

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, OCTOBER 20, 2020**

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

Members Absent: None

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 October 6, 2020 meeting of the Plan Commission.**

**Motion was made by Mr. Kessler, seconded by Mr. Vargulich and unanimously passed by voice vote to approve the minutes of the October 6, 2020 Plan Commission meeting.**

**5. Cumberland Green PUD/Kirk Trace PUD Sign (Cumberland Green Cooperative)**

Application for Special Use (PUD Amendment)

a. Public Hearing

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

**Motion was made by Mr. Kessler and seconded by Ms. Purdy to close the public hearing.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Becker, Wallace**

**Nays:**

**Absent:**

**Motion carried 9-0**

**Minutes – St. Charles Plan Commission**  
**Tuesday, October 20, 2020**  
**Page 2**

b. Discussion & Recommendation

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

**Motion was made by Mr. Kessler and seconded by Mr. Funke to recommend approval of the Application for Special Use (PUD Amendment), subject to resolution of any outstanding staff comments.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Becker, Wallace**

**Nays:**

**Absent:**

**Motion carried 9-0**

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

**7. Weekly Development Report**

**8. Meeting Announcements**

a. Plan Commission

Tuesday, November 3, 2020 – Cancelled; to be rescheduled to November 4, 2020 at 7:00pm Council Chambers

Tuesday, November 17, 2020 at 7:00pm Council Chambers

Tuesday, December 8, 2020 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, November 9, 2020 at 7:00pm Council Chambers

Monday, December 14, 2020 at 7:00pm Council Chambers

**9. Public Comment**

**10. Adjournment at 7:29 p.m.**



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# Transcript of Cumberland Green PUD/Kirk Trace PUD Sign

**Date:** October 20, 2020

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Special Use :  
(PUD Amendment); Cumberland :  
Green PUD/Kirk Trace PUD Sign :  
(Cumberland Green Cooperative). :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, October 20, 2020  
7:00 p.m.

Job No.: 272060  
Pages: 1 - 31  
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 Cumberland Green PUD/Kirk Trace PUD Sign  
Conducted on October 20, 2020

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- JENNIFER BECKER, Member
- JEFFREY FUNKE, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- SUZANNE MELTON, Member
- TOM PRETZ, Member
- PETER VARGULICH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- RACHEL HITZEMANN, Planner

Transcript of Cumberland Green PUD/Kirk Trace PUD Sign  
Conducted on October 20, 2020

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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, roll call.

VICE CHAIRMAN KESSLER: Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Melton.

MEMBER MELTON: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Becker.

MEMBER BECKER: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: Everyone please rise  
for the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

1 CHAIRMAN WALLACE: Presentation of the  
2 minutes of the October 6, 2020, meeting of the  
3 Plan Commission. Is there a motion to approve?

4 VICE CHAIRMAN KESSLER: So moved.

5 MEMBER VARGULICH: Second.

6 CHAIRMAN WALLACE: It's been moved and  
7 seconded. All in favor.

8 (Ayes heard.)

9 CHAIRMAN WALLACE: Opposed.

10 (No response.)

11 CHAIRMAN WALLACE: No. 5 on the agenda is  
12 Cumberland Green/Kirk Trace PUD Sign (Cumberland  
13 Green Cooperative) Application for Special Use  
14 (PUD Amendment). This is before us for a public  
15 hearing.

16 The Plan Commission conducts public  
17 hearings on behalf of the City Council for certain  
18 applications that come before it, including an  
19 application for special use for planned unit  
20 development amendment. And what we will do is take  
21 evidence either for or against the application,  
22 and once we feel we have enough evidence to be  
23 able to make a recommendation to City Council  
24 we'll close the public hearing and take action.



1           Anyone who wishes to speak, if you could  
2 speak from the lectern. And because we are on  
3 Zoom, if you're participating via Zoom and wish to  
4 make a comment, there are two options you can  
5 utilize. At any time you can comment via the  
6 Q-and-A button on the bottom of your screen. Type  
7 your comment into the box, and the comment will be  
8 read to the chamber in the public comment portion  
9 of the meeting.

10           If you'd like to make your comment out  
11 loud, please wait until the public comment portion  
12 of the meeting and press the button on the bottom  
13 of the screen to raise your hand. Once your hand  
14 is raised, staff will recognize you and ask you to  
15 unmute your mic, and your mic will remain unmuted  
16 for the duration of your comments. Once you're  
17 finished, staff will re-mute your mic. If you  
18 have any additional questions, you'll need to  
19 re-raise your hand.

20           Just so everyone is clear, even though we  
21 do have a public comment portion of the meeting,  
22 if it is regarding this particular public hearing  
23 you'll need to make your comments during the  
24 public hearing portion. So if you could just

1 follow those directions to do that.

2 Anyone who wishes to give testimony  
3 either -- including asking questions or making  
4 comments, will you raise your hand.

5 (Whereupon, the witnesses were thereupon  
6 duly sworn.)

7 CHAIRMAN WALLACE: And I'll just remind  
8 you to speak into the microphone. You can remove  
9 your mask while you're there just so we can hear  
10 you, and if you could say your name, spell your  
11 last name, and say your address for the record.

12 Before you start, Russ, do you have  
13 anything?

14 MR. COLBY: No.

15 MS. DODGE: My name is Karen Dodge,  
16 D-o-d-g-e, address 325 Sandpebble in Aurora and I'm  
17 representing Cumberland Green Co-op at 2N114 Kirk  
18 Road. We are applying for a special use to amend  
19 the PUD to install an electronic changeable copy  
20 sign on the southwest corner of Kirk and Cumberland.

21 The sign design of 30 square feet and  
22 6 feet tall complies with the general standards,  
23 and the electronic changeable copy at 15 square  
24 feet meets the standard for 50 percent of the sign

1 face area.

2 We have complied with the regulations  
3 regarding images and hours of illumination. We  
4 will install landscaping that will meet  
5 landscaping plan requirements.

6 The sign will serve the public convenience  
7 by notifying the public about availability and  
8 board meetings. We encourage the City to use the  
9 sign to notify the public about special events and  
10 festivals.

11 There are sufficient infrastructure  
12 facilities already present. The sign should not  
13 have a negative impact on the surrounding properties.  
14 The sign should not impede development of the  
15 surrounding property.

16 Cumberland Green had a sign on Kirk Road  
17 that was removed when Kensington School was  
18 installed. We want to work with adjoining lots to  
19 enhance the enjoyment of other properties. The  
20 sign should not be detrimental to the public  
21 health, safety, or general welfare, and we will  
22 comply with all the codes.

23 We are aware of the neighboring property  
24 owner's concerns as listed in the two letters. We

1 would like to schedule a meeting with the City  
2 staff and this resident so we can discuss his  
3 concerns and come a resolution.

4 I appreciate your time and would be happy  
5 to answer any questions.

6 CHAIRMAN WALLACE: All right. Questions  
7 from the Plan Commission?

8 MEMBER MACKLIN-PURDY: Can you explain to  
9 me or to everybody what the concerns are again  
10 from the neighbor?

11 MS. DODGE: He had concerns about  
12 drainage, some fencing issues, things like that.

13 MEMBER MACKLIN-PURDY: Okay.

14 CHAIRMAN WALLACE: Is this Todd Elenberger?

15 MS. DODGE: Yes.

16 CHAIRMAN WALLACE: There's a letter  
17 received September 30th, and it's already in the  
18 record. There's also one that's October 1st, and  
19 I guess I could summarize it. "Cumberland Green  
20 removed all the trees on the property and didn't  
21 communicate in any way to the residents who back  
22 to the property which were directly impacted by  
23 this. The increased street noise from Kirk, the  
24 garbage and debris that has been moved up against

1 our fences, the burial of our sump lines, fence  
2 posts that have been compromised by soil and root  
3 removal, the flooding/standing water is attracting  
4 bugs, and increased light pollution.

5 "The few times someone from Cumberland  
6 Green has spoken to, and it's only when they are  
7 walking the property, they have said trees will be  
8 planted in a row behind the houses that border the  
9 property, and to date there has not -- that has  
10 not been done, and they did not return calls to  
11 the residents when we call there.

12 "They have not followed through on what  
13 they have told us, and yet they want to install an  
14 electronic sign that will produce more light  
15 pollution that the residents backing to the  
16 property will see.

17 "I feel they should follow through with  
18 what they have said they will do, plant trees,  
19 correct the flooding, remove the garbage, and  
20 plant grass before they are allowed to put up a  
21 sign."

22 Next letter is October 1st. "Yesterday  
23 the trees were planted. Although, according to  
24 the planning instructions that were attached to

1 the tree, there should be a water basin, mulch, and  
2 they should be watered thoroughly. The watering  
3 part I don't mind doing until I put my hoses away,  
4 but no one watered the ones they planted earlier  
5 in the year, and I'd say they're dead.

6 "Also, according to Rob at Cumberland Green,  
7 the flooding happening here is a direct result  
8 from the properties that have their sump line  
9 going behind the fence, which is absolutely  
10 ludicrous, but that would require someone to  
11 actually watch where the water comes from, and you  
12 can clearly see the massive path eroded away  
13 around the fence surrounding their storage area.

14 "Regardless, we're trying to be good  
15 neighbors, but what they did to this property is  
16 nothing but an eyesore."

17 MEMBER PRETZ: Can I just ask, in  
18 reference to the -- I guess it would be a question  
19 to you. It sounds as though those concerns are of  
20 another nature other than your request for a sign  
21 and the landscaping for the signage area. Am I  
22 missing something?

23 CHAIRMAN WALLACE: That was actually what  
24 I was about to point out. I mean, we take evidence,

1 but the amount of weight that we give it -- I  
2 mean, if it applies to the application, obviously,  
3 we're going to give that weight.

4 VICE CHAIRMAN KESSLER: Could I point  
5 something out?

6 CHAIRMAN WALLACE: Go ahead.

7 VICE CHAIRMAN KESSLER: In his letter of  
8 9/30 he does make a statement that, "They have not  
9 followed through with what they have told us, and  
10 yet they want to install an electronic sign that  
11 will produce more light pollution that the  
12 residents backing to the property will see." So  
13 there is a reference to the sign and its potential  
14 impact on the surrounding area.

15 To be honest with you, that was my question.  
16 Electronic signs, I've looked at the map, and it  
17 is directly facing a subdivision. I mean, it's  
18 adjoining residential properties. So tell me  
19 about -- I understand that there are standards for  
20 when it can be lit. What do you know about that?

21 MS. DODGE: The height of the sign is 6 feet,  
22 so it is a fairly low sign. It does have a dimmer  
23 switch on there so you can control the lighting.  
24 The sign will be facing north and south, and the

1 subdivision is on the other side.

2 VICE CHAIRMAN KESSLER: The subdivision is  
3 on the south side; correct?

4 MS. DODGE: And there's a significant  
5 difference, you know, from where the location of  
6 the sign is to the residential properties, so we  
7 don't feel, you know, with the landscaping and all  
8 that that it will impact them.

9 CHAIRMAN WALLACE: And as far as the hours  
10 of illumination?

11 MS. DODGE: 7:00 a.m. to 11:00 p.m.

12 CHAIRMAN WALLACE: And would the sign -- I  
13 can't tell from the picture of the sign, but would  
14 it have -- would it have a static image on it, and  
15 if so, like at what the intervals would it change?  
16 Or would it be moving?

17 MS. DODGE: The code is once every  
18 15 seconds.

19 MR. JANKE: Can I address the trees, too?  
20 I'm sorry.

21 MS. DODGE: Sure.

22 CHAIRMAN WALLACE: Hold on. First of all,  
23 if you can state your name.

24 MR. JANKE: My name is Dale Janke.



1 THE COURT REPORTER: I'm sorry; I didn't  
2 hear it.

3 MR. JANKE: Dale Janke.

4 CHAIRMAN WALLACE: How do you spell your  
5 last name?

6 MR. JANKE: J-a-n-k-e.

7 CHAIRMAN WALLACE: Thank you.

8 MR. JANKE: To address the residents on  
9 the south side we actually planted what are called  
10 Leyland Green trees. They grow about 2 or 3 feet  
11 per year, and we put them 4 feet apart, so those  
12 should grow really fast, really high very quickly.  
13 That's what we promised that gentleman.

14 The flooding and all the issues that were  
15 there before were there before. So nothing has  
16 changed. We didn't change the elevation of the  
17 land itself. We kept that the same, just cleared  
18 the trees. They were dead; they were falling;  
19 they were rotten.

20 But I just wanted to let you know we did  
21 plant -- they're called Leyland Greens or I can't  
22 remember exactly, but those will grow 3 feet -- an  
23 additional 3 to 4 feet per year, and they're about  
24 a foot tall now, so every year it will be about

1 2 feet higher.

2 CHAIRMAN WALLACE: Are those intended to  
3 block the light from the sign?

4 MR. JANKE: Yes, they're meant to block --  
5 they're meant to block -- we told them that we  
6 were going to do that to help because we took the  
7 trees down that were blocking them from their view  
8 of Kirk Road, but the trees were all dead; they  
9 were rotten. When we started to clear the  
10 property, the trees were literally falling down.  
11 Sometimes there were actually homeless people  
12 living in the trees, stuff like that. So we  
13 literally cleared that area out.

14 And his concern for he says the waste and  
15 stuff, we were actually just clearing the lot and  
16 putting a pile up to haul the pile away.

17 And then the flooding, all of the houses  
18 along there have their drainage from their sump  
19 pumps and their gutters 10 feet over the property  
20 line onto our property, and that's causing a lot  
21 of the flooding. And their houses are higher, and  
22 it's pushing all that water down, so that's what's  
23 causing that flooding.

24 But the bigger issue, to block that light

1 and all that stuff or whatever, that's why we  
2 planted those trees, to block that out.

3 MEMBER VARGULICH: I have a question  
4 regarding the parcel itself. What is the width of  
5 the frontage along Kirk Road?

6 MR. JANKE: The whole entire parcel?

7 MEMBER VARGULICH: Yeah.

8 MR. JANKE: We're talking -- there's two  
9 different parcels.

10 MEMBER VARGULICH: The one that's shown in  
11 the exhibit that was submitted, how wide is that  
12 parcel from Kirk Road?

13 MR. JANKE: I don't have the survey with  
14 me. It's -- an acre and a quarter is the size of  
15 the lot.

16 MEMBER VARGULICH: Okay. So is the --  
17 well, there are some dimensions on the plan that  
18 was submitted that's unclear in the photograph.  
19 So this is 15 feet as a dimension. Is that from  
20 the sidewalk that's right along Kirk Road to the  
21 lot? Is that what the 15-foot dimension means?

22 MR. JANKE: 15 is back from the property  
23 line back, and they require an additional 5 is  
24 what we were told. So that's why it's 20 feet

1 back from the sidewalk.

2 MS. DODGE: The location of the sign?

3 There's a site distance --

4 MEMBER VARGULICH: I understand that. I'm  
5 still trying to understand, how wide is the lot?  
6 It looks like may be 50 feet wide but I don't know.

7 MR. JANKE: In that portion probably about  
8 50 to 75 feet, I would say, and then the larger  
9 lot -- you have a larger lot that goes across next  
10 to that lot before you get to the neighbors' houses  
11 and stuff.

12 MEMBER VARGULICH: Okay. So you own --  
13 not you personally, but the association owns the  
14 lot that you're putting the sign on and the lot  
15 directly to the south of the sign?

16 MR. JANKE: Correct.

17 MEMBER VARGULICH: So where is this  
18 planting that you've done?

19 MR. JANKE: Planting is totally -- it's  
20 3 or 4 feet off of their property line on the next  
21 adjacent lot to the south. So all along those  
22 fences the entire length of the property. Because  
23 we removed the trees, so we wanted to put some  
24 trees back up.

1 MEMBER VARGULICH: Okay. So the sign  
2 location is what, 100 feet, 200 feet from the houses?

3 MR. JANKE: 175 feet is my guess from the  
4 property.

5 MEMBER VARGULICH: To the actual --

6 MR. JANKE: To their fence line.

7 MEMBER VARGULICH: All right. And then  
8 the sign is located per our requirements with  
9 respect to setback from the property lines, the  
10 right-of-ways in this case, two right-of-ways, and  
11 the sight triangle for this; is that correct?

12 MR. JANKE: Correct. And we're going to  
13 plant landscaping around it to actually block that.

14 MEMBER VARGULICH: Yeah. I'm just trying  
15 to understand. The adjacent parcel, it doesn't  
16 look like there's a house -- there isn't because  
17 you own the lot directly to the south.

18 MR. JANKE: Correct.

19 MEMBER BECKER: Chairman, I have a question.

20 CHAIRMAN WALLACE: Yes.

21 MEMBER VARGULICH: Thank you.

22 CHAIRMAN WALLACE: Jennifer.

23 MEMBER BECKER: I'd like to have the  
24 presenter explain what the need is for a sign that

1 has community events, and then they also said that  
2 it would notify people of units for sale. Is the  
3 purpose of the sign to be a real estate sign? I'd  
4 just like some clarity for that.

5 MR. JANKE: Cumberland Green is a  
6 cooperative, so when the member wants to leave,  
7 they sell their share. So before we had our sign  
8 on Kirk Road. We had a cement sign, and then we  
9 would put banners up; we would apply for a permit  
10 for a banner saying 1 bedroom or 2 bedrooms for  
11 sale. Cumberland Green is a corporation, so they  
12 buy one share. So depending on what size of the  
13 unit -- but when the member is going to leave,  
14 they fill out paperwork saying they want to leave,  
15 and we assist in selling their share. So on that  
16 sign we can put "Four-bedroom available,  
17 one-bedroom," whatever it may be, and then we can  
18 say how much the share is going for. So it will  
19 assist us in selling the shares.

20 We're tucked back from Kirk Road. So when  
21 our sign got removed when Kensington School was  
22 built, they just removed our sign in the middle of  
23 the night, and so we lost our exposure. So it's a  
24 little hard to sell the shares. We still use

1 Facebook, things like that or whatever. But it  
2 was easier -- when the sign was there, we had a  
3 waiting list, and we no longer have that waiting  
4 list now.

5 MEMBER BECKER: I guess my comment would  
6 be that if that's the intent of the cooperative to  
7 have that, I would like to have some kind of  
8 percentage of time that there are events and times  
9 listed as opposed to a way for the cooperative to  
10 sell their units.

11 MS. DODGE: She wants to know what  
12 percentage of time the City could use the sign and  
13 what percentage the board could use it.

14 MR. JANKE: Rich is the board president.  
15 He'll step up to the mic and he can address that.

16 MR. BERENDSON: Rich Berendson,  
17 1796 Cumberland Green Drive, Unit 454, St. Charles,  
18 Illinois. I'm president of the co-op.

19 We would use the sign for the majority of  
20 time, and if the City had something, we would put  
21 it on there, but it's basically for presenting.

22 As you see from the pictures, we  
23 drastically cleaned up the area and improved it.  
24 The drainage problem is there's a pond at the end

1 of the property that is owned by the house owners  
2 that were put in that has not been maintained, and  
3 the City has been after them trying to fix it for  
4 the proper drainage for that.

5 CHAIRMAN WALLACE: Other questions?

6 MEMBER FUNKE: I've got a question. On --  
7 I think it's on the west of the lot there's a --  
8 it looks like a storage area for storing trailers  
9 and things of that sort. Is that part of your  
10 property?

11 MR. BERENDSON: Yes, it's our RV lot. We  
12 have a few containers that we use for appliances  
13 and things that we store, but the majority of it  
14 is for the members who have a camper or a trailer,  
15 they're able to park that in there.

16 MR. JANKE: It's been there for 40 years  
17 or whatever.

18 MR. BERENDSON: But we maintain it. It's  
19 been seal coated, and striped, and all that kind  
20 of stuff.

21 MEMBER FUNKE: Okay. Russ, is that  
22 allowed by current zoning, trailer parking on  
23 that lot?

24 MR. COLBY: I believe that location they've



1 improved as part of a PUD for the project when it  
2 was originally built that it was a storage lot.

3 MEMBER FUNKE: All right. Thank you.

4 CHAIRMAN WALLACE: Going back to the sign,  
5 is there -- what controls -- is there like a  
6 control board where you control what's displayed  
7 on the sign?

8 MS. DODGE: Yes.

9 CHAIRMAN WALLACE: Is there a person that's  
10 in charge of that?

11 MR. BERENDSON: I would be.

12 CHAIRMAN WALLACE: Okay. So if you wanted  
13 to, you know, have it change every two seconds or  
14 flash, you could do that? You would have the  
15 ability?

16 MR. BERENDSON: Yeah, I wouldn't want to  
17 change it that fast, fade in and out probably.

18 MEMBER VARGULICH: I'm sorry; could you  
19 move closer to the mic?

20 MR. BERENDSON: It would be better to be  
21 longer because it's not easy to read with traffic  
22 going fast. It would also be better to have it  
23 fading in and out, not just flashing on and off.  
24 It would serve the public better, and I think it

1 would do a better job.

2 CHAIRMAN WALLACE: Russ, if there was any  
3 violation of the illumination portion of the  
4 zoning ordinance, what would be the enforcement  
5 mechanism for that?

6 MR. COLBY: It would be the same as any  
7 other zoning violation. We typically would  
8 contact the property owner, inform them what the  
9 requirement is, and in the event they are not in  
10 compliance after a time period we'd issue a zoning  
11 violation.

12 CHAIRMAN WALLACE: And is that based on  
13 complaints only, or is it -- is it reactive or  
14 proactive, I guess you would say?

15 MR. COLBY: It can be either. Sometimes  
16 the City staff code enforcement observes it;  
17 sometimes it's reported to us.

18 MEMBER VARGULICH: A question regarding  
19 changing of content. So is that going to be done  
20 hot-wired, or is that going to be done wirelessly.

21 MR. BERENDSON: Electronically. You're  
22 going to come up to it and do it, but you'll be  
23 close to it wireless.

24 MR. JANKE: Cellular service is what it

1 is. It's wireless.

2 MEMBER VARGULICH: Just a concern not --  
3 more so from the standpoint of hacking, not so  
4 much, you know, an issue there but, you know,  
5 somebody could hack the Wi-Fi signal and then  
6 change it to whatever they want.

7 MR. JANKE: It's pretty much the exact  
8 same sign as -- a little bit different design as  
9 St. John Neumann has got. We actually spoke with  
10 the developer. He warned us -- we went through  
11 all the rules and regulations and stuff on how  
12 long the display has to last, that kind of stuff.

13 But yes, it is wirelessly. It's got a  
14 huge code you've got to go through to get into it.  
15 Obviously, maybe it could be hacked, I have no  
16 idea, but most of those signs are almost always  
17 now wireless.

18 CHAIRMAN WALLACE: It's interesting that  
19 you bring that sign up.

20 MR. JANKE: St. John Neumann?

21 CHAIRMAN WALLACE: Yeah. I remember the  
22 first time seeing that sign sitting at the  
23 stoplight, and as soon as it changed it  
24 practically blinded me it was so bright.

1 MR. JANKE: Maybe too fast, too bright.

2 CHAIRMAN WALLACE: So that can be changed?

3 MR. JANKE: That's what Rich was talking  
4 about the fading versus hitting or whatever.

5 MEMBER VARGULICH: And you can change its  
6 intensity?

7 MR. JANKE: Yes.

8 MEMBER VARGULICH: Like dimming controls.

9 MR. BERENDSON: It will also change at  
10 night because it seems brighter at night, so we  
11 actually lower it according to the light sensors  
12 in there.

13 MR. JANKE: It tones itself down at night.

14 MEMBER VARGULICH: It's about 6 feet, but  
15 the copy area, the electronic area is about  
16 15 square feet; is that correct?

17 MS. DODGE: Correct.

18 MR. JANKE: And the sign is not illuminated  
19 from the center out. There's not a light inside  
20 the sign, so when the sign goes dark, the sign is  
21 dark. There's a zoning thing that says you can't  
22 interiorly illuminate, so that's not illuminated  
23 at all. That's just a vinyl that's on there.

24 CHAIRMAN WALLACE: Okay. Other questions,

1 comments?

2 (No response.)

3 CHAIRMAN WALLACE: Okay. Do we have  
4 anything on Zoom?

5 (No response.)

6 CHAIRMAN WALLACE: Thank you. If there's --  
7 if Plan Commissioners feel they have enough  
8 information to be able to make a recommendation,  
9 then a motion to close the public hearing would be  
10 in order at this time.

11 VICE CHAIRMAN KESSLER: I make a motion to  
12 close the public hearing.

13 MEMBER MACKLIN-PURDY: Second.

14 CHAIRMAN WALLACE: All right. It's been  
15 moved and seconded. Any discussion on the motion?

16 (No response.)

17 CHAIRMAN WALLACE: Tim, roll call.

18 VICE CHAIRMAN KESSLER: Becker.

19 MEMBER BECKER: Yes.

20 VICE CHAIRMAN KESSLER: Funke.

21 MEMBER FUNKE: Yes.

22 VICE CHAIRMAN KESSLER: Pretz.

23 MEMBER PRETZ: Yes.

24 VICE CHAIRMAN KESSLER: Holderfield.

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1 MEMBER HOLDERFIELD: Yes.

2 VICE CHAIRMAN KESSLER: Vargulich.

3 MEMBER VARGULICH: Yes.

4 VICE CHAIRMAN KESSLER: Purdy.

5 MEMBER MACKLIN-PURDY: Yes.

6 VICE CHAIRMAN KESSLER: Melton.

7 MEMBER MELTON: Yes.

8 VICE CHAIRMAN KESSLER: Wallace.

9 CHAIRMAN WALLACE: Yes.

10 VICE CHAIRMAN KESSLER: Kessler, yes.

11 CHAIRMAN WALLACE: Public hearing is  
12 closed. Now we have discussion and recommendation  
13 on the application.

14 VICE CHAIRMAN KESSLER: I make a motion to  
15 recommend approval to the Planning and Development  
16 Committee of the City Council to approve the  
17 application for special use PUD amendment to  
18 Cumberland Green/Kirk Trace PUD Sign (Cumberland  
19 Green Cooperative).

20 CHAIRMAN WALLACE: All right. Is there a  
21 second?

22 MEMBER PRETZ: Was there any staff  
23 comments?

24 VICE CHAIRMAN KESSLER: Subject to

1 resolution of any outstanding staff comments.

2 MEMBER FUNKE: I'll second it.

3 CHAIRMAN WALLACE: It's been moved and  
4 seconded. Any discussion on the motion?

5 (No response.)

6 CHAIRMAN WALLACE: Tim.

7 VICE CHAIRMAN KESSLER: Becker.

8 MEMBER BECKER: Oh, boy. Yes.

9 VICE CHAIRMAN KESSLER: Funke.

10 MEMBER FUNKE: Yes.

11 VICE CHAIRMAN KESSLER: Pretz.

12 MEMBER PRETZ: Yes.

13 VICE CHAIRMAN KESSLER: Holderfield.

14 MEMBER HOLDERFIELD: Yes.

15 VICE CHAIRMAN KESSLER: Vargulich.

16 MEMBER VARGULICH: Yes.

17 VICE CHAIRMAN KESSLER: Purdy.

18 MEMBER MACKLIN-PURDY: Yes.

19 VICE CHAIRMAN KESSLER: Melton.

20 MEMBER MELTON: Yes.

21 VICE CHAIRMAN KESSLER: Wallace.

22 CHAIRMAN WALLACE: Yes.

23 VICE CHAIRMAN KESSLER: Kessler, yes.

24 CHAIRMAN WALLACE: All right. That

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1 concludes Item 5. Thank you.

2 MS. DODGE: Thank you.

3 CHAIRMAN WALLACE: And do we have any  
4 additional business from Plan Commission members  
5 or staff?

6 MR. COLBY: I did have one item related to  
7 upcoming meetings. We canceled the meeting on  
8 Election Day on the 3rd. We have an item that we're  
9 trying to schedule that week for Plan Commission.  
10 We're looking at Wednesday the 4th. We wanted to  
11 see if there was availability on that date.

12 VICE CHAIRMAN KESSLER: I can make it.

13 MEMBER PRETZ: I have a conflict.

14 MEMBER VARGULICH: Yes.

15 MEMBER MACKLIN-PURDY: Yes.

16 MEMBER BECKER: No.

17 CHAIRMAN WALLACE: I'm not sure. I should  
18 be able to.

19 VICE CHAIRMAN KESSLER: And I think  
20 Jennifer said no.

21 CHAIRMAN WALLACE: Jennifer?

22 MEMBER BECKER: I said no.

23 CHAIRMAN WALLACE: Okay. So at least it  
24 seems like we'll have a quorum.



1 MR. COLBY: Yes. Thank you.

2 CHAIRMAN WALLACE: All right. Weekly  
3 development report. We have meeting announcements.  
4 As we just mentioned, the November 3rd meeting is  
5 canceled. It sounds like there will be a meeting  
6 on November 4th at 7:00. And that will be in  
7 Council chambers; right?

8 MR. COLBY: Correct.

9 CHAIRMAN WALLACE: Any other future --  
10 changes to any future meeting days?

11 MR. COLBY: No.

12 CHAIRMAN WALLACE: All right. Public  
13 comment. We lost our public.

14 Is there a motion to adjourn?

15 VICE CHAIRMAN KESSLER: So moved.

16 MEMBER VARGULICH: Second.

17 CHAIRMAN WALLACE: It's been moved and  
18 seconded. All in favor.

19 (Ayes heard.)

20 CHAIRMAN WALLACE: Opposed.

21 (No response.)

22 CHAIRMAN WALLACE: St. Charles Plan  
23 Commission is adjourned at 7:29 p.m.

24 (Off the record at 7:29 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 26th day of October, 2020.

My commission expires: October 16, 2021



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