

**MINUTES  
CITY OF ST. CHARLES  
PLAN COMMISSION  
TUESDAY, DECEMBER 20, 2022**

Members Present: Peter Vargulich (recused)  
Laurel Moad  
Jeffrey Funke  
Zachary Ewoldt  
Dave Rosenberg  
Chris Studebaker

Members Absent: Karen Hibel  
Colleen Wiese  
Gary Gruber

Also Present: Russell Colby, Director of Community Development  
Derek Conley, Director of Economic Development  
Rachel Hitzemann, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

Ms. Moad called the roll. Chair Vargulich recused himself from the proceedings. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the December 6, 2022 meeting of the Plan Commission**

**Motion was made by Mr. Studebaker, seconded by Mr. Ewoldt and unanimously passed by voice vote to approve the minutes of the December 6, 2022 Plan Commission meeting.**

**5. First Street Plaza Expansion (City of St. Charles)**

Application for PUD Preliminary Plan

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

**Motion was made by Mr. Studebaker and seconded by Ms. Moad to recommend approval of an Application for PUD Preliminary Plan for First Street Plaza Expansion (City of St. Charles) subject to resolution of all staff comments.**

**Roll call vote:**

**Ayes: Funke, Ewoldt, Rosenberg, Studebaker, Moad**

**Nays:**

**Recused: Vargulich**

**Absent: Hibel, Wiese, Gruber**

**Motion carried: 5-0**

**6. Plan Commission Rules of Procedure Update**

This item was postponed to the next meeting.

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

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

Wednesday, January 4, 2023 at 7:00pm Council Chambers

Wednesday, January 18, 2023 at 7:00pm Council Chambers

Tuesday, February 7, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, January 9, 2023 at 7:00pm Council Chambers

Monday, February 13, 2023 at 7:00pm Council Chambers

**10. Public Comment**

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

**11. Adjournment at 7:51 p.m.**



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# Transcript of Hearing

**Date:** December 20, 2022

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----X  
In Re: First Street Plaza :  
Expansion (City of St. :  
Charles) - Application for :  
PUD Preliminary Plan :  
-----X

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Tuesday, December 20, 2022  
7:00 p.m. CST

Job No.: 412191  
Pages 1 - 50  
Reported by: Kristine Wesner, CVR

1 Proceedings of the St. Charles Plan  
2 Commission, held at the location of:

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4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

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22 Pursuant to agreement, before Kristine  
23 Wesner, Certified Verbatim Reporter, and Notary  
24 Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- PETER VARGULICH, Chairman (recused)
- JEFFREY FUNKE, Vice Chair
- DAVID ROSENBERG, Commissioner
- CHRIS STUDEBAKER, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner

ALSO PRESENT:

- Rachel Hitzemann, Planner
- Monica Hawk, Development Engineer
- Derek Conley,  
Director of Economic Development
- Russell Colby,  
Director of Community Development

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P R O C E E D I N G S

COMMISSIONER FUNKE: This meeting of  
the St. Charles Planning Commission is called to  
order.

Can I have a roll call?

COMMISSIONER MOAD: Peter Vargulich?

CHAIRMAN VARGULICH: Here -- recusing.

COMMISSIONER MOAD: Recusing.

Karen Hibel?

Jeffrey Funke?

COMMISSIONER FUNKE: Here.

COMMISSIONER MOAD: Colleen Wiese?

Zachary Ewoldt?

COMMISSIONER EWOLDT: Here.

COMMISSIONER MOAD: Dave Rosenberg?

COMMISSIONER ROSENBERG: Here.

COMMISSIONER MOAD: Gary Gruber?

Chris Studebaker?

COMMISSIONER STUDEBAKER: Here.

COMMISSIONER MOAD: And Laurel Moad?

Here.

COMMISSIONER FUNKE: Thank you.

And we have the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

1 COMMISSIONER FUNKE: Okay. Do I have a  
2 presentation for meeting minutes for December 6th?  
3 Is there a motion to approve?

4 COMMISSIONER STUDEBAKER: So moved.

5 COMMISSIONER FUNKE: And second?

6 COMMISSIONER EWOLDT: Second.

7 COMMISSIONER FUNKE: All in favor?

8 (Chorus of ayes.)

9 COMMISSIONER FUNKE: All right. Okay.

10 The motion passes.

11 All right. Item no. 5: First Street  
12 Plaza expansion. Item no. 5 is an application for  
13 PUD preliminary plan for the First Street Plaza  
14 expansion, filed by the city of St. Charles.  
15 Public hearing is not required for this type of  
16 application. The applicant will make a  
17 presentation.

18 MR. COLBY: Good evening, everyone.  
19 Russell Colby, community development director for  
20 the city. Before we talk about the specifics of  
21 the plan, I just have a brief presentation on the  
22 background of the site so that the commissioners  
23 have some awareness of the history of this  
24 location and what's being planned. So this aerial



1 that's above you shows the First Street  
2 development set along First Street that's a large,  
3 multiphase redevelopment project that the City  
4 approved in 2006. It includes all of the newer  
5 buildings along the riverfront that are shown here  
6 and some of the other buildings further down First  
7 Street.

8           As I mentioned, project approved in  
9 2006. The buildings that are located on the west  
10 side of First Street -- so in this area  
11 (indicating), which includes a large parking deck  
12 building and the west side plaza -- were completed  
13 in 2010. The buildings and the riverfront area  
14 located east of First Street, between First Street  
15 and the river, were completed in 2019 and that  
16 also included completion of this eastern plaza  
17 along the riverfront. This plaza was constructed  
18 with sort of an unfinished edge, it was done -- a  
19 simple design, recognizing that plans were not  
20 known for what was going to be developed,  
21 ultimately, on that grass area, which is the  
22 former Manor building site.

23           There was an approved plan from 2006,  
24 which was included in the memo -- switch over

1 here -- and this shows the site plan was  
2 originally approved for this portion of the  
3 project. So the grass area that was shown on the  
4 aerial is roughly this area, which is the  
5 footprint of what had been the former Manor  
6 restaurant, and then this building must extended  
7 further to the south, about halfway,  
8 approximately, into what exists today as the east  
9 plaza.

10 So when the project was developed to  
11 the south, there was a question as to whether this  
12 site would become a building or, potentially, it  
13 was viewed as an extension of an expanded plaza.  
14 It had been privately owned from when the project  
15 was originally approved. The City had an  
16 opportunity to acquire ownership of it and  
17 purchased it with the intent of extending the  
18 First Street Plaza into that area.

19 Around the same time, the City had  
20 formed a group known as the St. Charles  
21 Initiative. They were intended to fund -- assist  
22 with fundraising for donations or endowments for  
23 public improvement projects as, really, a  
24 public-private partnership with the City. That

1 group chose to focus on the First Street Plaza  
2 project as their first initiative, and they also  
3 brought in design assistance from architect Marty  
4 Serena, who is now assisting the City with  
5 completing those plans and is here tonight and  
6 will be able to comment or respond to questions.  
7 There's also a community survey that was conducted  
8 to look at opportunities for use of the space and  
9 what elements to incorporate into the design of  
10 the plaza, and the results of that survey show  
11 that there was strong support for expanding the  
12 plaza out into the area that's, right now, First  
13 Street and the closure of that street to expand  
14 the opportunity for pedestrian improvements.

15           Regarding the street closure and kind  
16 of how this coincided with outdoor dining. So  
17 during the pandemic, the City Council authorized  
18 expanded outdoor dining areas within the First  
19 Street Plaza and along First Street, which led to  
20 the temporary closure, initially, of First Street  
21 north of Walnut Street up to Main Street and that  
22 area, then, was available for pedestrian use. So  
23 it was closed that first summer in 2020, and then,  
24 in 2021, it was closed again for the outdoor

1 dining set up, but then remained close since that  
2 time. So the street's really been closed since  
3 spring of 2021.

4           The outdoor dining layout that's  
5 existed on the plazas over time -- there's been an  
6 interest by the City Council to find a way to make  
7 some of the main public spaces within the plazas  
8 available for public use and fundraise to  
9 reorganize how the outdoor dining's laid out, and  
10 one of the intents of this project will be to kind  
11 of define new areas to where the outdoor dining  
12 can be located so that the plazas, generally,  
13 remain more open than they had been previously.  
14 So that's a plan that's going to be developed  
15 based on this layout.

16           The Historic Preservation Commission  
17 reviewed the plans. They provide a recommendation  
18 for approval. They review any PUD plans within  
19 the Historic District. They did provide a few  
20 comments, and those are explained in the staff  
21 memo. We can provide more information on those,  
22 if the Commission would like.

23           So what the Plan Commission is being  
24 asked to do tonight is review the preliminary plan

1 and provide a recommendation to the Planning and  
2 Development Committee. As was mentioned, there's  
3 no public hearing required for this project, and  
4 there is no specific findings to be made. It's  
5 just a review of the plan for recommendation.

6 With that, I'll turn the presentation  
7 over to Peter Suhr, the public works director.

8 MR. SUHR: Thanks, Russ.

9 Good evening. My name is Pete Suhr.  
10 As Russ had mentioned, I'm the director of public  
11 works, and my department has been tasked, really,  
12 to oversee the design of this project with Marty  
13 Serena, complete construction documents, bid the  
14 work, and then oversee the construction when we  
15 get to that point.

16 So I have a few slides to go through.  
17 It's really just, basically, to go through the  
18 concept of the plan with you. But before I do so,  
19 Russ had mentioned that Marty Serena is in our  
20 audience tonight, and I'd like to recognize him as  
21 part of our team and certainly has a vast  
22 knowledge of all the details. So if you got any  
23 specific questions, he'd be glad to come up and  
24 answer those.

1           With him, his consultants, and our City  
2 staff, we have continued to develop this project  
3 with feedback from various stakeholders along the  
4 way; that includes the St. Charles Initiative that  
5 Russ had just mentioned. The City of St. Charles  
6 development review team has reviewed this project.  
7 As Russ mentioned as well, we've had a lot of  
8 public comment, local business input, and  
9 community feedback. We'll go through some of that  
10 tonight as well. The Historic Commission has seen  
11 this a couple of times just recently in the last  
12 two weeks, and, of course, we've kept our City  
13 Council updated as we've progressed through this  
14 project.

15           So with that, we'll get into the design  
16 a little bit. These first few images provide an  
17 overview of the entire project. The design  
18 features a large egg-shaped plaza, or a gathering  
19 plaza, that is surrounded by solar panel-covered  
20 trellis and walking paths. Walkway and ramp  
21 systems allow for pedestrian-friendly access  
22 throughout the site, and we're proposing a  
23 meandering pavement system from Main Street and  
24 then south to Walnut. Walnut is actually the road

1 that goes into the parking garage, for those who  
2 don't know it, and -- and that is actually the  
3 location that the -- the -- the road is  
4 temporarily shut off at this point in time to give  
5 you some perspective of where that southern end of  
6 the property is.

7 This, obviously, permanently closes  
8 First Street and is designed to allow for  
9 unobstructed pedestrian passage to the site. It  
10 creates natural areas for things, like, seasonal  
11 markets and holiday displays and things like that.  
12 One key note there is that -- and we'll get into  
13 some of this detail a little later -- but there  
14 are some bollards that protect traffic from going  
15 through the site. But in an emergency situation,  
16 or a public works situation, if we need to get in  
17 there, we have access. It -- in essence, it's at  
18 the same level as the street.

19 So this image shows the reconstruction  
20 of the Manor wall, which has already been  
21 completed earlier this summer. It was part of  
22 Phase 1 construction. The intent there was to  
23 shore up that wall and, in essence, fill in the  
24 old hole that was left over from the Manor

1 Restaurant, which has been complete so far. This  
2 also kind of represents -- this image represents  
3 how the existing west and east plaza really join  
4 nicely with the -- with the new plaza, and also  
5 how some of the adjacent restaurant -- outdoor  
6 areas also integrate nicely into the design.

7 This is a little closer at that  
8 egg-shaped gathering plaza. You can see from this  
9 image, it starts to reveal the solar panels on top  
10 of the trellis, and also an accessible ramp system  
11 that leads down to the fishing platform that's  
12 adjacent the river.

13 The next two images really show the  
14 scale and construction of the trellis. This is a  
15 painted steel structure that's identified in more  
16 detail in the construction documents in your  
17 packet. This picture, in particular, really gives  
18 you a sense of the scale as you'd walk underneath  
19 it.

20 The brick plaza surfaces have a unique  
21 pattern and are completely ADA-accessible, so  
22 there's no curbs or sharp ramps in this design.  
23 It's completely accessible. The materials of the  
24 brick, in regards to color, will be similar to the



1 patterns that are out there -- the tones that are  
2 currently out there on the other plazas. Perhaps  
3 not the exact brick, but it kind of fits that same  
4 type of style.

5 We are proposing, actually, three of  
6 these way-finding signs that will be displayed  
7 through the plaza and certainly give us  
8 opportunities. One side is a digital display, so  
9 it'll give us opportunities to inform our guests  
10 of upcoming events, weather systems that are  
11 coming in, perhaps, and all sorts of things we  
12 could do with that.

13 This is really a multipurpose space  
14 that provides opportunities for open markets,  
15 alfresco dining, special events. As you know, we  
16 do a lot of special events down in this area. It  
17 really was designed, and the intent, to be very  
18 flexible and accommodating to a lot of different  
19 events.

20 There's a nice balance of green and  
21 landscaped areas and hard surfaces. I think we've  
22 got the right combination of that in our plan, and  
23 there's also many opportunities in the plaza for  
24 standing, gathering, and sitting on some of these

1 built-in benches that you can see in this picture  
2 here.

3 So, quite frankly, these images are,  
4 really, over a year old, if not a year and a half  
5 old, and I say that because they're still very  
6 relevant. The design really hasn't changed  
7 significantly through the course of this process,  
8 which I think is really mainly due to, you know,  
9 the commitment that we've had to go back in front  
10 of the committee -- our City Council, and get  
11 feedback from them every step of the way. We're  
12 checking in with our community from time to time,  
13 and, really, we're receiving that same support we  
14 received at the initial design of this, probably  
15 about two years ago.

16 So, you know, an example of that -- and  
17 Russ kind of mentioned this -- we did a community  
18 survey, and this is some of the results. We had  
19 very positive feedback on the pergola design  
20 that -- that would offer some shade elements and  
21 some interest to the site. The views of the river  
22 are important and our design continue to do that.

23 The phase that we're projecting to  
24 construct this summer, if everything goes fine,

1 doesn't necessarily include an art installation.  
2 But this plan certainly has the room for something  
3 like that, whether it's a seasonal or rotating  
4 piece of art or something that goes in there more  
5 permanently and that was important to the  
6 community as we look for survey.

7           The closure of First Street, again,  
8 Russ mentioned a little bit of this. It's  
9 unique -- back a year ago, we took this survey,  
10 people were in favor of the closure of First  
11 Street, and we've been living it for the last  
12 two years. And, you know, there's some downsides  
13 to it. This -- one of the Historic Commission's  
14 comments is that it's tougher to get goods to some  
15 of the businesses in this area, getting bread and  
16 materials there. But we've adapted and it's more  
17 of an urban setting. It's a downtown location,  
18 and we haven't had a lot of complaints from the  
19 businesses, that they can't get their materials to  
20 their restaurants.

21           So, you know, just for informational  
22 purposes, I'll show you where we're at in the  
23 schedule -- in our proposed schedule, moving  
24 forward. As mentioned, we've completed Phase 1

1 construction this past May. That really included  
2 the river wall and filling in the old Manor hole.

3           October -- just a couple months ago --  
4 we completed Phase II engineering of Phase -- of  
5 the rest of the project. That has made its way  
6 through the City staff review once, and the  
7 architects are working and engineers are working  
8 on the response to that. I think it's probably  
9 fair for me to say that we've taken a lot of  
10 comments and we're down to a handful of reasonable  
11 comments that are in your packet as well that I  
12 don't see any of them being deal breakers. We're  
13 going to work through the details and get those  
14 right.

15           We're currently in the process of going  
16 through this PUD preliminary plan approval, which  
17 includes this meeting tonight. We've already met  
18 with the P and D meeting once. We met with the  
19 Historic Preservation just a couple weeks ago.  
20 Plan Commission, tonight. If it's all favorable,  
21 we'll be in front of Planning and Development  
22 Committee in January, and also with final approval  
23 with City Council -- also in January.

24           With that being said, we are ready to,

1 and will be ready, to send this project out for  
2 bid in January as well, with the intention that  
3 that gives us plenty of room to open bids, perhaps  
4 in February, analyze those numbers, secure the --  
5 the dollars associated with this through the  
6 budget process -- the City Council, and be ready  
7 as early as Mother Nature allows us to this  
8 spring. It's a nine-month construction season, so  
9 it's -- about this time next year, if all goes  
10 through according to this plan, we'll be having a  
11 ribbon-cutting on this project.

12 I've said it many times in this  
13 presentation -- construction's going to be tough.  
14 It's going to be difficult. It's going to be  
15 messy and noisy in heart of our downtown --  
16 there's no denying that, but we're planning, best  
17 we can, in making that -- that as liveable as  
18 possible, perhaps.

19 And also just for information -- some  
20 costs, if you're interested. Phase 1 was about  
21 \$2 million. That -- that money has been spent.  
22 As Russ mentioned also, the St. Charles  
23 Initiative -- this is a public-private  
24 partnership. You know, they raised almost

1 \$800,000 as part of the Phase 1. Phase 2 is the  
2 rest of the construction as you've seen in the  
3 images. We've got about \$3.2 million left of  
4 construction. Those numbers have just been  
5 updated to include all the craziness that's  
6 happening in the world of construction and  
7 inflation factors, and we'll know when we open the  
8 bids where we're at. That's the dialogue that  
9 we'll continue to have with our counsel. So, in  
10 essence, that's what we have left of the project.

11 So with that, as mentioned, I'm here to  
12 answer any questions, comments. Russ is, you  
13 know, here -- certainly for procedural  
14 questions -- and Marty can get into the details,  
15 if needed.

16 COMMISSIONER FUNKE: Thank you.

17 Any questions or comments from the Plan  
18 Commission?

19 COMMISSIONER STUDEBAKER: I just had  
20 one. It was kind of interesting -- it's always  
21 interesting to me when we do a public space and  
22 it's on the river and it's all about nature, then  
23 we put concrete all over it. It seems -- was  
24 there ever any thought given to keeping that

1 egg-shaped grass and kind of developing around the  
2 grass area?

3 MR. SUHR: I think there was some  
4 discussion -- there was a lot of discussion  
5 between hard surfaces and soft surfaces and, quite  
6 frankly, at one point in time, there was actually  
7 a water component to this plan as well. That --  
8 that -- the dialogue with the water component was,  
9 water's right there, you know, the river, so why  
10 introduce that to the plan?

11 You know, I'm trying to find an image  
12 that gives you a better perspective of the actual  
13 green space. Some of these images don't quite do  
14 it for me. This is the best plan there. And we  
15 really do feel that, you know, from a design  
16 perspective -- if you look at that, you really get  
17 a nice balance of green and hard surfaces there.  
18 The green is, obviously, segregated throughout the  
19 site; it's not, as you're suggesting, a grass area  
20 to play in and to, maybe, picnic in. But it's  
21 certainly there.

22 COMMISSIONER STUDEBAKER: And as far as  
23 the curbs go, can you explain that a little bit?  
24 How does that process work? Because it was one of

1 the things I was always thinking about was, the  
2 street level has a curb to it. How do they -- how  
3 do they sweep that out? Is it just a gradual  
4 transition, or are they raising the street? How's  
5 that going to work?

6 MR. SUHR: So -- actually on Main  
7 Street, there will be what we call, mountable  
8 curbs. So that Main Street will continue to be a  
9 curb, right? You can see kind of the boundary  
10 there right at the street-level, so that will be  
11 curb. But the sidewalks that come across the  
12 bridge and in front of Zaza's will be at the same  
13 level as the plaza, entering from the north. From  
14 the south, there will be --

15 I'd have to check with you on that. Is  
16 there a curb around the south part of that road,  
17 or does that ramp right up from the street-level?

18 MR. SERENA: It ramps up from the  
19 street-level.

20 MR. SUHR: It ramps up from the  
21 street-level.

22 MR. SERENA: Also on the plaza, there  
23 was a program request to have a larger gathering  
24 space for ceremonies, like Christmas tree lighting



1 or the choir at the Christmas Lights Parade,  
2 things like that.

3 MR. SUHR: But the plaza, itself, the  
4 scope of the work, everything in there will be --  
5 one level's the wrong way to describe it because  
6 there's ups and downs. But there are no curbs or  
7 stairs.

8 COMMISSIONER STUDEBAKER: Sure.

9 COMMISSIONER MOAD: There's -- that's a  
10 comprehensive plan with a lot of detail. Has the  
11 City taken a look at what the maintenance cost of  
12 a project like this might be?

13 MR. SUHR: Yeah. You know, I don't  
14 know if we've done a specific study, that that  
15 would fall under public works department -- we'll  
16 be maintaining this. So we've had a lot of input  
17 in regards to the materials and types of plants  
18 that we would like to see to keep standards the  
19 same. For example, the light standards are the  
20 same as the ones that we have in stock for  
21 maintenance items.

22 At one point in time, we were talking  
23 about permeable-type pavers, which are really  
24 difficult to maintain, so we kind of scaled that

1 back and brought it back to surface so that  
2 they're easier to maintain. So we thought about  
3 all of that. It will be something that we'll have  
4 to continue to maintain through time.

5 Do I have a dollar amount on it? No.  
6 Is it something we're familiar with doing? Yes.  
7 Because we're dealing with landscape areas all the  
8 time, in the downtown in particular, and then  
9 these type of plazas -- we've got at east plaza  
10 and a west plaza now, and some other ones along  
11 the municipal building around this campus, and so  
12 on and so forth.

13 So we're very familiar with maintaining  
14 this type of property.

15 COMMISSIONER MOAD: Yeah. I guess the  
16 existing ones that we have today are much less  
17 complex than what is being proposed. So I, for  
18 one, would be interested to know what cost to the  
19 city would be because that's tax dollars and --  
20 just looking at my notes. I appreciated the  
21 comment from the Historic Preservation group  
22 around adding bike racks to the proposal because  
23 we want to a bike friendly community, and also  
24 from engineering, around enlarging that turning

1 circle at the Walnut/First Street intersection  
2 because it is a dead-end, and a turnaround point,  
3 and a drop-off point.

4 So from an alfresco dining perspective,  
5 I read, and you commented, that we want to try to  
6 open up those public plazas back up, east and  
7 west. So with consideration for those restaurants  
8 that are using that -- those plazas --  
9 particularly on the west side -- if we pull that  
10 alfresco dining too far away from them, it becomes  
11 unrealistic for them to service their customers.  
12 So something else to think about.

13 MR. SUHR: Yeah. That -- that whole  
14 discussion is a little bit, wait-and-see. We  
15 haven't really proposed any of those plans to our  
16 City Council. But I think there's going to be a  
17 whole dialogue and discussion about how we share  
18 this public space with the private businesses that  
19 are there. What we've done so far, through COVID  
20 and the past couple of years, have worked, but I  
21 know there's interest on the City Council to pull  
22 that back and to make it more realistic and open  
23 more of the space up to the public, and I think  
24 this plan allows for both of that.

1           It -- what we like about the design as  
2 well is that it's not so linear, so that, you  
3 know, some of those spaces can start to follow  
4 some of these curves and they don't become, you  
5 know, so connected to, perhaps, a particular  
6 business. So there's going to be a whole study  
7 and charrette drawings that try to lay it out --  
8 that public-private partnership and -- and the  
9 business dealings that go with that that are  
10 probably going to happen while we construct this  
11 all next summer, so that when we're ready to open,  
12 all of those things will be resolved.

13           COMMISSIONER MOAD: Last question.  
14 What would you forecast the human capacity, if you  
15 will, for that public gathering space where you  
16 anticipate having events.

17           MR. SUHR: You know, I think it's  
18 probably fair to say that it's going to be very  
19 similar to what we experience now. Now, I don't  
20 know -- the only added space that -- that will be  
21 new to this plan is the grass area. That's  
22 basically the -- you know, which is about -- which  
23 is most -- about half of that egg-shaped space  
24 there, so certainly a little bit more people than

1 what you might experience on -- the busiest day is  
2 probably lighting of the lights -- gets pretty  
3 crowded down there. The actual count -- I don't  
4 know.

5 Did we ever do a study on that, that  
6 you know of?

7 MR. SERENA: Yeah --

8 (Simultaneous speech.)

9 COMMISSIONER MOAD: -- feels small to  
10 me, so it's why I'm asking -- for public  
11 gathering. Okay. Thank you.

12 COMMISSIONER ROSENBERG: I just have a  
13 question. I know in that presentation, you -- the  
14 funding for this -- there's grant money and then  
15 sort of a grant. Will this cost, like, any  
16 additional taxpayer money? If so, ballpark what  
17 that would be.

18 MR. SUHR: So currently the deficit --  
19 that's the wrong word to say -- the net cost for  
20 the second phase of this project is \$2.59 million.  
21 The Initiative group has -- have pledged to  
22 continue to fundraise even beyond the opening of  
23 this project, so, you know, that St. Charles  
24 Initiative group is meant to stay alive and do,

1 not only this project, but more to come in the  
2 future. And I think, just recently, I've heard  
3 them pledge that, of the dollars that they raise,  
4 will continue to feed into this project to start  
5 with.

6 So, you know, that's something that the  
7 City Council's going to have to consider when we  
8 open these bids and, you know, fund that through  
9 the budget process this year. But, right now, it  
10 sits at about \$2.6 million that is, in essence,  
11 taxpayer money. It's not, you know, those would  
12 be budgeted in normal budget process through a  
13 general fund.

14 (Simultaneous speech.)

15 MR. SUHR: So there won't be a special  
16 tax or anything like that.

17 COMMISSIONER ROSENBERG: That's kind of  
18 what I was wondering is -- is this already  
19 budgeted for, you know, or will there be, like,  
20 any additional --

21 MR. SUHR: Yeah. We're right in --  
22 we're in the budget process right now. We have a  
23 May 1st start to the fiscal year, so we generally  
24 go through our budget process in a workshop with

1 the City Council at the end of January. Budget's  
2 kind of finalized by the end of February or March,  
3 and then it gets approved in the City Council in  
4 early April. That's kind of our timeline. We're  
5 right in the heart of preparing that budget.

6 COMMISSIONER ROSENBERG: Okay. Thank  
7 you.

8 COMMISSIONER EWOLDT: I have a few  
9 questions. The solar panels, what will those -- I  
10 mean, obviously they're going to power something.  
11 Is it more for, like, the site itself, or are they  
12 just solar panels in general that go into our  
13 system?

14 MR. SUHR: It'll go into the grid, so  
15 they won't be specific to the lights on this plaza  
16 or anything like that. So there's not battery  
17 storage that can be utilized for a specific use,  
18 so it'll simply go into the grid.

19 COMMISSIONER EWOLDT: Okay. And then I  
20 guess the pergola kind of area -- I'm assuming  
21 it's going to be, like, a wood material, or is it  
22 going to be kind of, like, composite material --

23 MR. SUHR: That is actually going to be  
24 painted steel.

1 COMMISSIONER EWOLDT: Painted steel?

2 Okay.

3 MR. SUHR: Yep.

4 COMMISSIONER STUDEBAKER: I was a  
5 little surprise that -- I was kind of hoping for a  
6 permanent/temporary music stage on part of that  
7 back end of the plaza, where the road's being -- I  
8 think that'd be a great space for live music --  
9 they have it down there already. It kind of sits  
10 back in the corner. I think it'd be a great --  
11 great stage for all the restaurants and  
12 pedestrians walking through there. I'm a music  
13 buff, but I love music and I thought it may be a  
14 missed opportunity.

15 MR. SUHR: Where, in particular, were  
16 you --

17 COMMISSIONER STUDEBAKER: You know, I  
18 always kind of envisioned it being -- kind of  
19 south on First, just a little bit where the turn  
20 would be because you can put a fairly good size  
21 stage there. Like I said, I was envisioning,  
22 like, a semi-tractor trailer or smaller or  
23 something like that and an eight-foot trailer,  
24 something that you can throw there that's tall



1 enough and wide enough, and you know, could be  
2 utilized by everybody and could benefit from it.

3 Just --

4 MR. SUHR: Good point. I think it's  
5 something that could fit into this plan,  
6 eventually. I see a lot of spaces where, you  
7 know, that function could happen, and maybe if we  
8 do it temporary -- you do it enough,  
9 competitively, that, you know, it ends up becoming  
10 a more permanent structure.

11 I can't recall us ever considering that  
12 in the original design -- if it came up as a  
13 concept early on.

14 MR. SERENA: We had the idea of having  
15 the ability to -- at the point of the pergola  
16 right at Route 64, we had some concepts where you  
17 could place a temporary stage there, and the rest  
18 of the egg going to the south would be where the  
19 City --

20 MS. HITZEMANN: Marty, I'm sorry.  
21 Could you go up to the mic and speak? There are  
22 people on Zoom that can't hear you.

23 MR. SERENA: What's that?

24 MS. HITZEMANN: Can you go up to the

1 mic and speak, please?

2 MR. SERENA: I'm sorry. So there is an  
3 entrance right at the north end of the pergola,  
4 and so the idea was that there would be able to be  
5 a temporary stage located at that end, and the  
6 audience would be out into the egg. So that's  
7 what the Initiative had envisioned. It wasn't  
8 permanent, but it was a part of the original  
9 design.

10 COMMISSIONER STUDEBAKER: I think it's  
11 something to play around with a little bit. I  
12 know we have some property owners and some  
13 business owners here, but where they currently  
14 have -- I mean, anybody that goes downtown a  
15 lot -- I mean, it's -- it's nice, but it's always  
16 back in one corner. So it just seems, like, it  
17 could be more -- it could be better -- I don't  
18 know what the word is I'm looking for -- in a  
19 better spot to where people can enjoy it more as  
20 opposed to being right in the corner, right on top  
21 of certain people while you're eating. I don't  
22 know -- just something to think of.

23 I like that venue too. I mean, maybe  
24 there's multiple stages. Maybe there's a --

1 MR. SERENA: I think that's one of  
2 the -- one of the Initiative and the City's goals  
3 was to create a space that was flexible. So even,  
4 like, the spaces on First Street that are there,  
5 but they could be used in a lot of different ways,  
6 similarly with the -- with the gathering spaces.

7 COMMISSIONER STUDEBAKER: And I didn't  
8 look at the actual plan or anything, but I think  
9 that would be the biggest issue is making sure  
10 that, wherever those options are going to be, the  
11 flexibility is that there's a spot for power.  
12 That'd be my only --

13 MR. SUHR: Yeah. We've accommodated  
14 for that -- for electric and things like that.  
15 Again, flexible has been consistent throughout  
16 this process. I think a unique space for that  
17 stage would be right there in that kind of circle  
18 area, you know, where the background of the river  
19 would be really neat, too.

20 COMMISSIONER STUDEBAKER: Sure.

21 MR. SUHR: Yeah.

22 COMMISSIONER ROSENBERG: So one  
23 question on that, going back to point was -- where  
24 the -- shows the person on the bike. Would the

1 zeroing be an area of, like, if a truck needs to  
2 pull up to set up the temporary stage there, like,  
3 to pull off North Avenue right there -- like,  
4 would there be an opening to offer -- offer  
5 offloading --

6 MR. SUHR: So these bollards right  
7 here -- you can kind of see them in the image  
8 here --

9 COMMISSIONER ROSENBERG: Mhmm.

10 MR. SUHR: -- are meant to be,  
11 basically, protection so that somebody doesn't  
12 accidentally go down this street, thinking it's a  
13 street. But they're removable, so in the case of  
14 an emergency event -- a fire is required, an  
15 emergency is required, public works is required --  
16 and looking to get in there and provide service to  
17 our electric systems and factor in the maintenance  
18 that you had talked about. So, certainly, if we  
19 had an event there, and a truck needed to get in  
20 there to unload a stage and the equipment, we can  
21 arrange for that.

22 COMMISSIONER ROSENBERG: Right. I was  
23 thinking, like, even between the bollards and  
24 North Avenue -- that white space right there.

1 MR. SUHR: So that --

2 (Simultaneous speech.)

3 MR. SUHR: And that would be that  
4 mountable curb that I'm talking about, right up  
5 along the street, so that curb will actually be  
6 designed to drive a truck over and a fire truck  
7 over.

8 COMMISSIONER FUNKE: Anything else?

9 COMMISSIONER EWOLDT: I just have one  
10 question. The lights and kind of, like, the  
11 flexible space on, like, what actually is First  
12 Street now, there's kind of, like, some string  
13 lights and, you know, you actually show, like,  
14 some gazebos for, like, if they're vendors or  
15 whatnot. I'm assuming -- this is kind of, you  
16 know -- again, flexible space that could be used  
17 for, like, festivals or vendors or farmers'  
18 market -- something along those lines -- is that  
19 kind of what, conceptually, is being shown there  
20 with those additional, I guess, pop-up tents or  
21 gazebos?

22 MR. SUHR: That's right. Yeah. That's  
23 a good clarification. I meant to say that in my  
24 words. All of these tents are pop-up tents.

1 They're not part of the, you know, permanent  
2 structure along that street. That is meant to  
3 show the flexibility of that space. If we wanted  
4 to add tents for a particular event -- the arts  
5 fair comes to mind -- where, you know, you've got  
6 tents that could line that street and could be a  
7 meandering path to go see that.

8 The crisscross lights you see here  
9 (indicating) are permanent, so those will be there  
10 between, really, between these two buildings here  
11 (indicating) and overhead at a height high enough  
12 that a fire truck can access underneath it. But  
13 it'll create that night image, if you will, with  
14 that lighting above.

15 COMMISSIONER EWOLDT: So it is high  
16 enough where the fire truck or one of your bucket  
17 trucks could drive underneath that?

18 MR. SUHR: Yes.

19 COMMISSIONER EWOLDT: Okay.

20 MR. SUHR: Yep.

21 COMMISSIONER EWOLDT: Yeah. I mean, I  
22 think it would be kind of a neat space. I mean,  
23 we have a rather small farmers' market here in the  
24 community -- you know, I know it, by the church --

1 by the Memphis church. It'd be kind of  
2 interesting to see if it could shift to this plaza  
3 and, you know, it's near a lot of parking. It'd  
4 be different use, you know, of that area. It  
5 could be something interesting to see and kind of  
6 tie in a different use, other than just the  
7 restaurant spaces.

8 COMMISSIONER FUNKE: I've got a couple  
9 questions. The existing ADA ramp, are you guys  
10 getting rid of that?

11 MR. SUHR: We are and that's right at  
12 this location (indicating).

13 COMMISSIONER FUNKE: Yeah.

14 MR. SUHR: Yep. Because this ramp  
15 right here (indicating) is an ADA-accessible ramp  
16 all the way down to the fishing platform. I think  
17 I've got an image that shows that a little better  
18 right there. You see how that's basically a ramp  
19 that starts here (indicating) at this elevation  
20 and goes all the way down to the fishing level.

21 COMMISSIONER FUNKE: That was just  
22 built, wasn't it?

23 MR. SUHR: It was. It was.

24 COMMISSIONER FUNKE: Well, I actually

1 like the design better this way, so it actually  
2 works well with the design.

3 MR. SUHR: We toiled along with trying  
4 to keep that element because it was built just so  
5 recently ago. But it just was fighting with this  
6 design.

7 COMMISSIONER FUNKE: My next question  
8 is, any reason why you didn't go with aluminum or  
9 galvanized steel, as supposed to painted?

10 MR. SUHR: It'll be galvanized. I  
11 should have said that.

12 COMMISSIONER FUNKE: It's going to be  
13 galvanized?

14 MR. SUHR: Yep. Galvanized --  
15 hot-dipped. Galvanized. Yep.

16 COMMISSIONER FUNKE: Just from a  
17 maintenance standpoint -- I've done steel  
18 structures before, and you're painting them every  
19 year.

20 MR. SUHR: If you've been across the --  
21 the -- the Red Gate Bridge, you see why you  
22 galvanize steel.

23 COMMISSIONER FUNKE: Okay. Exactly.  
24 Exactly.



1 MR. SUHR: Those railings are horrible,  
2 and we're getting that into the budget next year.

3 COMMISSIONER FUNKE: And another  
4 concern I have is, you know, I like solar panels,  
5 but the problem with solar panels is maintenance.  
6 After ten years, they're basically -- become  
7 obsolete. So what's the -- is there a plan to  
8 replace them in the future when, you know, solar  
9 or the panels become obsolete or --

10 MR. SUHR: Yeah. The interesting part  
11 here was that was a requirement of one of our  
12 largest fundraiser initiatives --

13 COMMISSIONER FUNKE: Excellent.

14 MR. SUHR: -- and, you know, without  
15 getting into the specific details of that, that  
16 that was their requirement. I think it's a good  
17 one, you know, we -- I don't know if you know, but  
18 the City of St. Charles has its own electric  
19 utility that's managed under public works as well.  
20 So we have access through our initiatives and the  
21 agencies that were included with to get these  
22 solar panels, so from that perspective, if we ever  
23 needed to replace these, we have funding through  
24 our Illinois Municipal Electric Agency, where we'd

1 be able to completely fully fund a replacement of  
2 this -- no problem -- through our agency.

3 COMMISSIONER FUNKE: Next question:  
4 Benches. Are there seating along the planter  
5 walls? Do I see --

6 MR. SUHR: Yeah. You can see, there's  
7 a little image there next to that bollard. You  
8 know, they kind of meander through the site. Let  
9 me see if I can get a couple more. All of those  
10 low-lying, kind of, knee-high walls are meant to  
11 be benches as well.

12 COMMISSIONER FUNKE: And are you going  
13 to be doing anything to prevent skateboarders and  
14 things? I mean, are there going to be details on  
15 there, where they --

16 MR. SUHR: Yeah. Here's another good  
17 example -- and the detailed construction documents  
18 that's in your packet really show, you know, where  
19 those are located. But they're basically on the  
20 inside of the egg shape, and they're outside of  
21 the egg shape, some of them along the First  
22 Street.

23 And I hear what you're saying. You  
24 know, maybe I'll challenge Marty to put the little

1 detail there so that the skateboarders aren't  
2 riding the edge there.

3 COMMISSIONER FUNKE: Sure. And what's  
4 that top stone going to be?

5 MR. SUHR: Is that precast or natural  
6 stone on the top?

7 MR. SERENA: The drawings have shown  
8 stone.

9 MR. SUHR: Stone?

10 COMMISSIONER FUNKE: What type of  
11 stone? I mean --

12 MR. SERENA: It could be precast --  
13 limestone.

14 MR. SUHR: Limestone?

15 COMMISSIONER FUNKE: They could be --  
16 limestone is very soft and, you know, from a  
17 maintenance standpoint, it breaks apart over a  
18 couple years, so you could do granite. I mean,  
19 ideally, some sort of hard stone -- granite's  
20 probably the toughest stone that you can do from a  
21 maintenance perspective.

22 What about lighting, like, landscape  
23 lighting and things, you know, wall lighting along  
24 these, you know, the planter walls -- is that --

1 MR. SUHR: So we have the traditional  
2 light standards that -- the pole lights --  
3 throughout the plaza. These elements -- there's  
4 three of them in the plan -- these will illuminate  
5 with -- not only the directory or the electronics,  
6 but the above is a light as well.

7 And I don't see an image where you see  
8 that light bar. Is there one in here?

9 MR. SERENA: There are lights in the  
10 actual trellises. Those lights we eliminated  
11 because of the connections to the steel trellis.  
12 There's tree uplighting, and the existing lighting  
13 for the plaza is being changed minimally, so all  
14 the existing fixtures that currently illuminate  
15 the space will still be available to it. So we're  
16 providing accent -- you know, specific accent  
17 lighting and things of that nature.

18 COMMISSIONER FUNKE: So it won't be  
19 dark, you know --

20 MR. SERENA: No.

21 MR. SUHR: No.

22 COMMISSIONER FUNKE: It'd be nice to  
23 get -- I mean, incorporate maybe some lighting in  
24 the column structure or something -- uplighting or

1 something -- that'd be, you know, if there's a  
2 detail that you can do, I think that'd be --

3 MR. SUHR: For the trellis you're  
4 talking about?

5 COMMISSIONER FUNKE: Well, yeah. At  
6 the base of each column, it'd be great to have  
7 some lighting in there just to create --

8 MR. SUHR: Some accent lighting?

9 COMMISSIONER FUNKE: -- that rhythm,  
10 that pattern I think would be nice.

11 But, you know, I love the monument  
12 signs. I love the, you know, how you scatter  
13 those around the site and just creates a nice, you  
14 know, interest for people to go to see what is  
15 happening in the city.

16 Overall, I think, you know, I think the  
17 design is great, especially with this idea of the  
18 large plaza/small plaza where you could have  
19 those -- those, you know, the music venues, where  
20 if you wanted to do a smaller venue, you could do  
21 one on the north side of the plaza, or if you did  
22 one of the larger one, you could do it towards the  
23 Altered Brewing, you know, the steps of the  
24 brewing.

1                   And then I like the meandering paths  
2                   too, and closing off First Street -- I think  
3                   that's -- that's a great idea. Luckily, we had  
4                   COVID that promoted that idea of closing that off  
5                   and being able to, you know, experience that, I  
6                   think, is a great thing. So appreciate the design  
7                   and the details that went through this.

8                   MR. SUHR: Thank you.

9                   COMMISSIONER FUNKE: Any other  
10                  questions from the --

11                  COMMISSIONER MOAD: I have one comment.

12                  Peter, have we looked at -- as we  
13                  change the head crossway at First Street and 64,  
14                  have we looked at the feasibility of going under  
15                  64, rather than across 64? It would surely help  
16                  with safety, as well as traffic flow, on 64.

17                  MR. SUHR: It's outside of the scope of  
18                  this particular project, but I've been involved  
19                  with a couple of different studies through my  
20                  tenure here and studying, not only the passage on  
21                  the west side where First Street is close to going  
22                  underneath the bridge and actually connecting the  
23                  fishing walkway --

24                  COMMISSIONER MOAD: Yeah.

1 MR. SUHR: -- and kind of going under.  
2 We've got a concept for that, but I think the  
3 Active River Project also has a project on the  
4 other side of the -- on the east side of the river  
5 that -- that proposes something that goes under  
6 the bridge. It'd be very similar to the other  
7 bridge crossing that goes underneath the bridge at  
8 Indiana --

9 COMMISSIONER MOAD: Prairie.

10 MR. SUHR: Prairie. Sorry. And, you  
11 know, that, most likely -- the elevation of that  
12 would be such that it would be underwater from  
13 time to time sometimes and would be temporarily  
14 closed in those conditions. But it was outside of  
15 the scope of this particular project, but I know  
16 we have been looking at that from different  
17 perspectives.

18 COMMISSIONER MOAD: Thank you. Fair  
19 enough.

20 COMMISSIONER FUNKE: Any other  
21 questions or comments from the commissioners?

22 Okay. With that being said, is there a  
23 motion?

24 COMMISSIONER STUDEBAKER: I would make

1 a motion to approve the First Street Plaza  
2 expansion application for planning and development  
3 preliminary plan.

4 COMMISSIONER MOAD: I'll second.

5 COMMISSIONER FUNKE: Roll call.

6 COMMISSIONER MOAD: Jeff Funke?

7 COMMISSIONER FUNKE: Yes.

8 COMMISSIONER MOAD: Zachary Ewoldt?

9 COMMISSIONER EWOLDT: Yes.

10 COMMISSIONER MOAD: Dave Rosenberg?

11 COMMISSIONER ROSENBERG: Yes.

12 COMMISSIONER MOAD: Chris Studebaker?

13 COMMISSIONER STUDEBAKER: Yes.

14 COMMISSIONER MOAD: Laurel Moad? Yes.

15 COMMISSIONER FUNKE: It's been

16 approved. So that concludes Item 5.

17 Item 6, we're going to be postponing

18 that to the next planning commission?

19 MR. COLBY: Yes.

20 COMMISSIONER FUNKE: Okay.

21 And then no. 7, do we have any

22 additional business from the Planning Commission

23 or members or staff? No?

24 UNIDENTIFIED PUBLIC MEMBER: Any public



1 comment? Doesn't say that here.

2 COMMISSIONER MOAD: Do we have anything  
3 on the agenda for January 4th?

4 COMMISSIONER STUDEBAKER: Public  
5 comment's no. 10.

6 COMMISSIONER FUNKE: There's a no. 10?  
7 Yeah. Number 10, we have -- yeah,  
8 so --

9 Number 8, we have weekly development  
10 report, has been provided with the meeting packet.

11 Number 9, meeting announcements. Our  
12 next meeting is scheduled for Wednesday,  
13 January 4th, due to the holiday.

14 COMMISSIONER MOAD: We expect anything  
15 on the agenda?

16 MR. COLBY: I don't think we have  
17 anything scheduled for the 4th.

18 COMMISSIONER MOAD: No? Okay.

19 COMMISSIONER FUNKE: Okay.

20 Number 10, any public comment?

21 MR. LEMKE: Yes, I did -- Art Lemke.

22 3214 Blackhawk Trail, here in the city of  
23 St. Charles. And I did -- I'm glad I came to see  
24 how this is developing -- let's say, the

1 pergola -- and what I did, I talked to the  
2 historical people when we talked about lighting  
3 the City Hall tower. And back in the days, our  
4 architect here was Zook, but one of his  
5 predecessors, Saarinen from Finland, came up with  
6 an idea of lighting, vertically, those fins, and I  
7 suggested and showed some pictures and drawings,  
8 and that came out very well. So I would support  
9 the idea of some lighting at the bottom of the  
10 verticals to highlight the architectural pattern  
11 on the verticals. And that's it for me. Thank  
12 you.

13 COMMISSIONER FUNKE: All right. Thank  
14 you.

15 MR. HENRICKS: Ken Henricks. President  
16 of Alter Brewing. 12 South First Street.

17 As the small business who will bear the  
18 brunt -- arguably, bear the most brunt -- of this  
19 development, both positively and negatively during  
20 construction, I'm thrilled to see this come to  
21 fruition. I think it's a tremendous amenity to  
22 the community, but a wait-and-see approach to  
23 replanning or reconfiguring the public dining  
24 space, I think, is a miss. Alter is willing,

1 we're able, and really want to be a part of the  
2 material and real-time planning so that the  
3 outcome can be optimal, you know, not just for  
4 Alter, but for the community as a whole.

5 I think there's opportunities here for  
6 coordination, you know, as I dug through the plan,  
7 the light pole supports -- will those be in  
8 conflict with outdoor seating? Will the planters  
9 be in conflict with outdoor seating? Will a  
10 liquor boundary be in conflict with outdoor  
11 seating as the plan exists today? Will the  
12 facility have to be reconfigured, readjusted  
13 egress, et cetera, to coordinate with the plan?

14 So long story short: I guess it's a  
15 question. Alter would love to have an opportunity  
16 to, again, be involved in a real-time planning for  
17 an optimal outcome. Will that opportunity be  
18 afforded?

19 MR. CONLEY: Derek Conley, economic  
20 development director. So I know I've met with Ken  
21 earlier this week or last week. The City is  
22 planning to have a meeting with the businesses on  
23 First Street to kind of hear some of the comments  
24 that Ken's already expressed and see what we can

1 do -- one, for the construction period, but then  
2 also some of the things he brought up when the  
3 plaza's completed, what does that mean for outdoor  
4 dining? And that is to be determined, but I think  
5 the City's committed to working with the  
6 businesses to try to come up with the best  
7 possible outcome.

8 MR. HENRICKS: Thank you.

9 COMMISSIONER FUNKE: Thank you.

10 Any other public comment?

11 Okay. Do I have a motion to adjourn?

12 COMMISSIONER MOAD: So moved.

13 COMMISSIONER STUDEBAKER: Second.

14 COMMISSIONER FUNKE: We have a first.

15 And second? Who seconded?

16 COMMISSIONER STUDEBAKER: I seconded.

17 Sorry.

18 COMMISSIONER FUNKE: All right. The

19 Planning Commission's hereby adjourned at 7:51.

20 (Off the record at 7:51 p.m.)

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CERTIFICATE OF REPORTER - NOTARY PUBLIC

I, Kristine Wesner, CVR, the officer before whom the foregoing proceeding was taken, do hereby certify that the foregoing transcript is a true and correct record of the testimony given; that said testimony was taken by me and thereafter reduced to typewriting under my direction; that reading and signing was not requested; and that I am neither counsel for, related to, nor employed by any of the parties to this proceeding 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 December, 2022.

*Kt w*



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Kristine Wesner, CVR  
My Commission Expires: July 02, 2025