PRETZ: Russ, I have two things.
17 When we worked on the southern portion of the
18 riverwalk, one of the items that came up was that
19 once this other section is put in place we'd have
20 much more pedestrian traffic crossing over Illinois
21 to get on the other side. Did we ever get any
22 information back on providing something for the
23 pedestrians to be able to -- instead of them having
24 to go all the way to the lights to be able to cross?

1 MR. COLBY: Yes. We had an engineering
2 analysis conducted of that crossing to determine
3 if a crossing could be safely installed there and
4 what we recommended in terms of improvements. And
5 the recommendations were that given the visibility
6 issues, and the bend in the road, and the elevation
7 of traffic coming off the bridge that you need
8 some type of visual device there to call attention
9 to the crossing. So it could be signs, or lighting,
10 or even a refuge island in the center of Illinois
11 to sort of increase the visibility of the crossing.

12 So we presented that information to the
13 City Council, and their thought was given that it
14 was a little bit beyond the scope of the Building 3
15 improvements that that's something that probably
16 would require some further design and something we
17 may want to install later once we see how the
18 riverwalk is functioning.

19 MEMBER PRETZ: I would still -- if you can
20 keep that in front of them. Because to me at some
21 point something is going to happen, especially
22 once that is open and the plaza is -- you know,
23 starts having events and things like that and we
24 start seeing much more pedestrian traffic. I

1 would be concerned.

2 The other question I had, and you probably
3 know the answer to this, going from the buffer zone
4 and the vacant lot, will there ever be any kind of
5 connectivity of that riverwalk going up to the
6 bridge, or will that always be curved over?

7 MR. COLBY: There's a potential -- one of
8 the things that was studied with the river corridor
9 plan update identified the possibility of being
10 able to continue a riverwalk connection underneath
11 the Main Street bridge.

12 There is space to accommodate it, but it's
13 limited both in the height and the proximity to
14 the river level. There's not a lot of space to
15 work with, but it's something that at least on a
16 preliminary basis there could be a way to design
17 that, to engineer it.

18 The question would be, though, once you
19 cross, where will you go, which that is the
20 question of what might happen with the dam in the
21 long term. But there is the potential at some
22 point in the future there could be a connection
23 point somewhere.

24 MEMBER PRETZ: That's all I have. Thanks.

1 CHAIRMAN WALLACE: Before we go to further
2 questions, Laura, did you want to go ahead?

3 MEMBER MACKLIN-PURDY: Sure.

4 CHAIRMAN WALLACE: Okay.

5 MEMBER MACKLIN-PURDY: So thank you for
6 allowing me to present to you as the Downtown
7 St. Charles Partnership. For some of you who
8 don't know, I work for the partnership, and one of
9 our -- our main initiative is to work with the
10 downtown businesses to get people to come to our
11 downtown to shop, to dine, and to engage in our
12 community.

13 So we saw this as a huge opportunity to
14 get the Partnership involved in some of this and
15 present some ideas and thoughts on how we can
16 engage the community more not only in our
17 businesses but in our river and some of the artwork
18 and things that I'm going to present to you.

19 So the goal is to create an artistic and
20 interactive riverwalk that is aesthetically
21 pleasing and serves as a social space for
22 residents and visitors.

23 As you've kind of touched on before, the
24 West Plaza has been a huge area for people to come

1 and gather, listen to concerts. And it wasn't
2 originally designed for that, but we saw that it
3 almost -- we're retrofitting a need and something
4 that's actually just kind of organically grown.
5 So what we want to do is try and incorporate some
6 of the needs that we see into the East Plaza.

7 But first -- well, obviously, you've already
8 seen the scope of the project. As Tom had
9 mentioned earlier, one of the things that I had
10 brought up -- and I know that isn't going to be
11 addressed right away, but this is a seed that I
12 would like to plant and the Partnership would like
13 to plant is crosswalks.

14 Not only -- my main goal is to get a
15 crosswalk on Illinois from the Mount St. Mary's
16 riverwalk across Illinois by Sterling Bank building.
17 Because me as somebody who uses that every single
18 weekend, we cross there anyway. So my goal is to
19 make that safer for pedestrians, and one of the
20 ways that we can do that is to create well-designed
21 crosswalks that people can see.

22 It's proven that some of this artwork on
23 the crosswalk actually does slow down traffic, and
24 it can make people feel safer. So not only could

1 this be an opportunity for Illinois for that
2 crosswalk but other crosswalks in the area to put
3 some artwork in there and may actually organically
4 slow down traffic. There also is the opportunity
5 to do some raised areas that may make it a little
6 bit safer, as well. But I wanted to present that
7 because I see it as a need.

8 Along the 6-foot wall along the riverwalk
9 we want to propose that there be some artwork,
10 some interactive artwork that people can take
11 pictures of, enjoy, and it's aesthetically pleasing
12 and put some possible, you know, positive
13 reinforcement words and things like this. These
14 can be installations; they don't have to be
15 permanent. The artwork on the side of Francesca's
16 was an installation, and it was removed after
17 18 years. It served it's purpose. We see this as
18 an opportunity that maybe every year or maybe
19 every five years that things could be changed out.

20 These are just some ideas that we thought
21 could be utilized down here, planter boxes that
22 are almost linear but they're also artwork.
23 They're very on-trend ideas that could be changed
24 out again every five years if they become -- even

1 if they become cracked or anything like that, they
2 could be changed out. So they would be installed
3 as semi -- temporary, semipermanent planter boxes.

4 One of the things that we really want to
5 do is to create some interaction with some
6 sculptures and some artwork. So this Indy sign
7 here is actually very inexpensive and it can be
8 moved. So the person is the "I." So one of the
9 things that we have -- the logo for the St. Charles,
10 one of them is "Discover Your City Side." So one
11 of the things that we were talking about is having
12 a large "Discover" and the "i" left out so people
13 could go in there and be the "i" and take pictures
14 and get people to come to our downtown.

15 The wings at the bottom is something that
16 is actually known now for Nashville now. People
17 actually look for that. So that's a really cool
18 and unique opportunity to get people to come down
19 and take photos of unique artwork.

20 I don't know if any of you have seen on
21 the west side we actually have installed bubbles
22 where -- have any of you seen those? You have,
23 David, I know. So we installed bubbles on the
24 side of Puebla, and they go down there and take

1 pictures, and there's a hash tag. So it creates
2 some momentum for people to go down there and take
3 pictures and interaction. So it's all in an
4 effort to get people to our downtown.

5 The Fine Art Show every year creates a
6 community art piece. Don't know if any of you
7 know that or not, but one of the things that we
8 were discussing is wouldn't it be neat if the
9 community creates these art pieces and we actually
10 install these somewhere along the riverwalk for
11 people to enjoy. Because right now -- maybe none
12 of you seen the fence that was made from the
13 community at the Fine Art Show last year. There's
14 no place in the city right now to actually put it,
15 but it would be a really wonderful opportunity to
16 bring kids and families to see what they made.

17 And then, finally, I am in agreement with
18 Jeff as to have a mirrored kind of visual but --
19 not the wrought iron fencing that's in the west,
20 but I would love to see some type of small band
21 shell that mirrors the West Plaza on the east side
22 that could be used for community events or concerts,
23 for all kinds of entertainment, and it just would
24 create a sense of community, and to have the open

1 back so the river could be seen I think would be
2 optimal.

3 So that's it. Any questions?

4 VICE CHAIRMAN KESSLER: Do you have -- I
5 do have questions. I mean, do you have sources
6 for this artwork and people that do it?

7 MEMBER MACKLIN-PURDY: We do have sources
8 and the Downtown Partnership actually can budget
9 some of these things. But yes, we are very
10 involved in the art community, as well. We have a
11 lot of resources. Like, for instance, the bubbles
12 that we installed, they were actually concrete
13 stickers, and they are very affordable, and we
14 actually set aside money for community art
15 projects in our budget.

16 VICE CHAIRMAN KESSLER: Obviously, Russ
17 and you have worked together. Is there any interest
18 on this planning from the City? Are the things
19 that you're proposing --

20 MEMBER MACKLIN-PURDY: Yes. They want the
21 Partnership involved in some of these things.
22 Absolutely.

23 VICE CHAIRMAN KESSLER: That's what I want
24 to know. Is this just something --

1 MEMBER MACKLIN-PURDY: Falling on deaf
2 ears? I hope not.

3 MR. COLBY: I think the City's goal is to
4 recognize that the Downtown Partnership really
5 does engage with the business community in the
6 downtown and also sponsoring a lot of downtown
7 events, but they are sort of best equipped to sort
8 of create activity and interest within the
9 riverwalk in the East Plaza by having these types
10 of events or things that can be updated to sort of
11 keep people interested in coming down there. So
12 that's not something that the City is necessarily
13 very good at. We sort of put things up and
14 maintain them, so we're looking to partner with
15 them to sort of add interest and sort of refresh
16 the attractions that are there over time to keep
17 it interesting.

18 VICE CHAIRMAN KESSLER: What I'm wondering,
19 Russ, is will this partnership, will it be
20 memorialized in the plan?

21 MR. COLBY: We will identify locations,
22 basically permanent locations where these
23 installations can be made depending on what type.
24 The ones that are attached to the wall, you know,

1 we'll identify the location where things could be
2 placed outside of walking paths. Some of them
3 like the words and the letters, those types of
4 things can be moved around a little bit more
5 easily. So some will be defined and some will be
6 more fluid.

7 MEMBER FUNKE: I actually like the idea of
8 the planters that you had where they're not fixed.
9 What you're proposing right now are like in-ground
10 planters, I take it. The idea of having movable
11 planters is a great idea. In a lot of our
12 presentation when we're working with the cities we
13 always -- the adaptability to be able to change
14 over the day, over seasons, what have you where
15 you can actually move these things around I think
16 is a great idea. Those planter systems are
17 awesome.

18 One thing I think we need to think about --
19 I love the art idea, too, because on a yearly
20 basis it can change or the actual plaza can
21 transform itself.

22 One thing I haven't really seen is lighting.
23 I think lighting is very important especially at
24 nighttime to have these things well lit, and the

1 idea of these -- horizontal lighting where you
2 create a canopy is always nice, you know,
3 especially for plaza areas.

4 MEMBER MACKLIN-PURDY: Have you seen the
5 West Plaza, the lighting that's down there?

6 MEMBER FUNKE: I have.

7 MEMBER MACKLIN-PURDY: It's a little --

8 MEMBER FUNKE: No, it's great. But
9 especially along the riverwalk, too, the
10 importance of lighting that you don't want that to
11 become very dark because I think the light from
12 the upper riverwalk, I don't know if it's going to
13 access that area going to transmit down to that
14 area. So it's just something to think about.

15 MEMBER MACKLIN-PURDY: Thank you.

16 MEMBER PRETZ: I had a comment. I guess
17 the best that I can describe is that I have trouble
18 drawing a straight line between two dots, but I
19 have appreciation for art. But one of the things
20 that I think is important -- and I'm not adverse
21 to any kind of modern art or any kind of wild art.
22 I like art; I like sculptures; I really have a
23 fond appreciation of it. But the buildings that
24 are being built and the architectural style and

1 the feel that we're creating for not only the
2 First Street Redevelopment but probably will carry
3 on over to the north in reference to the police
4 station moving is that the Art Council needs to
5 take a look at how do they blend their art, modern
6 or whatever it is, to fit the architectural style
7 and the overall environmental feeling that has
8 been several years to create.

9 And I think that's important, and that
10 would tie into placement, you know, whether on the
11 wall, the type of lighting, freestanding, movable,
12 same with the planters, movable planters.

13 CHAIRMAN WALLACE: All right. Anything
14 else?

15 MEMBER VARGULICH: Russ, just a couple.

16 Do you know what the rough grade
17 differential is between Building 2 and the plaza?

18 MR. COLBY: So there's an overland flow
19 route that has to be accommodated through the
20 plaza.

21 Monica, do you have any of that
22 information offhand?

23 MS. HAWK: I don't have the engineering
24 plans with us, but just off of memory I'd say

1 approximately 2 to 3 feet you'd have to
2 accommodate grade from the street down to the
3 river area across the plaza.

4 MEMBER VARGULICH: No, no. I was referring
5 to the building. What's the differential between
6 the building finished floor and the plaza where
7 the stairs would be?

8 MS. HAWK: I'd probably say it's about the
9 same. It's going to vary. So the difference
10 between the finished floor at the building and at
11 the street is only about half a foot, I would say.
12 By the time we get down to the river area, that's
13 where it's going to be about a 2-foot difference.
14 Because the plaza is going to slope down to the
15 river, so the difference between the finished
16 floor is going to be less at the street level than
17 it is -- it's going to be more at the river area.

18 MEMBER VARGULICH: So you were talking
19 about the grade needing to accommodate an access
20 to the transformer, but if you have a plaza behind
21 there let's say at the grade of the building,
22 that's -- sounds like a significant problem.

23 MR. COLBY: So the grade of the plaza and
24 the riverwalk at the corner of the building will

1 likely be lower than the finished floor of the
2 building.

3 Now, the access points into the building --
4 and this is still something -- we haven't quite
5 figured this out. It's a grading exercise that
6 will sort of depend on what we finalize as
7 improvements and what we're working around. But
8 essentially there's a door here on the north
9 elevation, so we will meet that from this ramp
10 here, and there's likely to be two or three stairs
11 to that plaza.

12 So it will be lower at this corner, and
13 there's a door into the building here. So we have
14 those sort of as fixed points, and we're trying to
15 work with sort of a grade of the riverwalk up
16 here, the grade of the plaza that's coming in to
17 accommodate the river flow route, and then how
18 those do sort of meet in this area in order to make
19 this accessible to the transformer.

20 So we haven't quite figured out because we
21 haven't fully engineered it what grade we'll actually
22 be at the top of those stairs.

23 MEMBER VARGULICH: Well, it just seems
24 like the ADA ramp coming off of First Street

1 really isn't really a ramp. Because if the street
2 grade is very close to the finished floor, and you
3 maintain that grade coming east, you're really
4 looking at basically a sidewalk as you come --

5 MR. COLBY: You're right; it's not really
6 accurate to call it a ramp. It's more just like a
7 more level sidewalk than the plaza.

8 MEMBER VARGULICH: Yeah, the plaza is
9 sloping eastward towards the river down, but the
10 fact that you're going to be at grade for the
11 street and the sidewalk running across the front
12 of the building, then it's really just a sidewalk
13 that's going to be extended over to the entrance,
14 if you will.

15 MR. COLBY: Yes.

16 MEMBER VARGULICH: When you said ramp, I
17 was like, how much differential are we talking
18 about? So that's good.

19 So a couple things. If you're going to
20 have a lot of grade differential where the outdoor
21 patio is, it sounds like this access off the plaza
22 near the corner of the building is going to be a
23 complicated thing to sort out. Because if you
24 have access out of the doorway from the building,

1 say roughly in the center of the outdoor patio, it
2 looks like there's a door out of the center, then
3 you have this kind of sloping area that you need
4 to connect the plaza. So that should be an
5 interesting set of combination of barriers, and
6 access, and ability to roll a truck, you know, up
7 that grade if need be, which at some point will
8 probably be necessary, just reality.

9 The ramp off the upper level existing
10 parking deck, there's kind of like an unfinished
11 accessway down to there now. The wall on the
12 north side doesn't have a brick veneer on it. So
13 right there where your cursor is there.

14 MR. COLBY: I think the wall that's there
15 right now is only the wall for this run of the
16 ramp, and then it turns and comes down. So I
17 don't think that outside wall is there yet.

18 MEMBER VARGULICH: From here it's a little
19 hard to tell, but if you go to the east and west
20 where that little opening is now, it's -- if you
21 go to the east and west area, you have a brick
22 finish, faux brick finish or whatever it is that's
23 on the cladding to the garage, and then there's
24 just a big section of concrete. I'm like, well, I

1 hope somebody -- it may not be on our property,
2 but I hope somebody is going to finish that to
3 look a lot better than what it is today.

4 MR. COLBY: I think the wall that you're
5 seeing is the wall in between the two ramps, and
6 so the outer wall isn't there.

7 MEMBER VARGULICH: Okay. Well, that's
8 good to hear.

9 Just follow up on one of Jeff's comments
10 about the kind of play between the upper and lower
11 level with the serpentine beds, I would modestly
12 disagree with my colleague over there that I do
13 think you'll see it. From the units that are in
14 Building No. 3, there's terraces and patios that
15 are on that building that look to the north, and I
16 think you'll get that feel when you're on the
17 third and fourth floor of the adjacent building
18 where it says Existing Building No. 3 in this
19 drawing. So the units that are up there, I think
20 you'll look down and see that play between the
21 upper and lower level.

22 Not as easy to see at grade, understandable,
23 but I think that there's value in not understanding
24 things in one position and getting to a different

1 view and all of a sudden seeing something totally
2 different.

3 The only thing I would add is I think they
4 should add benches on the upper level. They have
5 some benches to the south in the riverwalk that's
6 already completed that they were adding to the
7 curbs. I would add those on the upper level,
8 also, because I think it would be -- number one,
9 especially for the ones -- for the planting beds
10 that are facing to the east, it would be nice to
11 have an upper view where you could sit and look
12 towards the river, and for the ones that are
13 facing inward, they could be a fun place to sit
14 and watch people.

15 I think half of entertaining is what's
16 programmed, and half of entertaining is watching
17 people do stuff that you aren't paying for,
18 whether it's kids horsing around or something
19 else, all of that is good fun, urban entertain
20 from my perspective.

21 The plant bed that's directly to the north
22 of existing Building No. 3, it seems like a little
23 island, and when you look behind there between the
24 garage and the existing building, there's nothing

1 back there but air-conditioning units and a
2 serviceway. It just seems like that bed could
3 either go up against the garage or expand and be
4 bigger.

5 Because when you're coming southward on
6 the riverwalk -- let's say you came from the East
7 Plaza and walked southward. Why do you need to
8 have the view down a service corridor? Nobody
9 cares about it. I mean, you can still get access
10 but if you're back there or someone needs to get
11 back there for some reason, but I don't see why
12 you'd want to look down that way if you're walking
13 southward.

14 I'm not sure I would agree that we need a
15 green buffer on the north side of the plaza. I'd
16 say if we're not going to expand the plaza, I'd
17 say leave it alone and let it be grass. Because
18 why do we want to put in something that screens
19 part of the plaza from Main Street? Whatever you
20 put in, whether it's low trees, or shrubs, or
21 something, as people drive on Main Street for the
22 bridge, you're buffering part of the view of the
23 plaza. And at some point if that happens because
24 there's a building there, well, then so be it.

1 But to me, why would you want to hide what's going
2 on in the plaza even temporarily? So I wouldn't
3 spend any money on that personally.

4 I like the railing that was ultimately
5 designed, and approved, and constructed on the
6 first phase to the south. I like that railing
7 compared to a couple of the other designs that
8 were being considered. So I think that has a nice
9 feel; color looks good. I think the connection is
10 functionally wrong. They drilled into the top of
11 the wall, and I think you're asking for a 30-year
12 problem that you're going to spend 10 times the
13 amount of money to fix in that regard.

14 I think the plant pallet for the existing
15 part is still too heavily relying on perennials.
16 It's like 80, 90 percent perennials, and in
17 another two weeks they're all going to be gone,
18 and you're going to have five months of what an
19 educated person would say is, "Oh, nice dormant
20 perennials; those will look good in six months."
21 But I'd say 90 percent of the people who walk by
22 are going to go, "This looks really lame" because
23 there's no structure there at all.

24 I believe we should enhance the lighting

1 to the greatest extent possible. I think with the
2 lower riverwalk if we had lights that were
3 attached to the wall, and it was just downward and
4 would cast light down onto the pavement, I think
5 that would have a great look, whether it's LEDs or
6 whatever. They would also enhance artwork that
7 might go on those walls. If we're identifying
8 through the Partnership where we want to put art,
9 I think we should also plan for lighting.

10 Even if the addition of the lighting is
11 later when the art goes in, I think we should run
12 power, set it up with a box or something and plan
13 for that. Because when it's not lit up, number
14 one, you miss an emphasis that you can have, and
15 two, it's in the dark and just invites vandalism.
16 People can vandalism anything but if it's in the
17 dark, you're encouraging that. So I would add as
18 much lighting as possible.

19 I agree with Laura and Jeff that the
20 performing area seems to have no real significance
21 as to why it's there. From the location, even if
22 you would extend the plaza up to the building,
23 that future building that might be there, it doesn't
24 seem to have a real substantive feel for why it's

1 there.

2 The form being curved, yeah, I would agree
3 that in some way architecturally it should have a
4 nice vocabulary, either materials or color at
5 minimum with that wall that's at the west end of
6 the west plaza. I'm not saying to duplicate the
7 materials and that look, but I think a color
8 and/or material somehow should tie those together.

9 Band shell, again, that's how much you
10 want to program it. I think that's a good
11 question. I like the piece of sculpture. I think
12 those can be outstanding elements that you see
13 from across the bridge because it's going to be
14 forward enough of even a future building that you
15 would see that. I think the pavement design
16 doesn't emphasize that enough right now. I think
17 more emphasis should be placed to a raised circular
18 area, that that paving should have more punch to
19 it so that it really says that this is where it
20 belongs. Right now it looks like you just placed
21 something there.

22 I like the terracing with the stairs, that
23 combination of things where people can sit. I
24 would tend to offset the stairs on one side or the

1 other, suggestion, so that you have wider areas
2 for people to sit. So if there ultimately is some
3 river event that's going on or you have people
4 just paddling around, you have a place to sit and
5 you're not dividing it with people who just want
6 to move up and down. That's not a really big
7 span, only 30 or 40 feet, and you tend to break it
8 up too much by locating it in the center.

9 I agree with Jeff, the end of the ramp at
10 the far north end, even if you go with the railing
11 through the whole thing, you should have a railing
12 at the end of that. Some kid on a trike comes
13 flying down there having a fun day, loses control,
14 that's going to be a problem. At least have a
15 railing there.

16 I find it an interesting conversation we
17 had months ago that we're using so much concrete
18 in an area that should be the most important
19 location in downtown St. Charles right now because
20 of maintenance, or because potential trips, or
21 something like that and that's how you maintain
22 pavers and that that's an important consideration.
23 Yet we're willing to put no railing on the lower
24 level potentially, and with 6 feet of water blowing

1 by at 30 miles an hour let people accidentally
2 fall in. What are the differences between those
3 two lawsuits? Because we know somebody is going
4 to sue the St. Charles for that, but I find that
5 an interesting set of choices.

6 I still would think that not running the
7 water over the wall is a better solution, but
8 picking it up in drains, that wasn't done on the
9 south side. Again, you're just asking to create a
10 problem that you're going to ask to pay for in
11 20 or 30 years what you have water running down
12 the back of that wall that's there now. I think
13 you need to have a little -- at least on the upper
14 level. On the lower level probably not as much,
15 but on the upper level you should.

16 If we end up with a structure of some kind
17 for the band shell, not necessarily in the center,
18 but I think it needs to move southward. I think
19 there's been some comments on that already. It
20 doesn't have to be dead center, but I think it has
21 to have a little better relationship. Depends a
22 little bit on what happens, you know, is the plaza
23 located 20 or 30 feet to the north depending on
24 that parcel, or does ultimately the City find some

1 way to buy it, and the plaza runs all the way to
2 Main Street. Those are two different topics, but
3 I realize that we don't control every aspect of
4 that because of the business side of it.

5 Thanks.

6 MEMBER FUNKE: I've got a quick question.
7 Outdoor seating, why is that on the east end right
8 next to the transformer? Is that transformer going
9 to be loud? Is a buzzing sound going to be --

10 MR. COLBY: It could be. You know, this is
11 the privately owned parcel, both the building and
12 the outdoor dining area. So it's kind of the
13 building owner's responsibility to figure out
14 where to locate the transformer. I think they
15 felt like this was the most optimal location, but
16 you're right, it could be -- it could buzz, make
17 some noise.

18 MEMBER FUNKE: Could they put it on the
19 garage, on top of the garage or no?

20 MR. COLBY: We actually looked at that,
21 and the equipment that's necessary to access it,
22 the garage can't support the weight of that when
23 you have a crane on there. The idea has always
24 been thrown out that in the future you could lower

1 in one of these things with a helicopter. It's a
2 once in 30-year thing that happens. We're still
3 trying to plan for those contingencies. But,
4 unfortunately, when we were designing the parking
5 deck, there were some decisions made about the
6 level of the structure and what it should support.

7 MEMBER FUNKE: I think there's a great
8 opportunity to have that outdoor seating on the
9 north side of the building and get rid of all the
10 landscaping. When you have a setting sun and
11 people are sitting outside, you want to have
12 sunlight. So that area of the outdoor plaza is
13 going to be in shadow except in the morning, which
14 I don't know how many people use outdoor -- unless
15 it's a breakfast place.

16 VICE CHAIRMAN KESSLER: I just have one --
17 two comments, actually.

18 I'm still considering that plaza, the East
19 Plaza, and there's something about it that's just,
20 like everybody said, not quite there yet. I
21 realize the north side of it is probably going to
22 change when something is built on that site, so
23 you put a green buffer there, and that can always
24 be extended.

1 But I don't know why -- aggregate, it
2 looks like aggregate. Why does that cut into the
3 east end of it? Why don't you just extend the
4 plaza all the way?

5 MR. COLBY: In terms of the service
6 material?

7 VICE CHAIRMAN KESSLER: Yeah. It's just
8 like somebody decided, oh, we're going to draw
9 some squiggly lines there.

10 MR. COLBY: I don't think a lot of thought
11 has gone into the distinction of the surface
12 materials at this point.

13 VICE CHAIRMAN KESSLER: But I also am
14 concerned about I see all that concrete, and I
15 know there's concrete on the south end, too, but
16 there's a lot of maintenance there. You say
17 there's maintenance with pavers, but what are you
18 going to do when that concrete patches? It's
19 easier to patch pavers than it is to patch
20 concrete as far as aesthetics.

21 But I also think it's really important --
22 we spent a lot of time talking about the hard plan,
23 and the hard surface, and where the fencing goes.
24 I think the soft planning is -- this is going to

1 be just as important to identify those areas that,
2 as you've done with the Downtown Partnership, to
3 make sure that that becomes an active part of the
4 plan that is being presented. It has to be
5 memorialized to be an active part of it.

6 Because you see how organically the west
7 side has turned into something, and now we're
8 looking at it and saying, maybe we should enhance
9 it with art and entertainment. Why not plan for
10 it while we have the opportunity? We know it's
11 going to happen. We can do better.

12 MEMBER FUNKE: Does the City own the
13 vacant lot?

14 MR. COLBY: No.

15 MEMBER VARGULICH: Russ, the wall on the
16 west side of where the -- if you build a ramp that
17 went down to the lower level riverwalk at the
18 north end, the wall that defines the back of that,
19 there's a treatment on the front of it, but
20 there's no treatment on the back of it.

21 And I don't know exactly how the grades are
22 going to work out, but that wall where that truck
23 is parked right now, the back of that wall -- so
24 you have that kind of stone treatment on the front.

1 Well, on the back of that above grade is just plain
2 finished concrete. And it just seems that that's
3 the side facing the plaza, yet there's no aesthetic
4 finish applied there. So I don't know if a veneer
5 can be added or how that's going to work.

6 MR. COLBY: In the original plan the surface
7 level of the plaza was going to be up at the wall
8 level. So then down this ramp, too, the surface
9 would be at the wall level.

10 I don't know if that's exactly how it's
11 going to work out when we do the grading. There's
12 probably going to be some portion that's exposed
13 at the corners, and that's one thing we're going
14 to have to figure out.

15 MEMBER VARGULICH: It just seems odd to
16 have 18 inches or a foot of plain concrete, and
17 the one facing the river is a nice finish, and as
18 you walk around, all of a sudden the finish
19 changes. It would just seem something that should
20 be looked at once you get to more detailed grading
21 to look at those top wall grades versus paving
22 grades and see if you're going to see exposed
23 concrete.

24 CHAIRMAN WALLACE: Anything else?

1 (No response.)

2 CHAIRMAN WALLACE: Any questions or comments
3 from the audience?

4 (No response.)

5 CHAIRMAN WALLACE: All right.

6 MR. COLBY: Thank you everyone for your
7 comments.

8 CHAIRMAN WALLACE: All right. Thank you.
9 That concludes Item 4 on the agenda.

10 Item 5, any additional business?

11 (No response.)

12 CHAIRMAN WALLACE: No. The development
13 report. We have upcoming meetings.

14 MR. COLBY: We have changed the meeting
15 schedule so that we have one meeting in November
16 which is on the 13th, which is an off week from
17 our own schedule.

18 MEMBER PRETZ: Do we have anything for
19 that yet, or is that the discussion about --

20 MR. COLBY: The comprehensive plan? Yes,
21 we were planning to present our information. That
22 all depends on whether we have any other items
23 scheduled. That's something we may split up.

24 CHAIRMAN WALLACE: All right. And then

1 any public comment?

2 (No response.)

3 CHAIRMAN WALLACE: Is there a motion to
4 adjourn?

5 VICE CHAIRMAN KESSLER: So moved.

6 MEMBER PIETRYLA: Second.

7 CHAIRMAN WALLACE: It's been moved and
8 seconded. All in favor say aye.

9 (Ayes heard.)

10 CHAIRMAN WALLACE: Opposed.

11 (No response.)

12 CHAIRMAN WALLACE: The St. Charles Plan
13 Commission is adjourned at 8:07 p.m.

14 (Off the record at 8:07 p.m.)

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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 20th day of October, 2018.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois