

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
WEDNESDAY, NOVEMBER 17, 2020**

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 7:18 p.m. (start delayed due to technical difficulties).

2. Roll Call

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

3. Pledge of Allegiance

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

Motion was made by Vice Chair Kessler, seconded by Mr. Vargulich and unanimously passed by voice vote to approve the minutes of the November 4, 2020 Plan Commission meeting.

5. 2340 Dean St., Valley Ambulatory Surgery Center PUD (Marcelo Carlos)

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 Ms. Becker and seconded by Vice Chair Kessler to close the public hearing.

Roll call vote:

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

Nays:

Absent:

Motion carried 9-0

Minutes – St. Charles Plan Commission
Wednesday, November 17, 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 Vice Chair Kessler and seconded by Mr. Funke to recommend approval of the application for Special Use (PUD Amendment) subject to resolution of staff comments.

Roll call vote:

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

Nays:

Absent:

Motion carried 9-0

6. Anthony Place Phase 2, St. Charles Commercial Center PUD (GC Housing Development LLC)

Application for Special Use (PUD Amendment)

Application for PUD Preliminary Plan

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 Vice Chair Kessler and seconded by Mr. Holderfield to close the public hearing.

Roll call vote:

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

Nays:

Absent:

Motion carried 9-0

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 Vice Chair Kessler and seconded by Mr. Pretz to recommend approval of the applications for Special Use (PUD Amendment) and PUD Preliminary Plan, subject to resolution of staff comments.

Roll call vote:

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

Nays:

Absent:

Motion carried 9-0

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

Minutes – St. Charles Plan Commission
Wednesday, November 17, 2020
Page 3

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, December 8, 2020 at 7:00pm Council Chambers
Tuesday, December 22, 2020 at 7:00pm Council Chambers
Tuesday, January 5, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, December 14, 2020 at 7:00pm Council Chambers
Monday, January 11, 2021 at 7:00pm Council Chambers

9. Public Comment

10. Adjournment at 8:05 p.m.



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Transcript of 2340 Dean St.

Date: November 17, 2020

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: 2340 Dean St., :
Valley Ambulatory Surgery :
Center PUD, Application :
for Special Use :
(PUD Amendment) :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, November 17, 2020
7:18 p.m.

Job No.: 272062A
Pages: 1 - 17
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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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman, Via Zoom

4 JENNIFER BECKER, Member, Via Zoom

5 JEFF FUNKE, Member, Via Zoom

6 JAMES HOLDERFIELD, Member, Via Zoom

7 LAURA MACKLIN-PURDY, Member, Via Zoom

8 SUZANNE MELTON, Member, Via Zoom

9 TOM PRETZ, Member, via Zoom

10 PETER VARGULICH, Member, Via Zoom

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12 ALSO PRESENT:

13 RUSSELL COLBY, Assistant Director of

14 Community & Economic Development

15 RACHEL HITZEMANN, Planner

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

2 CHAIRMAN WALLACE: All right. I will call
3 this meeting of the St. Charles Plan Commission to
4 order.

5 Tim, are you there?

6 VICE CHAIRMAN KESSLER: Yes.

7 CHAIRMAN WALLACE: Do you want to take
8 roll?

9 VICE CHAIRMAN KESSLER: Sure.

10 Okay. Becker.

11 MEMBER BECKER: Here.

12 VICE CHAIRMAN KESSLER: Funke.

13 MEMBER FUNKE: Here.

14 VICE CHAIRMAN KESSLER: Pretz.

15 I think he's on. Hold on. Pretz.

16 (No response.)

17 No Pretz.

18 Holderfield. I believe he's on as well.

19 Okay. Vargulich.

20 MEMBER VARGULICH: Here.

21 VICE CHAIRMAN KESSLER: Purdy.

22 CHAIRMAN WALLACE: She's here in our
23 building.

24 VICE CHAIRMAN KESSLER: Melton.

1 CHAIRMAN WALLACE: Suzanne is here also.

2 VICE CHAIRMAN KESSLER: Wallace.

3 CHAIRMAN WALLACE: Here.

4 VICE CHAIRMAN KESSLER: Kessler, here.

5 CHAIRMAN WALLACE: All right. Since we're
6 all in separate places, in lieu of doing the
7 Pledge of Allegiance, if the members would indulge
8 me, I thought maybe in the season of Thanksgiving,
9 it would be appropriate to have a moment of
10 silence just to think about what's going on in the
11 world and to be thankful for all that we have. So
12 if you all would just join me for a moment.

13 All right. Thank you.

14 And next is presentation of minutes of the
15 November 4th, 2020, meeting of the Plan
16 Commission. Is there a motion to approve?

17 VICE CHAIRMAN KESSLER: So moved.

18 MEMBER VARGULICH: Second.

19 CHAIRMAN WALLACE: All right. Who
20 seconded that? Was that Peter?

21 MEMBER VARGULICH: Yes.

22 CHAIRMAN WALLACE: Okay. All in favor.

23 (Ayes heard.)

24 CHAIRMAN WALLACE: Opposed?

1 (No response.)

2 CHAIRMAN WALLACE: All right. Item 5 on
3 the agenda is 2340 Dean Street, Valley Ambulatory
4 Surgery Center PUD, Marcelo Carlos, application
5 for special use, PUD amendment.

6 This is on your agenda -- this as well as
7 Item 6 are both on your agenda for public hearing.

8 Okay. For those of you who have not
9 joined us before, we conduct public hearings for
10 applications to come before the City to gather
11 information to be able to make a recommendation to
12 the City Council whether to approve or deny an
13 application. That's what we'll be doing tonight
14 for both these items.

15 And once the Plan Commission feels they
16 have enough evidence to be able to make a
17 decision, the public hearing will be closed, and
18 we will take action.

19 Any questions? I'm not sure how many
20 members of the public we have out there; but first
21 of all, any questions on that? And just so you
22 know, because we are on Zoom, if you do wish to
23 make any comments or ask questions, you can hit
24 the raise hand -- is that what it is?

1 MS. HITZEMANN: Yes.

2 CHAIRMAN WALLACE: Yes. Raise hand button
3 on your screen, and one of our staff members here
4 will let me know that there is a question or a
5 comment.

6 I would ask that since we are in a public
7 hearing that you wait to be recognized by me
8 before speaking. Any questions so far?

9 Okay. Now, this is going to be an
10 exercise in trust. Anyone who wishes to give
11 testimony or ask any questions, I'm going to ask
12 that you be sworn in. So raise your hand.

13 (Witnesses sworn.)

14 CHAIRMAN WALLACE: All right. And the way
15 that -- now, how are we going to do it for
16 presentation?

17 MR. COLBY: We'll probably have them
18 present from here.

19 CHAIRMAN WALLACE: From here. Okay. So
20 I'd just ask that you state your name. Please
21 spell your last name and state your address for
22 the record, and we'll go ahead with the
23 presentation, and then I will ask the Plan
24 Commission for questions or comments.

1 We'll have you sit in the presenter's
2 chair.

3 MR. GRIFFIN: Good evening. My name is
4 Pat Griffin, G-r-i-f-f-i-n, attorney for the
5 applicant. I'm at 21 North 4th Street, Geneva,
6 Illinois.

7 I think the staff report pretty well sets
8 forth what we're looking to do here. My client is
9 the contract purchaser of the property located at
10 2340 Dean Street. It's an existing building
11 located in the Valley Ambulatory Surgery Center
12 PUD.

13 My client's intention is to transform the
14 existing building, which has been vacant for some
15 time. It was formerly associated with the Valley
16 Ambulatory Surgery Center; but, again, it's been
17 vacant for quite some time. They are looking to
18 transition it into an assisting living facility.

19 The current zoning -- while the underlying
20 office research zoning does allow for assisted
21 living facilities as a permitted use, the current
22 PUD is restricted to a -- I'm sorry -- it's
23 limited to a single use which is for the surgery
24 center.

1 So we're simply looking to amend the PUD
2 to allow for the assisted living facility, and
3 that's really the basics of the petition. I do
4 have another representative from my client, Jenny
5 Mayco, who is also available on Zoom. I'm not
6 sure how great that will work, but between the two
7 of us, I think we can answer any questions the
8 Plan Commission has.

9 CHAIRMAN WALLACE: All right. Thank you,
10 Pat.

11 All right. Do we have any questions?

12 MEMBER BECKER: I have a question.
13 Jennifer.

14 CHAIRMAN WALLACE: Yes. Jennifer, go
15 ahead.

16 MEMBER BECKER: I'd like the petitioner to
17 address the easement issue. If this is going to
18 be sold off to another owner, I'd like to know how
19 the access to the property will be achieved. Is
20 that going to be a permanent easement?

21 MR. GRIFFIN: Yes. So there is an
22 existing -- there is an existing easement. If you
23 notice on the legal description, Parcel 1 is the
24 lot proper, I guess, I would say; and then there's

1 an existing easement that's part of the ownership
2 of this lot that includes the easement all the way
3 from Dean Street through the existing adjacent PUD
4 parcels all the way up to the parcel where the
5 parking is located.

6 So if you're looking at a map, you've got
7 the parcel with the building on it, and then
8 immediately to the west of that parcel is the
9 parking lot parcel; and then basically on the far
10 west part of the parking parcel, there's an
11 easement that goes all the way to Dean Street. So
12 that does go with the ownership of this property.

13 MEMBER BECKER: Thank you.

14 CHAIRMAN WALLACE: Any other questions?

15 (No response.)

16 CHAIRMAN WALLACE: Anything from any
17 member of the public?

18 MS. HITZEMANN: Yes.

19 CHAIRMAN WALLACE: Okay. We do have one.
20 Hold on.

21 MS. HITZEMANN: Chris, are you there?

22 CHAIRMAN WALLACE: Chris, are you there?

23 MS. BUCKO: Yes.

24 CHAIRMAN WALLACE: Okay. Go ahead.

1 MS. BUCKO: I'm just wondering how --

2 CHAIRMAN WALLACE: Okay. Hold on one
3 second, Chris.

4 MS. BUCKO: -- development that's south of
5 the actual old surgical center.

6 CHAIRMAN WALLACE: Okay. Chris, I'm
7 sorry. Can you give me your last name also.

8 MS. BUCKO: Sure. Bucko, B-u-c-k-o.

9 CHAIRMAN WALLACE: And what's your
10 address?

11 MS. BUCKO: We're in Suite D, 2210 Dean.

12 CHAIRMAN WALLACE: Okay. And I'm sorry.
13 Could you just repeat the question.

14 MS. BUCKO: I wanted to know whether
15 there -- how traffic to the rest of the complex
16 would be affected by this. I mean, are these
17 senior apartments also going to be included at the
18 old surgical center? Is the entire parcel, both
19 of them going to be developed into assisted senior
20 apartments?

21 MR. GRIFFIN: Yeah. I can answer that.
22 So the building that's the subject of this
23 petition is just the building that is -- if you're
24 in one of those units, it's just on the upper

1 level toward the very back of the development. So
2 this is not part of the actual now vacant Valley
3 Ambulatory Surgery Center. It's actually just the
4 building up on top which is --

5 VICE CHAIRMAN KESSLER: Excuse me.

6 Mr. Griffin, I can't hear.

7 Ms. Bucko, would you mute yourself.

8 There's too much background noise. We can't hear.

9 Thank you.

10 MR. GRIFFIN: Okay.

11 VICE CHAIRMAN KESSLER: Go ahead.

12 MR. GRIFFIN: Let me try that again. If
13 you're familiar with the property, there's -- the
14 old Valley Ambulatory Surgery Center itself is on,
15 what I would call, sort of the lower level of that
16 development; and then in the far back, which is
17 raised up quite a bit, is the old Valley Medical
18 Inn, which is this building.

19 So we are only going to be using that
20 building to the far rear. So our access to that
21 parcel will be not through the other areas that
22 lead to the surgery center, it will be just on the
23 far west part of the development where the road
24 goes all the way up to the back and these are

1 not -- I think you referenced them as apartments.
2 These are not -- it's not an apartment. It's an
3 assisted living facility with 10 rooms. So it
4 would be a maximum of 20 residents at any time,
5 although probably fewer than that because most of
6 these rooms would likely only have one resident.

7 CHAIRMAN WALLACE: Okay. Any other
8 questions?

9 (No response.)

10 CHAIRMAN WALLACE: Okay. Anything further
11 from Plan Commission?

12 (No response.)

13 CHAIRMAN WALLACE: Okay. If there's
14 nothing further, then if the Plan Commission feels
15 they have enough information to be able to make a
16 recommendation, then a motion to close the public
17 hearing would be in order.

18 I missed who that was.

19 MS. HITZEMANN: It was Jen and Tim.

20 CHAIRMAN WALLACE: Okay. Jennifer made
21 the motion, and Tim seconded it.

22 All right. Discussion on the motion to
23 close?

24 (No response.)

1 CHAIRMAN WALLACE: Tim, can you take roll.

2 VICE CHAIRMAN KESSLER: Yes. Becker.

3 MEMBER BECKER: Yes.

4 VICE CHAIRMAN KESSLER: Funke.

5 MEMBER FUNKE: Yes.

6 VICE CHAIRMAN KESSLER: Holderfield.

7 (No response.)

8 VICE CHAIRMAN KESSLER: Vargulich.

9 MEMBER VARGULICH: Yes.

10 VICE CHAIRMAN KESSLER: Purdy.

11 MEMBER MACKLIN-PURDY: Yes.

12 VICE CHAIRMAN KESSLER: Melton.

13 MEMBER MELTON: Yes.

14 VICE CHAIRMAN KESSLER: Wallace.

15 CHAIRMAN WALLACE: Yes.

16 VICE CHAIRMAN KESSLER: Kessler, yes.

17 CHAIRMAN WALLACE: All right. The public
18 hearing is closed.

19 MEMBER PRETZ: Pretz says yes.

20 VICE CHAIRMAN KESSLER: I'm sorry, Tom. I
21 saw your text that you were bowing out.

22 MEMBER PRETZ: I got back in.

23 CHAIRMAN WALLACE: Let the record reflect
24 that Tom Pretz is in the building but not in the

1 building.

2 All right. Discussion and recommendation,
3 is there a motion?

4 VICE CHAIRMAN KESSLER: I would make a
5 recommendation to City Council Planning and
6 Development Committee for approval of 2340 Dean
7 Street Valley Ambulatory Surgery Center PUD,
8 Marcelo Carlos, application for special use, PUD
9 amendment.

10 MEMBER FUNKE: I'll second.

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

13 VICE CHAIRMAN KESSLER: Can I make one
14 addition to my motion?

15 CHAIRMAN WALLACE: Yes.

16 VICE CHAIRMAN KESSLER: Subject to
17 resolution of any outstanding staff comments.

18 CHAIRMAN WALLACE: Okay. And did Tom
19 second that or --

20 MEMBER FUNKE: No, I seconded it.

21 VICE CHAIRMAN KESSLER: Jeff, do you agree
22 to that?

23 MEMBER FUNKE: Yes.

24 CHAIRMAN WALLACE: Okay. Then that's the

1 motion. Any discussion on that motion?

2 (No response.)

3 CHAIRMAN WALLACE: All right. Tim.

4 VICE CHAIRMAN KESSLER: Becker.

5 MEMBER BECKER: Yes.

6 VICE CHAIRMAN KESSLER: Funke.

7 MEMBER FUNKE: Yes.

8 VICE CHAIRMAN KESSLER: Pretz.

9 MEMBER PRETZ: Yes.

10 VICE CHAIRMAN KESSLER: Vargulich.

11 MEMBER VARGULICH: Yes.

12 VICE CHAIRMAN KESSLER: Purdy. I'm sorry.

13 I didn't hear. Purdy.

14 MEMBER MACKLIN-PURDY: Yes.

15 VICE CHAIRMAN KESSLER: Melton.

16 MEMBER MELTON: Yes.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Yes.

19 VICE CHAIRMAN KESSLER: Kessler, yes.

20 CHAIRMAN WALLACE: All right. That passes

21 unaniously.

22 (Off the record at 7:32 p.m.)

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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 22nd day of November, 2020.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois



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Transcript of Anthony Place Phase 2

Date: November 17, 2020
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: Anthony Place :
Phase 2, St. Charles :
Commercial Center PUD, (GC :
Housing Development, LLC), :
Application for Special :
Use, PUD Preliminary Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, November 17, 2020
7:33 p.m.

Job No.: 272062B
Pages: 1 - 30
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 Anthony Place Phase 2
Conducted on November 17, 2020

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman, Via Zoom

4 JENNIFER BECKER, Member, Via Zoom

5 JEFF FUNKE, Member, Via Zoom

6 JAMES HOLDERFIELD, Member, Via Zoom

7 LAURA MACKLIN-PURDY, Member, Via Zoom

8 SUZANNE MELTON, Member, Via Zoom

9 TOM PRETZ, Member, via Zoom

10 PETER VARGULICH, Member, Via Zoom

11

12 ALSO PRESENT:

13 RUSSELL COLBY, Assistant Director of

14 Community & Economic Development

15 RACHEL HITZEMANN, Planner

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

2 CHAIRMAN WALLACE: All right. And
3 Item No. 6 is Anthony Place Phase 2, St. Charles
4 Commercial Center PUD, GC Housing Development,
5 LLC. We have an application for special use, PUD
6 amendment, and application for PUD preliminary
7 plan.

8 All right. You can ahead.

9 MS. SHEARS: Good evening. My name is
10 Chealon Shears, and I represent GC Housing
11 Development and Crane Construction Company.

12 Do you need me to spell my name?

13 THE REPORTER: Yes.

14 MS. SHEARS: Okay. First name is Chealon
15 C-h-e-a-l-o-n, last name is Shears, S-h-e-a-r-s.

16 And also to assist with presenting is Dave
17 Patzelt and Eric Mancke, M-a-n-c-k-e.

18 And so tonight I'm presenting the
19 preliminary PUD plan that was included in the PUD
20 preliminary application, special use application
21 for Anthony Place, St. Charles, Phase 2.

22 So as a recap from the Plan Commission
23 meeting and the Planning and Development Committee
24 meeting back in September, currently, we have

1 Anthony Place at Prairie Centre, which we consider
2 Phase 1. That recently opened in July, and it's
3 successful lease up right now, and right now that
4 building has 75 units. It's a four-story
5 building.

6 It includes various amenities such as
7 on-site property management, a computer room, a
8 fitness facility, other amenities in the units
9 such as an in-unit washer and dryer, the
10 two-bedrooms have balconies, modern appliances
11 that are very energy efficient. And Anthony Place
12 at Prairie Centre, the development cost was
13 approximately \$21.5 million.

14 And so what you see here is just some
15 closer photo detail of some of the amenities that
16 we have in the units. That was presented at the
17 meetings back in September.

18 So what we are hoping to develop, as you
19 see here, is Anthony Place St. Charles, Senior
20 Apartments, Phase 2, and what you see here is a
21 conceptual rendering of what we hope to build and
22 what we'd like to build.

23 So what we are presenting tonight is to be
24 able to move forward in constructing an

1 independent living facility as a permitted use
2 within the PUD, and that independent living
3 facility will be a 75-unit independent senior
4 affordable rental apartment community built in a
5 four-story structure.

6 And as with Anthony Place Prairie Centre,
7 Anthony Place St. Charles, Senior Apartment, Phase
8 2 will be financed with public and private
9 financing as other developments that we have done
10 within the Chicago metropolitan area.

11 What we are presenting tonight as a
12 request to the Plan Commission is a two-part
13 request: Approval of the preliminary plan that
14 was presented in the preliminary PUD application
15 and special use application to amend the
16 St. Charles commercial PUD to allow the
17 independent living facility as a permitted use or
18 a special use with the development standards that
19 would be applied to that property, and also
20 approval of development cost offsets for all of
21 the units that would be involved in this Phase 2
22 development.

23 So from the Plan Commission meeting and
24 the Planning and Development Committee meeting

1 that occurred back in September, we received their
2 feedback on improvements to what the preliminary
3 site plan should be. So what you see here are the
4 changes that we have incorporated in the
5 preliminary site plan that was included in both
6 the preliminary PUD application and special use
7 application.

8 So what we have incorporated in the site
9 plan was to reconfigure and increase the parking,
10 which we have. So the current parking count
11 includes 82 parking spaces, 70 that will be indoor
12 parking spaces and 12 that will be surface
13 parking.

14 We added an outdoor open space amenity and
15 so -- I don't know if it's hard to see, but
16 towards the southeast corner of the plan, we do
17 have an area that could be an outdoor patio area
18 or it could be a gazebo-type structure to provide
19 an outdoor amenity for our tenants.

20 We have incorporated sidewalk connections
21 to the existing sidewalks that are in place. We
22 also have provided crosswalks for pedestrian use
23 to the adjacent shopping center that's to the west
24 of our particular property.

1 Our proposed project, it does meet
2 residential and mixed-use land policies that are
3 outlined in the 2013 comprehensive plan. We
4 believe that in meeting the guidelines with the
5 2013 comprehensive plan, that our proposed
6 development will create new residents, and that
7 will potentially increase the economic base for
8 the surrounding businesses.

9 We believe that the proposed project
10 doesn't compromise the character of Randall Road
11 as a major commercial corridor, and our proposed
12 project will not require any site-specific
13 participation from other property owners.

14 We believe that it is a public benefit
15 because it will be offering 100 percent affordable
16 units. All 75 units will be affordable, which
17 does exceed the minimum requirements that are
18 outlined in the inclusionary housing ordinance.

19 We also believe that this is like a PUD in
20 the sense it will be a new quality development
21 that will have architectural features that will be
22 compatible with the surrounding uses, and it will
23 offer interior and exterior features that are
24 compatible uses and in some ways will be superior

1 to the surrounding uses, especially with the
2 landscaping and outdoor recreation as outlined in
3 the PUD as required.

4 CHAIRMAN WALLACE: Okay. All right.
5 Thank you.

6 And first, I'll ask Plan Commissioners if
7 you have any questions.

8 MEMBER VARGULICH: This is Peter. I have
9 a question regarding their experience with
10 parking, and how many of their current tenants at
11 Anthony Place Phase 1 have automobiles that are
12 parked either within the building or on the
13 surface lot.

14 MS. SHEARS: So at Anthony Place Prairie
15 Centre, I would say that at least 90 percent of
16 our residents do have their own automobiles. As
17 far as the indoor parking usage, that parking area
18 is very heavily utilized, and pretty much all of
19 the available spaces are full.

20 As far as the outside surface parking,
21 there is ample space, and so far there hasn't been
22 an issue for residents that wish to use the
23 surface parking for any other use or to have
24 visitors. There's been ample space for that

1 particular property.

2 CHAIRMAN WALLACE: Any other questions?

3 MEMBER VARGULICH: I just had a follow-up.

4 CHAIRMAN WALLACE: Yeah. Go ahead.

5 MEMBER VARGULICH: There was a comment
6 regarding the site layout in front, about
7 increasing the width of the driveway across the
8 drop off or outside the drop off so that there
9 could be two-way traffic. Are they comfortable
10 with that?

11 MS. SHEARS: So that was a comment that
12 was provided in a follow-up report of the Plan
13 Commission, so that is something that we will look
14 into and work with the City to accommodate that,
15 but I don't think we take it into consideration
16 right now.

17 MEMBER VARGULICH: Okay. And then just as
18 a general comment, the parking along the east side
19 that is angled, if you converted that area to
20 90-degree parking, you might be able to get 15, 14
21 or 15 spaces there instead of only 10. Is there
22 some reason that you have angled parking?

23 MS. SHEARS: Right now we're just looking
24 at just potential concepts for the site plan as

1 far as the design, but that is something that we
2 can definitely go back and take a second look to
3 see if that would be a more efficient design for
4 our proposed project.

5 MEMBER VARGULICH: Just trying to look for
6 opportunities, you know, to get more efficiency
7 with the same paved area. I appreciate your
8 efforts to add more surface parking and
9 understanding that myself and others made a
10 comment about that, so thank you. But you could
11 be a little more -- potentially a little more
12 efficient over there.

13 Then on the patio, the outdoor patio area,
14 it does not look like there's a doorway on the
15 floor plan or the elevations that leads out to the
16 patio. It's right by the electrical room.

17 MS. SHEARS: So that is something that we
18 will take a look at. That could have been just a
19 drawing error, but we will take that into
20 consideration and make sure that we add an
21 entryway.

22 MEMBER VARGULICH: And then on the
23 landscape plan, there's a row of arborvitaes next
24 to the parking spaces and then there are a number

1 of evergreens primarily on the south side of the
2 patio adjacent to the pond. And I would ask for
3 you to consider maybe taking out those evergreen
4 trees on the kind of south side of the patio
5 adjacent to the pond to allow a view out to the
6 basin and not make it feel so enclosed there.

7 I understand the need for the arborvitae
8 along the east side next to the parking spaces,
9 but I think that the planting directly south of
10 the patio could be a little more open and allow
11 views to the south as well as maybe adding some
12 additional shade trees to provide shade on the
13 patio for certain times of the day and certain
14 times of the season.

15 MS. SHEARS: Sure. We'll definitely --
16 we'll take a look at that, and we can definitely
17 amend the design to reflect your comments.

18 MEMBER VARGULICH: Okay. And then a last
19 kind of comment or question is related to
20 something you alluded to earlier in the
21 presentation regarding connecting the residents to
22 the adjacent retail via sidewalks.

23 When I drove the area and kind of compared
24 your site plan, there's really no connection to

1 any of the adjacent retail except for the strip
2 shopping center directly to the west; and so as
3 far as getting back to a grocery store or
4 something to do that -- or even if you just take a
5 walk, there is no way to walk from this building
6 out into the community to the south, which
7 actually crosses into Geneva, but you can't go to
8 the south, and there's no way to connect across
9 Lincoln Highway.

10 And while I appreciate that probably more
11 people will have cars, the ability to just go out
12 for a short walk really doesn't seem to be
13 accommodated.

14 CHAIRMAN WALLACE: Peter, are you -- this
15 is Todd. Are you looking for a sidewalk
16 connection along the road to the east that would
17 extend from 38 down to Bricher Road.

18 MEMBER VARGULICH: Well, there is one.

19 CHAIRMAN WALLACE: Yeah.

20 MEMBER VARGULICH: But from there, you
21 cannot get anyplace to cross safely. There is no
22 way to do that. If you try to get from the
23 building south to Bricher and go east or west, the
24 sidewalk ends, and there's nowhere to go. You

1 can't get to the corner at Bricher and 38.

2 From the building to go north, you just
3 end up in a parking lot; and if you can finally
4 work your way through the parking lot maybe up to
5 38, where you would cross to Prairie Centre,
6 maybe. But there is no sidewalks or any way to
7 take you there as a pedestrian.

8 So you cannot go out into the neighborhood
9 and take a walk, which is different than Anthony
10 Place to the north, which is completed, because
11 you can get on Prairie, and there's ways to get
12 out into these neighborhoods to take a walk. But
13 as it stands right now from a pedestrian movement
14 standpoint, it's very isolated.

15 CHAIRMAN WALLACE: Maybe that --

16 MR. PATZELT: Mr. Chairman, this is Dave
17 Patzelt.

18 CHAIRMAN WALLACE: Yeah. I was just about
19 to ask you.

20 MR. PATZELT: Thank you.

21 Commissioner, I have to disagree with you
22 on the sidewalk connections that exist.
23 Currently, that street, if I recall, it's
24 Vanderbilt Drive, which runs generally kind of at

1 a north/south direction along the east side of the
2 building, there is a sidewalk that connects just
3 about almost from Napa Auto on the north to
4 Bricher Drive on the south; and then parallel to
5 Bricher, both east and west, it goes east to the
6 Amoco gas station. Correct. It would be correct
7 there's no sidewalk along the north side of
8 Bricher at the Amoco.

9 But then the sidewalk from Vanderbilt to
10 the west continues to what I will call the
11 undeveloped portion west of the basin; and in that
12 undeveloped portion, that sidewalk connection or
13 gap will be installed when that parcel develops;
14 and then as you continue west along the south side
15 of the Fairfield Inn, there is also a sidewalk
16 connection.

17 If you were to leave the building to the
18 west, the engineering plan calls for a sidewalk to
19 be added along the east side of the shopping
20 center, and so you would be able to exit the
21 building along the west side and cross the parking
22 lot aisle to the shopping center, and then you
23 would be on the shopping center's sidewalk
24 network, so.

1 MEMBER VARGULICH: You can't get to the
2 street. Mr. Patzelt, you cannot get to Lincoln
3 Highway.

4 MR. PATZELT: I would agree with you that
5 you can't get to Lincoln highway. Part of the
6 problem with this development -- and I think over
7 the years we've been trying to improve it as more
8 improvements come in. There is -- when the south
9 side and north side of Lincoln highway were
10 developed, nobody ever thought about sidewalks.

11 Back to the days of when Bob Hupp was at
12 the City, we discussed how there would be cow
13 paths along Route 38. So with new development
14 coming in, we continue to add sidewalks and try to
15 increase those connections.

16 I believe that City staff has observed
17 that, and they too have gone on and continued to
18 try to have sidewalks added where necessary such
19 as when the Taco Bell on the east side of
20 Vanderbilt came in, they added sidewalks. When
21 the day care to the east of Taco Bell was
22 installed, they required them to have sidewalks.

23 So the sidewalks are -- a network is being
24 added, and I think in the spirit of that same

1 philosophy here, Anthony Place is also adding
2 additional sidewalks to try to expand that
3 network.

4 CHAIRMAN WALLACE: Okay. Thank you,
5 Mr. Patzelt.

6 MEMBER BECKER: Well, I have a question.
7 This is Jennifer. To follow up with what
8 Mr. Patzelt was just saying, who is going to be
9 responsible for extending the sidewalks south on
10 the detention pond property? If the sidewalk
11 terminates at Anthony Place's property line, will
12 that sidewalk terminate there forever then?

13 MR. PATZELT: The sidewalk exists along
14 the west side of Vanderbilt to Bricher Road and
15 then turns west and then heads west along Bricher
16 Road to the west end of the detention basin. So
17 there is a sidewalk there that is a carriage walk
18 behind the back of the curb.

19 MEMBER BECKER: From the St. Anthony
20 property line down to Bricher?

21 MR. PATZELT: Yes, correct.

22 MEMBER BECKER: Okay. I have a follow-up
23 comment actually regarding the parking that is now
24 being proposed for the east side about where the

1 cursor is right now.

2 While I think it's, you know, a great
3 attempt to try and address some of the
4 Commission's comments in September, I think it's a
5 dangerous situation to have parking pulling out
6 onto -- even though it's a private road, pulling
7 out directly onto a drive aisle like that.

8 It's kind of like across the street at
9 Salsa Verde. That's a drive aisle right off, and
10 it goes through to other properties. I just -- I
11 almost would rather trade the safety and have the
12 parking conundrum on site than have people
13 potentially pulling out onto that drive aisle,
14 which probably will continue to get busier as time
15 goes by. So that's just my comment.

16 CHAIRMAN WALLACE: Okay. All right.
17 Other questions?

18 MEMBER FUNKE: Yeah. I've got questions
19 regarding the exterior, the aesthetics. I don't
20 know if you can pull up the rendering or the
21 elevations.

22 Yeah. I mean, looking at the rendering, I
23 just see this -- you know, this is a pretty big
24 building to begin with. Is there any way that we

1 can -- you've got this huge mass on top of the
2 building, this huge roof. I understand you have
3 some peaks here and there that kind of break up
4 the facade. Is there any way that we can
5 articulate that roof to kind of downplay the size
6 of the roof and make it, you know, look smaller in
7 context.

8 Because I think, you know, from Lincoln
9 Highway, you're going to be seeing this massive
10 roof. I think, you know, if it was articulated a
11 little bit more, it would be more pleasing to the
12 architecture.

13 MS. SHEARS: Yes, we can look at that
14 and --

15 MEMBER FUNKE: Another concern I had is
16 you have this small little base of masonry at the
17 bottom of the building. The concern I have is
18 that you have a lot of Hardie Board siding. I
19 think if there was a way that you can incorporate
20 some more brick or masonry onto the building and
21 some of the -- I see you break up the facade here
22 and there. Is there any way to incorporate more
23 brick in those areas?

24 And possibly on the end you see where the

1 entrance is and you have the garage doors, it's a
2 very simple facade. Is there any way to create
3 some more articulation for that facade, maybe some
4 more penetration windows, glazing, maybe add
5 another color to that area?

6 MS. SHEARS: Yes. We can definitely go
7 back and work with our architect to see what we
8 can do that's -- that we think will still be
9 possible for the project, but we'll definitely
10 take that into consideration.

11 MEMBER FUNKE: Thank you. That's all I
12 have.

13 CHAIRMAN WALLACE: All right. Any other
14 questions?

15 VICE CHAIRMAN KESSLER: Yes. I have a
16 question, maybe a comment as well, regarding the
17 school and park in lieu of development offsets.
18 My first question is for staff. Is there any
19 historical data about 100 percent offset of
20 development fees?

21 CHAIRMAN WALLACE: Russ.

22 MR. COLBY: This is Russ Colby. I can
23 respond to that.

24 I don't believe we have an example of a

1 standalone project where there has been a
2 development cost offset for the entire project.
3 That being said, we haven't had a standalone
4 100 percent affordable building.

5 The existing Prairie Centre development,
6 the Anthony Place is one component of that. So
7 there were development cost offsets for that
8 entire building, but there was a required number
9 of affordable units based on the overall size of
10 the project.

11 So this building is similar; but as a
12 standalone project, it would not qualify
13 automatically for the 100 percent development cost
14 offsets.

15 VICE CHAIRMAN KESSLER: Thank you.

16 Well, my comment is while I believe that,
17 you know, an applicant has the right and ability
18 to negotiate directly with the park district and
19 school district, and it's likely that there are no
20 direct soft costs involved in either of those
21 payments.

22 I'm concerned about 100 percent offset for
23 the development costs because there's certainly a
24 cost to the City for inspecting and approving and,

1 you know, everything they have to do to make this
2 project happen.

3 So I have concerns about a 100 percent
4 offset for the development costs. I know that
5 it's probably likely the City could, you know,
6 quantify their actual expense attached to this.
7 Likely it wouldn't be 250,000, but I don't think
8 that we should set that precedent, that we would
9 take a development and completely eliminate the
10 development fees because they're actually there to
11 cover actual expense.

12 MR. COLBY: I can provide a comment to
13 that. I can say that the intent of having those
14 development cost offsets included in the
15 inclusionary housing ordinance was to encourage
16 the construction of affordable units by reducing
17 some costs and the City absorbing some costs for
18 fees that it would normally receive.

19 So that was the intent of even having that
20 provision in the code. It is just unusual in the
21 sense that it's being applied to this entire
22 building because it's a standalone building; but
23 the intent was still to provide a cost offset to
24 encourage the construction of affordable housing.

1 VICE CHAIRMAN KESSLER: Okay. While I
2 appreciate and understand and agree with that, it
3 was always considered an offset and not a complete
4 relief from providing some costs or some payment
5 to the City for costs that they incurred.

6 MR. COLBY: That's correct. And this
7 request, though, is being made through the PUD.
8 So when the Planning and Development Committee
9 reviewed the concept plan, they were not
10 supportive of amending the code to make this an
11 option for all developments that might be proposed
12 with affordable units.

13 I think part of the consideration also was
14 that it is a senior age-restricted development,
15 and the impact then may be less than if it was not
16 age restricted. So I think that was also a
17 consideration.

18 VICE CHAIRMAN KESSLER: And I agree with
19 all of that. I still contend that there are costs
20 that the City incurs by moving this development
21 through all of the departments that it has to go
22 through.

23 I agree that I'm all for providing some
24 sort of relief, but I don't think we should bear

1 the entire cost -- the City should bear the entire
2 cost of moving this project through.

3 CHAIRMAN WALLACE: Okay. Any other
4 questions or comments?

5 MEMBER HOLDERFIELD: I have a question.

6 CHAIRMAN WALLACE: Jim?

7 MEMBER HOLDERFIELD: Yes.

8 CHAIRMAN WALLACE: Okay. Go ahead.

9 MEMBER HOLDERFIELD: I would direct this
10 to Russ. In the proposal under the plat of
11 subdivision, there's a comment that says, "Revise
12 the provisions to allow the City of St. Charles
13 ingress and egress across the entire site, not
14 restricted to the public right-of-way, as there is
15 no publicly dedicated roadway."

16 Now, is this just simply a matter of
17 making a designation, or does something have to be
18 done to incorporate it into this provision?

19 MR. COLBY: So I believe that issue is
20 just with how the access easement is written on
21 the plat because it makes reference to public
22 right-of-way, and there isn't any public
23 right-of-way that's within this subdivision.

24 So the City access provisions need to be

1 made more specific to how the plat is drawn, and
2 it's really just more of a correction, I believe.

3 MEMBER HOLDERFIELD: So this would happen
4 if this goes forward.

5 MR. COLBY: Yes. It's something that we
6 need to have corrected.

7 MEMBER HOLDERFIELD: Okay.

8 CHAIRMAN WALLACE: Okay. Any other
9 questions?

10 (No response.)

11 CHAIRMAN WALLACE: Okay. Anything from
12 any member of the public?

13 (No response.)

14 CHAIRMAN WALLACE: Okay. Again, if the
15 Plan Commission feels they have enough information
16 to make a recommendation to the City Council, then
17 a motion to close the public hearing will be in
18 order.

19 VICE CHAIRMAN KESSLER: So moved.

20 MEMBER HOLDERFIELD: Second.

21 CHAIRMAN WALLACE: Seconded by Jim.

22 All right. Any discussion on the motion
23 to close the public hearing?

24 (No response.)

Transcript of Anthony Place Phase 2
Conducted on November 17, 2020

26

1 CHAIRMAN WALLACE: Tim, roll call.

2 VICE CHAIRMAN KESSLER: Becker.

3 MEMBER BECKER: Yes.

4 VICE CHAIRMAN KESSLER: Funke.

5 MEMBER FUNKE: Yes.

6 VICE CHAIRMAN KESSLER: Pretz.

7 MEMBER PRETZ: Yes.

8 VICE CHAIRMAN KESSLER: Holderfield.

9 MEMBER HOLDERFIELD: Yes.

10 VICE CHAIRMAN KESSLER: Vargulich.

11 MEMBER VARGULICH: Yes.

12 VICE CHAIRMAN KESSLER: Purdy.

13 MEMBER MACKLIN-PURDY: Yes.

14 VICE CHAIRMAN KESSLER: Melton.

15 MEMBER MELTON: Yes.

16 VICE CHAIRMAN KESSLER: Wallace.

17 CHAIRMAN WALLACE: Yes.

18 VICE CHAIRMAN KESSLER: Kessler, yes.

19 CHAIRMAN WALLACE: All right. Do we have
20 a motion?

21 VICE CHAIRMAN KESSLER: I would make a
22 motion to recommend approval of Anthony Place
23 Phase 2, St. Charles Commercial Center PUD, GC
24 Housing Development, LLC, subject to -- I'm

1 sorry -- conditioned on requiring resolution of
2 all staff comments prior to City Council action.

3 CHAIRMAN WALLACE: Okay. Is there a
4 second?

5 MEMBER PRETZ: I'll second that, and
6 that's Tom.

7 CHAIRMAN WALLACE: Okay. Thank you, Tom.
8 Any discussion on the motion?

9 (No response.)

10 CHAIRMAN WALLACE: All right. Seeing
11 none, Tim.

12 VICE CHAIRMAN KESSLER: Becker.

13 MEMBER BECKER: Yes.

14 VICE CHAIRMAN KESSLER: Funke.

15 MEMBER FUNKE: Yes.

16 VICE CHAIRMAN KESSLER: Holderfield.

17 MEMBER HOLDERFIELD: Yes.

18 VICE CHAIRMAN KESSLER: Pretz.

19 MEMBER PRETZ: Yes.

20 VICE CHAIRMAN KESSLER: Vargulich.

21 MEMBER VARGULICH: Yes.

22 VICE CHAIRMAN KESSLER: Purdy.

23 MEMBER MACKLIN-PURDY: Yes.

24 VICE CHAIRMAN KESSLER: Melton.

1 MEMBER MELTON: Yes.

2 VICE CHAIRMAN KESSLER: Wallace.

3 CHAIRMAN WALLACE: Yes.

4 VICE CHAIRMAN KESSLER: Kessler, yes.

5 CHAIRMAN WALLACE: All right. That
6 concludes Item 6. Thank you.

7 All right. Any additional business from
8 Plan Commission members or staff?

9 (No response.)

10 CHAIRMAN WALLACE: All right. We have
11 meeting announcements. The next meeting is
12 intended for December 8th.

13 Russ, do you know about items for that
14 meeting and the December 22nd meeting?

15 MR. COLBY: Yes. At this point, we do not
16 have any items scheduled for those December
17 meetings.

18 CHAIRMAN WALLACE: Okay. All right.
19 Well, I guess we'll play it by ear; and if we
20 don't have anything, we may not be seeing each
21 other until next year. So keep your eyes --

22 MR. COLBY: That is a possibility.

23 I just wanted to thank everyone on the
24 Commission for bearing with us tonight with our

1 audio issues in the Council chambers. We needed
2 to meet in this format because this was -- we did
3 have public hearings on the agenda. So we have to
4 have the opportunity for members of the public to
5 physically attend the meeting if they choose to.

6 So it's possible that if we have
7 subsequent meetings where we don't have public
8 hearings or we just have agenda items, that we may
9 do those entirely virtually and not have the setup
10 in the Council chambers, which I think should make
11 things easier.

12 CHAIRMAN WALLACE: All right. Sounds
13 good. Is there a motion to adjourn?

14 VICE CHAIRMAN KESSLER: So moved.

15 CHAIRMAN WALLACE: Second.

16 I'm going to say Tim and Jeff.

17 All in favor.

18 (Ayes heard.)

19 CHAIRMAN WALLACE: Opposed.

20 (No response.)

21 CHAIRMAN WALLACE: All right. The City of
22 St. Charles Plan Commission meeting is adjourned
23 at 8:05 p.m.

24 (Off the record at 8:05 p.m.)

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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 22nd day of November, 2020.

My commission expires: May 16, 2024

Joanne E. Ely

Notary Public in and for the
State of Illinois