

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, DECEMBER 4, 2018**

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Members Present: Chairman Wallace  
Vice Chairman Kessler  
James Holderfield  
Tom Pretz  
Jeff Funke  
Peter Vargulich  
Jennifer Becker

Members Absent: David Pietryla  
Laura Macklin-Purdy

Also Present: Rita Tungare, Director Community & Economic Development  
Ellen Johnson, Planner  
Rachel Hitzemann, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

Chairman Wallace called the meeting to order at 7:01 p.m.

**2. Roll Call**

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

**3. Presentation of minutes of the November 13, 2018 meeting of the Plan Commission.**

**Motion was made by Mr. Holderfield, seconded by Mr. Vargulich, and unanimously passed by voice vote to approve the minutes of the November 13, 2018 Plan Commission meeting.**

**PUBLIC HEARING**

**4. Extreme Clean Express Car Wash, 1625 W. Main St. (Dan Gunsteen)**  
Application for Special Use (Amendment to Special Use)

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

**Motion was made by Mr. Kessler, seconded by Mr. Pretz, and unanimously passed by voice vote to close the public hearing.**

**Roll Call Vote:**

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

**Nays:**

**Absent: Pietryla, Macklin-Purdy**  
**Motion carried: 7-0**

**MEETING**

- 5. Extreme Clean Express Car Wash, 1625 W. Main St. (Dan Gunsteen)**  
Application for Special Use (Amendment to Special Use)

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

**Motion was made by Mr. Kessler and seconded by Mr. Funke to recommend approval of the Application for Special Use (Amendment to Special Use) for Extreme Clean Express Car Wash, 1625 W. Main St., subject to resolution of outstanding staff comments.**

**Roll Call Vote:**

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

**Nays:**

**Absent: Pietryla, Macklin-Purdy**

**Motion carried: 7-0**

- 6. Additional Business from Plan Commission Members or Staff**
- 7. Weekly Development Report**
- 8. Meeting Announcements**
- a. Plan Commission
    - Tuesday, December 18, 2018 at 7:00pm Council Chambers
    - Tuesday, January 8, 2019 at 7:00pm Council Chambers
    - Tuesday, January 22, 2019 at 7:00pm Century Station Training Room
  - b. Planning & Development Committee
    - Monday, December 10, 2018 at 7:00pm Council Chambers
    - Monday, January 7, 2019 at 7:00pm Council Chambers
- 9. Public Comment**
- 10. Adjournment at 7:52 p.m.**



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# Transcript of Public Hearing - Extreme Clean Express Car Wash

**Date:** December 4, 2018

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Regular Meeting including :  
Application for Special Use :  
(Amendment to Special Use); :  
Property Located at :  
1625 West Main Street. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, December 4, 2018  
7:01 p.m.

Job No.: 168459  
Pages: 1 - 46  
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Public Hearing - Extreme Clean Express Car Wash  
Conducted on December 4, 2018

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member

5 JEFFREY FUNKE, Member

6 JIM HOLDERFIELD, Member

7 TOM PRETZ, Member

8 PETER VARGULICH, Member

9

10 ALSO PRESENT:

11 ELLEN JOHNSON, Planner

12 RITA TUNGARE, Community and Economic

13 Development Director

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Transcript of Public Hearing - Extreme Clean Express Car Wash  
Conducted on December 4, 2018

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

2 CHAIRMAN WALLACE: This meeting of the  
3 St. Charles Plan Commission will come to order.

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Here.

7 VICE CHAIRMAN KESSLER: Becker.

8 MEMBER BECKER: Here.

9 VICE CHAIRMAN KESSLER: Funke.

10 MEMBER FUNKE: Here.

11 VICE CHAIRMAN KESSLER: Pretz.

12 MEMBER PRETZ: Here.

13 VICE CHAIRMAN KESSLER: Vargulich.

14 MEMBER VARGULICH: Here.

15 VICE CHAIRMAN KESSLER: Wallace.

16 CHAIRMAN WALLACE: Here.

17 VICE CHAIRMAN KESSLER: Kessler, here.

18 CHAIRMAN WALLACE: All right. Before we  
19 move on from Item 2, we have a new member.

20 Sorry; I didn't have a chance to say hello  
21 before the meeting but welcome Jennifer Becker.

22 MEMBER BECKER: Nice to meet you.

23 CHAIRMAN WALLACE: I'm sorry to put you on  
24 the spot, but would you mind just saying a couple

Transcript of Public Hearing - Extreme Clean Express Car Wash  
Conducted on December 4, 2018

5

1 of words about yourself, and how long you've been  
2 in St. Charles, and what your background is.

3 MEMBER BECKER: Well, I appreciate being  
4 appointed. I think it's a different perspective  
5 for me. I am a planner by profession. I've  
6 worked in the Fox River Valley my entire career.  
7 I've worked with the City of Elgin, West Dundee,  
8 Kane County DOT, and now I'm currently employed by  
9 the City of Geneva. Moved to St. Charles from the  
10 north part of the valley four years ago and am  
11 happy to have an opportunity to use my expertise  
12 in my new hometown.

13 CHAIRMAN WALLACE: Thank you. Welcome.

14 All right. Presentation of the minutes of  
15 the November 13, 2018, meeting of the Plan  
16 Commission. Is there a motion to approve?

17 MEMBER HOLDERFIELD: So moved.

18 MEMBER VARGULICH: Second.

19 CHAIRMAN WALLACE: It's been moved and  
20 seconded. All in favor.

21 (Ayes heard.)

22 CHAIRMAN WALLACE: Opposed.

23 (No response.)

24 CHAIRMAN WALLACE: Motion passes unanimously.



1           Item 4 on our agenda is continued public  
2 hearing, Extreme Clean Express Car Wash,  
3 1625 West Main Street (Dan Gunsteen) Application  
4 for Special Use and Amendment to Special Use.

5           We are in the public hearing portion of  
6 our meeting, and for those of you who haven't been  
7 here before, welcome.

8           We are commissioned by the City Council to  
9 conduct public hearings for certain applications  
10 that come before it, which is what we're doing  
11 tonight, which means that we are being presented  
12 evidence either for or against the application.

13           The applicant will begin, and then the  
14 Plan Commission will ask any questions, followed  
15 by members of the audience, and then if there are  
16 any comments or any other testimony regarding the  
17 application, we will entertain it after that.

18           If we feel that we have enough information  
19 to make a recommendation to the City Council  
20 either for or against the application, then the  
21 public hearing will be closed, and we will take up  
22 that with Item 5, which is an action item for this  
23 application.

24           Any questions regarding our procedure?

1 (No response.)

2 CHAIRMAN WALLACE: Okay. Anyone -- it is  
3 a continued public hearing, but anyone who wishes  
4 to offer testimony, including asking questions,  
5 I'll ask you to be sworn in, if you'll raise your  
6 right hands.

7 (Whereupon, four witnesses were thereupon  
8 duly sworn.)

9 CHAIRMAN WALLACE: And if you speak, I  
10 would ask that you approach the lectern, speak  
11 into the microphone, and please wait until you've  
12 been recognized by me to speak.

13 Before we start, Ellen, did you want to  
14 just summarize the additional exhibits that we  
15 received?

16 MS. JOHNSON: Sure. So included with the  
17 meeting packet was an updated traffic study that  
18 the applicant prepared and submitted, and that  
19 traffic study has been reviewed by HLR, which is  
20 the City's consultant for traffic study analysis,  
21 and the findings of HLR's review were forwarded to  
22 you via email today, this morning.

23 And HLR basically concurred with the findings  
24 of the traffic study and offered no further comments.

1 All of their comments have been addressed in the  
2 revised study.

3 CHAIRMAN WALLACE: All right. Is the  
4 applicant ready?

5 You've already made a presentation, so if  
6 you just want to follow up with where we were last  
7 time and talk about the new evidence.

8 MR. KALISCHEFSKI: Again, my name is  
9 Chris Kalischefski, Corporate Design Development  
10 Group, also known as WT Group. Along with me is  
11 the owner, Dan Gunsteen, and we have Ben Bussman,  
12 our civil engineer and landscape architect, and  
13 Jeff Linkenheld, who is our traffic engineer.

14 So we're here for questions. We're just  
15 briefly going to go through the planning again  
16 just to remind the changes that occurred last time  
17 that were presented and then also available for  
18 any additional questions.

19 So this, of course, is the overall  
20 development survey that the lots were broken into.  
21 This would be our Lot 1. Formerly on this portion  
22 was a car wash that was a self-serve-type car  
23 wash, and then there was a strip center behind.  
24 So commercial, commercial, and is now just made

1 into one lot, and we would like to amend the special  
2 use to cover the new lot boundaries.

3 This is the aerial. That was the  
4 self-cleaning car wash, and then this is the new  
5 plan. We want to point out that 120 feet from  
6 Main Street to the center line of the driveway as  
7 the traffic report asked.

8 Changes from the last time we were here,  
9 the building has been pushed back 4 feet or south  
10 4 feet, which now the distance from here, the  
11 south part of our property line to the building is  
12 84 feet and it was 80 feet. The distance to the  
13 actual pavement, though, I do want to stress that  
14 that is 112 feet. So we have -- depending on the  
15 size of the car, we'd have five to six cars from  
16 exit to roadway.

17 In addition, this setback, what's required  
18 in front of the commercial is 10 feet, and then  
19 what's required in residential is 12 1/2 feet.  
20 We've made the setback for the entire length  
21 12 1/2 feet just for everyone's knowledge.

22 Again, for the benefit of the new Plan  
23 Commission member, the main entrance is right  
24 through here, three stacking lanes. It's an

1 automated car wash with the gates right here. The  
2 gates go up; you proceed through. The customer is  
3 in their car through the entire process. The wash  
4 bay, then a heated drying bay, then the customer  
5 has a chance to go back to the vacuum or to exit.

6 Our surveys showed that 50 percent of the  
7 people like to vacuum before, 50 percent want to  
8 do it afterwards, so that's why we have this  
9 access. This is a full -- more than 24 feet, so  
10 this is a two-way traffic lane between the  
11 stacking and the parking itself.

12 Site plan for a little more. Again,  
13 Ben Bussman is here for particulars, but we did  
14 add a full arrangement of landscaping on the  
15 entire length of the east side of the building  
16 where this wasn't there before made up of  
17 arborvitae and bushes, hydrangea about 6 foot high  
18 and arborvitae about 8 feet high. Trees were  
19 moved out of the easement and placed here. And  
20 trees were placed out of the easement within --  
21 but still within our side yard/front yard setback,  
22 but it's out of the easement. Plantings were  
23 added around the signage here, as well.

24 Just, again, Ben is here to comment on this,

1 the engineering site plan, as well, photometrics.  
2 The only thing we asked for, again, is at the  
3 driveways that we be allowed to exceed the .5 just  
4 from a safety standpoint so people know where they  
5 are turning into. The .5, quite frankly, is very,  
6 very dark. So we are a little higher than that,  
7 so just asking for those variations in that area.

8 Elevations of the building. Just a  
9 reminder, this you can see kind of ghosted in is  
10 the collection of arborvitae in a group of three,  
11 three, and three, and then between them there are  
12 the four or five hydrangea bushes that go all the  
13 way around. In addition to that we added these  
14 piers that break up this longer facade to give it  
15 even some more architectural interest.

16 Just for your knowledge, the back of the  
17 existing chiropractor, that's basically the  
18 outline of the chiropractor's building, but we  
19 went over and above and went where the building  
20 was, as well.

21 The other item the comment was in terms of  
22 signage, this facade had this sign, this car wash  
23 sign on it, which is 104, which is allowed on this  
24 side. But in terms of the frontage of the building,

1 we're only allowed 51 square feet, so we did reduce  
2 that sign, made it a smaller sign, and we're at  
3 51 square feet.

4 We do want to emphasize that we are below  
5 the allowable signage. The signage itself, total  
6 lot signage is allowed at 342 square feet, and  
7 we're requesting 250 square feet.

8 This is the colored version of that with  
9 the particular elements of the masonry. So we  
10 have the stone masonry, again, a full masonry  
11 bearing building with hollow core concrete roof,  
12 very sound absorbent, soundproof building.

13 This portion here is recessed back to 3 feet.  
14 We're asking for a slight variance in that because  
15 this area, all these windows here are where the  
16 equipment room is, and to push more than the 16 feet  
17 that we have there back 3 feet would start getting --  
18 affecting the equipment and that.

19 I'll show you in the plan, in the site plan  
20 how we really maximized the east-to-west dimension  
21 of the site. We're exceeding the setback and we  
22 think you would -- we think prefer to have the  
23 10 feet of landscaping that we're having on the  
24 east side rather than having an additional 3-point

1 bump on the elevation.

2 So we're really trying to meet the intent  
3 of the code as much as possible in the function of  
4 the site. So we had the three lanes; we had the  
5 full two lanes between the vacuum stalls and the  
6 stacking, and then the cars wrap around. And,  
7 again, from here to the street is 112; from here  
8 to the center line is 120.

9 Another view, more of a street view. Again,  
10 all masonry bearing building, very committed to  
11 the site.

12 I'm just going to back up to the site plan  
13 before Jeff can answer any questions, but we did  
14 want to point out that the FAR ratio here as  
15 allowed is .4, and we're only at .05. So we are  
16 one-fifth the allowable density for this site.

17 So we just want to state that we are  
18 meeting all the setbacks; we're far exceeding the  
19 setbacks, and really the only variances are some  
20 of the foundation landscaping, but we're adding  
21 that planting as stated in the staff notes as an  
22 alternate. This whole east side now is basically  
23 a planting bed.

24 So with that we're here to answer questions.



1 If you'd like our traffic engineer to make a specific  
2 presentation, we are here to do that, as well.

3 MEMBER HOLDERFIELD: I have a -- maybe you  
4 covered it, but in regard to the signage, I know  
5 you're below the square footage, but in my notes  
6 last time it talked about that you were exceeding  
7 the light intensity. Is that -- are we below that  
8 now? It was exceeding 0.5. Maybe you mentioned  
9 that and I didn't hear it.

10 MR. KALISCHEFSKI: We are still exceeding  
11 it at the driveway just in terms of safety. We're  
12 asking for that because the driveway that's lit at  
13 a .5 is very difficult to see especially on Main  
14 Street. We're working with our lighting supplier  
15 to do a special shield for the other lights so  
16 that we're in compliance.

17 MEMBER HOLDERFIELD: Was there -- last time  
18 did we talk about a median strip between the  
19 stacking lanes and where you do the vacuuming? Is  
20 that --

21 MEMBER VARGULICH: Yes.

22 MR. KALISCHEFSKI: You know, we have -- we  
23 have this area right here where we extended that  
24 protection. So we went back about 25 feet, 25,

1 30 feet roughly about. And the reason we couldn't  
2 go more is because of the fire truck turning  
3 radius, three-point turn for them to turn around.  
4 So we needed to balance that with the separation.  
5 So we went as far north as we could with that  
6 island but that was basically it.

7 MEMBER HOLDERFIELD: So the island is not  
8 there?

9 MR. KALISCHEFSKI: No, it's there. We made  
10 it go as far north as we could, but we couldn't  
11 extend it anymore because of the fire trucks.

12 MEMBER VARGULICH: Ellen, just a question.  
13 They updated their landscape plan, and I'm looking  
14 at your report that was dated 11/30. Have you  
15 reviewed the updated landscape plan that they're  
16 showing here?

17 MS. JOHNSON: No. We haven't received that.  
18 We didn't receive the revised plan prior to the  
19 meeting.

20 MEMBER VARGULICH: Okay. Thank you.

21 CHAIRMAN WALLACE: All right. Any other  
22 questions?

23 MR. KALISCHEFSKI: And we apologize because  
24 something must have happened. We sent it in.

1 Obviously, it didn't arrive.

2 CHAIRMAN WALLACE: All right. Do you want  
3 to have your traffic person give -- I mean, do you  
4 want to give a presentation, or do you just want  
5 to answer questions?

6 MR. LINKENHELD: I guess I can do a brief  
7 presentation. Thank you for coming out tonight.  
8 My name is Jeff Linkenheld. I'm with Arc Design  
9 Resources. We're based out of the Rockford area.  
10 We've worked on several car washes for Dan,  
11 including his car wash in Elgin just down the  
12 street from here.

13 Long and short of it -- I will be brief --  
14 we had done a quick back-of-a-napkin-type analysis.  
15 I think it was interpreted that was what was  
16 requested of us at the time prior to the last  
17 meeting, and then when it came out that more detailed  
18 information was required, we actually had -- we sent  
19 two of our staff out here to count cars. One person  
20 camped out here at 17th and Main Street, the other  
21 one in front of this full access -- currently full  
22 driveway, going to be right-in/right-out.

23 I think if I remember from some discussions  
24 we had with staff and Dan that there was some concern

1 about the Rookies Bar & Grill kind of commingling  
2 with some of this traffic. My one engineer, I  
3 told him specifically to find out where these cars  
4 are going. Really 100 percent of this traffic  
5 using this driveway here was from the chiropractor  
6 in and out.

7 17th Street, obviously, there's nothing here  
8 now, so that was really just bypass traffic, some  
9 from the 7-Eleven, some going home. And then we  
10 do have some cross access -- I'm just kind of  
11 drawing on the scene. We do have the cross access  
12 all the way to 15th Street, which -- raise your  
13 hand if you would like to sit and try and turn  
14 left onto Main Street or turn left at a traffic  
15 signal. Right?

16 So the predominance of the traffic for the  
17 car wash use, we took data actually from two car  
18 washes, one in Elgin, one at East Dundee from our  
19 client's stores. During the peak hour people  
20 going home from work it gets about 60 cars per  
21 hour. If I stood here for a minute -- 60 divided  
22 by 60, that would be one car a minute. If I stood  
23 here for a minute and didn't talk, you guys would  
24 think I was crazy.

1           So that just kind of gives you an  
2           interpretation of how often the cars are coming in  
3           and out of the site. And I guess in the real  
4           world you say, oh, my gosh 60 cars, but if you  
5           spread it out over an hour, it's really not much  
6           at all.

7           Will it have an impact? Yeah. No denying  
8           that. Right now we have some stacking on  
9           17th Street. There will be more stacking on  
10          17th as some of this car wash traffic exits site,  
11          but as per our earlier recommendations and I believe  
12          endorsed by the HLR review of our findings we  
13          recommended that our client push back the driveway  
14          about 20 feet in our original submittal so we  
15          could get our four- to five-car stacking we need  
16          during peak hours. So that's been accomplished  
17          and that stays the same.

18          The right-in/right-out is really easy-peasy,  
19          if you will. It is an easy way out for the people  
20          wanting to go east on Main Street. It's a quick  
21          exit shared with some of the chiropractor traffic  
22          which we kind of planned for in our study.

23          I think I'll stop there and just take some  
24          questions if you guys have them.

1           CHAIRMAN WALLACE: You know, I have a  
2 question on Exhibit 5 to the new traffic study,  
3 "Generated Traffic P.m. Peak Hour." And one of  
4 the questions that I have, for traffic that comes  
5 out of the site and goes onto 64, you have 34 cars  
6 going east on 64, 12 cars going west. Where would  
7 the discrepancy in those numbers have come from  
8 where you have three times as many cars heading  
9 east out of there in the afternoon?

10           MR. LINKENHELD: Good question. We first  
11 looked at things, and if you take a look at the  
12 traffic, the ambient street traffic is predominantly  
13 going westbound. However, due to I guess just the  
14 nature of getting in and out of the site, we had  
15 estimated -- and all this car wash traffic in the  
16 peak hours is going to be bypass traffic. So the  
17 people are on the street already; they're going  
18 home, or going to a restaurant, "Hey, the car is  
19 dirty; let's zip in here and wash the car."

20           So our assumptions are we're skewing the  
21 traffic more toward a right-in/right-out movement  
22 just because of the difficulty in getting back out  
23 to head west on Main Street.

24           CHAIRMAN WALLACE: So I guess you're --

1 MR. LINKENHELD: Just let me finish. In  
2 Exhibit 5 we do have this 11 cars on the bottom.  
3 We split -- about half of the cars that want to  
4 turn left, we split half of them to actually focus  
5 on 17th Street, and we took these other 11 cars  
6 and pushed them down to 15th at the traffic signal.  
7 Which if I was coming out of there, I'd be like hey,  
8 I'm going to zip through here, get at the light,  
9 and I know I'm going to get out and be safe.

10 CHAIRMAN WALLACE: So that would be a  
11 total of 23 cars that are either turning left from  
12 17th or --

13 MR. LINKENHELD: Yes.

14 CHAIRMAN WALLACE: -- basically going east  
15 to then go west? So I guess -- so the next  
16 thought that I have is we have 23 cars that are  
17 going west, 34 cars that are going east, but yet  
18 the ambient traffic is 60/40 going west. So now  
19 we have a situation where we're heading cars off  
20 the site to the east that eventually are going to  
21 have turn around somewhere and go west, whether it  
22 be going onto another street --

23 MR. LINKENHELD: That's the 11 that are  
24 traveling through the development.

1 CHAIRMAN WALLACE: No, because there's  
2 already 34 that are going on the right out. Then  
3 there are 12 that are going on 17th Street and 11  
4 that are going through the site to 15th Street;  
5 correct?

6 MR. LINKENHELD: Uh-huh.

7 CHAIRMAN WALLACE: Okay.

8 MR. LINKENHELD: So that's your 57 total  
9 trips.

10 CHAIRMAN WALLACE: Okay. But we were  
11 thinking that 60 percent of the cars are heading  
12 west on 64 at that time of day?

13 MR. LINKENHELD: Well, we counted 60 percent  
14 of the cars heading west on Main Street. I  
15 interpreted that if I'm a guy heading west on  
16 Main Street, and it's a difficult left turn into  
17 the site and a difficult left turn out of the  
18 site, I'm less likely to stop at this use.

19 So in my opinion -- I skewed it the opposite  
20 way taking the total -- let's say 60 cars. I took  
21 the total of 60 cars, and I did recognize in the  
22 report that yeah, it's 60/40 going westbound, but  
23 in my head I'm thinking like, you know, really I'm  
24 most likely if I'm driving on the other side of



1 the street to stop here at night just because it's  
2 going to be a pain in the rear to get out of here  
3 and get home for dinner. So I purposefully skewed  
4 it the opposite direction.

5 So I do have a higher percentage, but more  
6 so because of right-in/right-out maneuver; it's an  
7 easy in and easy out as opposed to that's the way  
8 people are going. Just looking at it everybody is  
9 on the road anyway; it's a convenient stop, hey,  
10 I'm going to zip in here and wash my car.

11 CHAIRMAN WALLACE: Okay. Now, one of the  
12 other questions -- and this may be for the  
13 applicant -- is there any issue with the other  
14 businesses regarding converting that drive to a  
15 right-in/right-out if there is a cross-access  
16 agreement? Has there been any discussion with the  
17 other property owners regarding that  
18 right-in/right-out access.

19 MR. GUNSTEEN: Eliminating it?

20 CHAIRMAN WALLACE: Well, with converting  
21 it to right-in/right-out.

22 MR. GUNSTEEN: Oh, on 17th Street?

23 CHAIRMAN WALLACE: The one on 64.

24 MR. GUNSTEEN: Well, it's currently

1 right-in/right-out.

2 CHAIRMAN WALLACE: No, it's a full access.

3 MR. GUNSTEEN: On Main Street is it?

4 CHAIRMAN WALLACE: Yes.

5 MR. GUNSTEEN: We prefer to have a full  
6 access, but if that had to be converted, I think  
7 IDOT during the application process -- wouldn't  
8 they change that?

9 CHAIRMAN WALLACE: That's what I'm getting  
10 at. I mean, if we approve this based on it being  
11 right-in/right-out seeing that there are obviously  
12 going to be some traffic issues with the left  
13 turn, and then we have feedback or you get some  
14 issue with some of the other beneficiaries of this  
15 cross-access easement.

16 MR. GUNSTEEN: Are you talking like the  
17 chiropractor or Rookies?

18 CHAIRMAN WALLACE: Chiropractor or  
19 Rookies-type company, yeah.

20 MR. GUNSTEEN: So the chiropractor has  
21 approximately one to two customers an hour that  
22 come through on average from 8:00 in the morning  
23 to 5:00 at night and his hours differ. I've had  
24 conversations with him about closing it up and

1 just eliminating the cross drive. He'd prefer to  
2 keep it open to allow cars to come into his space  
3 just because it's such a limited amount of cars.  
4 That was my only conversation with the neighboring  
5 business.

6 Rookies, based on my conversation with  
7 Jeff and the traffic study was out of all the cars  
8 that came in, none of those cars went to Rookies.

9 As far as a full access, as you say,  
10 right-in/right-out, obviously, a full access is  
11 going to be much better to keep a business vibrant  
12 and fully operational. I have seen businesses  
13 that had right-in/right-outs that have failed, and  
14 I've also seen some that are successful.

15 We feel the more access that is given, the  
16 easier it is for people to maneuver in and around  
17 both on-site and off-site.

18 MEMBER VARGULICH: I think what we're asking  
19 is, does the current language in the agreement for  
20 cross-access limit you changing that?

21 MR. GUNSTEEN: No.

22 MS. JOHNSON: So I believe when the property  
23 was resubdivided last year, IDOT approved  
24 right-in/right-out access for that drive. So

1 that's specified in the plat that access shall be  
2 right-in/right-out.

3 CHAIRMAN WALLACE: All right.

4 And I guess, sir, I just want you to look  
5 at the aerial, and the one issue that I see is on  
6 the northeast side where we have the exit from the  
7 car wash, and having kind of a disjointed  
8 alignment of the roadways.

9 One of the things that we want to avoid is  
10 having people not -- having it not be clear where  
11 they're supposed to be going whichever way they're  
12 coming from. So my question is, do you foresee any  
13 issue, any conflict in that area between people  
14 that are coming out of the car wash, people that  
15 may be coming across, and people that are coming  
16 from the road either going to the car wash or to  
17 go into the other businesses?

18 MR. GUNSTEEN: I'm just going to indicate  
19 that the width of that drive there between our exit  
20 and where they would turn to go into our vacuum  
21 area I believe is 24 feet. I can't see it. Right  
22 here. And this would be striped and have arrows  
23 pointing.

24 So we could stripe it to keep less confusion

1 at that corner. I don't foresee it being a huge  
2 bottleneck. But you can go ahead.

3 MR. LINKENHELD: Well, in short I really  
4 don't see a problem. The immediate use to the east  
5 is the low traffic use. So with car wash traffic  
6 is the predominant use. That's the one that's  
7 taking up the available capacity, if you will.

8 Rookies further to the east is really  
9 oriented -- their traffic seems to be oriented  
10 towards the signal on 15th Street. So they're  
11 kind of coming in east off of 15th, leaving back  
12 towards 15th, if you will. The chiropractor being  
13 kind of a low use is kind of like an invisible  
14 separator between the two even though you do have  
15 the cross access.

16 The only thing I can see is coming out  
17 here -- I would suppose they could put a yield  
18 sign up or something of that nature for leaving  
19 the car wash. Otherwise, I think you're really  
20 talking about this corner kind of being car wash  
21 traffic, and this over here being kind of Rookies  
22 traffic, and, you know, the chiropractor with his  
23 few customers kind of sharing in some fashion.

24 But, again, if I stood here for a minute

1 and didn't talk to you, you'd say like, gosh, why  
2 isn't this guy saying anything.

3 MEMBER VARGULICH: Excuse me. Is it  
4 possible to -- for the traffic coming from the  
5 east with your cross-access easement to just have  
6 a stop sign and a stop bar so that they cannot  
7 enter into your property without stopping first?

8 MR. LINKENHELD: The chiropractor property?

9 MR. GUNSTEEN: Right there.

10 MEMBER VARGULICH: And this way traffic  
11 would come to a stop while traffic coming out of  
12 the car wash, if you will, would have more of  
13 a flow.

14 MR. GUNSTEEN: We anticipate doing that or  
15 a yield sign. I prefer stop and a stop bar.

16 MEMBER VARGULICH: Ellen, I have a question.  
17 Independent of the chiropractor and whatever their  
18 traffic use is now and however low the volume is,  
19 they still have the right to redevelop that site  
20 into its full zoning capacity; right?

21 MS. JOHNSON: Correct.

22 MEMBER VARGULICH: So we're talking about  
23 an existing condition that allows for low traffic  
24 in this conversation, but, ultimately, you could

1 have somebody that could have as much traffic  
2 potentially as you have because your lots are not  
3 hugely different from a square-footage standpoint.  
4 So their FAR could achieve those.

5 Now, you wouldn't have two car washes next  
6 to each other, but the user could turn into an  
7 office or some other type of user that would have  
8 more traffic. So I think having a stop there or a  
9 yield at a minimum would help reduce the potential  
10 for --

11 MR. LINKENHELD: Actually, that's a good  
12 idea.

13 MR. GUNSTEEN: I like the idea. I also  
14 say that if it was redeveloped, he's definitely  
15 closer to the 15th Street access point, as well.  
16 So he's going to get a little bit more split use.  
17 So I like it.

18 MEMBER VARGULICH: Once you have a cross-  
19 access easement, nobody is going to give it up.  
20 So they're still going to come across based on  
21 whatever any one driver's use is to get out onto  
22 64, and if it's quicker to go right-in/right-out,  
23 they'll do that rather than wait to go down to the  
24 light.

1 MR. GUNSTEEN: I agree.

2 CHAIRMAN WALLACE: Other questions?

3 (No response.)

4 MR. GUNSTEEN: I would just like to say I  
5 appreciate you guys hosting -- holding this meeting  
6 again, and I think that based on all the changes  
7 we made for all the concerns that you guys all had  
8 earlier on in November, think we've addressed  
9 100 percent of them. And in addition to some of  
10 the comments that weren't really conditions, we  
11 went and put the decorative stone on the back side  
12 of the building, extended the canopies around the  
13 back side of the building and put quite a bit  
14 additional landscaping around the place.

15 So I just wanted to say thank you for  
16 allowing us to revise that and hearing us in such  
17 a quick manner.

18 CHAIRMAN WALLACE: All right. Thank you.

19 MEMBER PRETZ: I had one more item, and I  
20 know you briefly spoke about it.

21 In the staff comments they still talk  
22 about the 20 percent of facade being at least 3 feet  
23 in depth on the west side of the building. Is  
24 there some particular reason? I understand you



1 keep referring to all of the equipment and that,  
2 but the northern section and the far southern  
3 section parts of the building, isn't it possible  
4 to be able to give some depth and meet that  
5 20 percent of the facade, 3 foot in depth?

6 MR. GUNSTEEN: Are you talking about the  
7 building elevation itself?

8 MEMBER PRETZ: Yeah.

9 MR. GUNSTEEN: So in effort to maximize our  
10 square footage on the property that's how it came  
11 about. We did the one side. We take the maximum  
12 square footage that we need -- or the minimum  
13 square footage we need, and then we were able to  
14 adjust and extend out from there without impeding  
15 on the landscaping buffers that were preventing us  
16 from having to move sidewalks and in turn  
17 tightening up the drive.

18 So one of the things that we have on our  
19 building which gives it a three-dimensional look,  
20 above and beyond just the elevation change where  
21 we recessed that one section in we extended the  
22 columns out 26 inches, as well as our awnings and  
23 our canopies over the exit three sides of the  
24 building.

1 MEMBER PRETZ: So, staff, what they're  
2 stating, does that meet your 20 percent?

3 MS. JOHNSON: We haven't -- I'm not sure  
4 if the elevations have been revised since the last  
5 meeting. If they have, we haven't had a chance to  
6 review them.

7 MEMBER PRETZ: Okay.

8 MS. JOHNSON: But the requirements -- the  
9 Plan Commission does not have the authority with  
10 this zoning application to grant a variance from  
11 that requirement, so it will need to be met.

12 VICE CHAIRMAN KESSLER: I'd just like to  
13 say there's a number of items in the staff report  
14 that need to be addressed. There's still staff  
15 comments and things that don't meet requirements.  
16 "To be determined" with mechanical screening;  
17 building materials appears to meet but there's a  
18 staff comment that needs to be addressed;  
19 articulation it doesn't meet. I know that in the  
20 landscaping there's a number of items that are in  
21 the staff report that it does not meet; there are  
22 staff comments to be addressed.

23 I know they haven't reviewed the most  
24 recent, but in any recommendation I would suggest

1 that all of these staff comments have to be resolved  
2 before any approval can be made.

3 MS. TUNGARE: If I may, one comment I  
4 would also have, in terms of checks and balances,  
5 the City will not be issuing any building permits  
6 unless those ordinance requirements are met.

7 VICE CHAIRMAN KESSLER: I just wanted you  
8 to know that up front.

9 MR. KALISCHEFSKI: We understand. And,  
10 unfortunately, there was a mix-up. I apologize,  
11 but they are all addressed and we will relook at --  
12 to see where we can extend more than 3 feet.

13 MR. GUNSTEEN: The list that you're reading  
14 off with, the mechanical screening, all of our  
15 mechanicals are inside, and all of our parapets  
16 have been raised to prevent any mechanical being  
17 visible 365 degrees.

18 So we went line item by line item whatever  
19 comment or concern that was given both in the  
20 meeting and from staff and addressed 99 percent.  
21 I will meet the requirements necessary as far as  
22 the building elevation on the south end of the  
23 property. We'll work with the building department  
24 to come up with an elevation change on that south

1 end to meet that requirement without impeding on  
2 our square footage or interrupting any of the  
3 landscaping.

4 VICE CHAIRMAN KESSLER: There was some  
5 comment about you were asking for a variance, and  
6 we aren't -- we're not in a position to do any of  
7 that in this application.

8 MR. GUNSTEEN: We understand that.

9 VICE CHAIRMAN KESSLER: Okay.

10 CHAIRMAN WALLACE: Any further questions,  
11 comments?

12 MEMBER VARGULICH: Complying with the  
13 landscape ordinance as far as the number of  
14 plants, at least until you review their updated  
15 plan, but say currently the report to the last  
16 landscape plan there were a number of deficiencies  
17 on the number of trees and shrubs, things like  
18 that, part of it caused by their desire and  
19 functionality issues on the west side because they  
20 don't have enough landscape area because of their  
21 equipment connections and things like that. Does  
22 the ordinance allow them to take that plant material  
23 and redistribute it on the site? Is that within  
24 the purview of staff to apply?

1 MS. JOHNSON: So the building foundation  
2 landscaping, the requirement is that the planting  
3 beds along the foundation be 8 feet in width, and  
4 they didn't have room for that based on the site  
5 plan on the west side. But they're able to provide  
6 that on the east side of the building because the  
7 requirement is that the cumulative length of the  
8 side and rear facades be covered 50 percent with  
9 landscaping.

10 So they can do that on the east side of  
11 the building, which I believe is what they're  
12 proposing now.

13 MR. LINKENHELD: Correct.

14 MEMBER VARGULICH: But in these areas in  
15 the buffer, as an example, along 17th where  
16 they're talking about the number of trees and/or  
17 shrubs that can be used to meet the ordinance, if  
18 it's still deficient but it might appear that they  
19 don't have enough plan area to accomplish that,  
20 can that be moved so it's on the site where the  
21 City is still getting the plant material, but it's  
22 placed in another location that's beneficial?

23 MS. JOHNSON: We'll review the plan and if  
24 there really is no possible way to accommodate the

1 plant material that they're required, then they  
2 can do things like put it nearer to the -- kind of  
3 interior to the site near the detention area, that  
4 sort of thing. There's a little bit of flexibility  
5 if absolutely necessary.

6 MEMBER VARGULICH: Yeah. I could see more  
7 of that low planting going along Main Street. I  
8 guess from a business standpoint it's seeing your  
9 signage, knowing that you're at the right location,  
10 but we've had a concern -- I know we've talked  
11 about kind of the scale of the interior pavement  
12 areas, part of that caused by the requirements by  
13 the fire department for turning radiuses and  
14 turning around and things like that.

15 So you have a big pavement area, but that  
16 can be screened from view from Main Street by  
17 moving some of that plant material that's required  
18 but not able to go along 17th. I would see that  
19 as a community benefit that would kind of meet the  
20 ordinance but shift it in a place where it can  
21 used.

22 Thank you.

23 MR. BUSSMAN: If I may address the buffer  
24 and 17th Street. My name is Ben Bussman with

1 Webster, McGrath & Ahlberg. We did the survey and  
2 civil engineering, landscape architecture.

3 The buffer on the west side we've addressed  
4 and feel like we're compliant. There's a 10-foot  
5 easement. We've moved the trees out of the  
6 easement and kind of shifted things around. There's  
7 about 2 1/2 feet between the incline and the back  
8 curb, so we're lining that up with some umbrella-  
9 shaped elm trees to meet the buffer requirement on  
10 the west side.

11 So that's the updated landscape plan on the  
12 monitor there, and we've also added the plantings  
13 around the monument sign, added plantings on the  
14 east side as we've already discussed, shifted  
15 trees out of the easements as the City requested.

16 I feel like we're in pretty good shape.

17 MEMBER FUNKE: I've got a question. The  
18 retention pond in the back, what's the depth of  
19 that from the top of the wall to the bottom?

20 MR. BUSSMAN: I think it's 4 or 5 feet.

21 MEMBER FUNKE: Is there a fence around it?

22 MR. BUSSMAN: Yes. At least on the  
23 three sides. On the west side we wanted to keep  
24 it open because that has a slope.

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1 MEMBER FUNKE: Okay.

2 MR. GUNSTEEN: I just want to define the  
3 fence-type material. We're going to use a black  
4 picket aluminum fence, a decorative fence, not a  
5 chain link. It will be black powder coated fence.

6 MEMBER FUNKE: The one that's in the  
7 detail there?

8 MR. GUNSTEEN: Yes. I just wanted to  
9 reiterate that.

10 MEMBER FUNKE: That's great. Appreciate it.

11 CHAIRMAN WALLACE: Sir, did you have a  
12 question? If you could just state your name,  
13 spell your last name, and state your address.

14 MR. CURATTI: It's Scott Curatti,  
15 C-u-r-a-t-t-i. All I want to do is make a couple  
16 comments about the wash.

17 I own -- I used to own Tyler Car Wash for  
18 eight years. I sold it two years ago. I was  
19 actually looking at this lot. I wanted to buy the  
20 wash that's there now and remodel it. I wanted to  
21 keep that wash.

22 So I'm really only here because I wanted  
23 just to see where things were going because I  
24 wanted to buy the lot. But my comments are, I



1 think they are going to have some trouble coming  
2 out of that tunnel. And I say that because I've  
3 been in that parking lot. Even though it's been  
4 vacant, people come down heading east, and they  
5 shoot into Rookies. They come in there pretty  
6 quick because I've watched them. I don't know if  
7 it's drinking hour or whatever they're doing, but  
8 some of these guys come in, and they shoot through  
9 there, and it's like their little shortcut.

10 All I'm saying is maybe they can do  
11 something to -- because I think there's going to  
12 be some bumpering going on if they're coming out --  
13 they wash a lot of cars. I'm going to guess there  
14 will be 800 a day.

15 I'm surprised that the other washes, none  
16 of them came here. I really thought they'd be  
17 here complaining. I suppose if they meet all the  
18 codes, but for their businesswise they can come  
19 in here and complain about their business. But  
20 like Dr. Suds, he's going to be in trouble. He  
21 has a very small lot and he's struggling now. So  
22 whether that matters or not, these guys will take  
23 him out. They're going to take him out.

24 That's about all I really had to say.

1 That's why -- if you were wondering I was like the  
2 mystery guy in the back. I just wanted to see  
3 where this was going. So that's all I have to say.

4 CHAIRMAN WALLACE: All right. Thank you.  
5 Anything else?

6 (No response.)

7 CHAIRMAN WALLACE: If the Plan Commission  
8 feels they have sufficient information to make a  
9 recommendation to City Council, then a motion to  
10 close the public hearing will be in order.

11 VICE CHAIRMAN KESSLER: Move to close the  
12 public hearing.

13 MEMBER PRETZ: Second.

14 CHAIRMAN WALLACE: All right. It's been  
15 moved and seconded. Any discussion on the motion?  
16 Now, this is just a motion to close the public  
17 hearing.

18 (No response.)

19 CHAIRMAN WALLACE: Tim.

20 VICE CHAIRMAN KESSLER: Holderfield.

21 MEMBER HOLDERFIELD: Yes.

22 VICE CHAIRMAN KESSLER: Becker.

23 MEMBER BECKER: Yes.

24 VICE CHAIRMAN KESSLER: Funke.

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1 MEMBER FUNKE: Yes.

2 VICE CHAIRMAN KESSLER: Pretz.

3 MEMBER PRETZ: Yes.

4 VICE CHAIRMAN KESSLER: Vargulich.

5 MEMBER VARGULICH: Yes.

6 VICE CHAIRMAN KESSLER: Wallace.

7 CHAIRMAN WALLACE: Yes.

8 VICE CHAIRMAN KESSLER: Kessler, yes.

9 CHAIRMAN WALLACE: All right. Then that  
10 concludes Item No. 4 on the agenda.

11 Item 5 is Extreme Clean Express Car Wash,  
12 1625 West Main Street (Dan Gunsteen) Application  
13 for Special Use (Amendment to Special Use).

14 I will open it up to the Plan Commission.  
15 Is there a motion?

16 VICE CHAIRMAN KESSLER: I would move to  
17 recommend approval of Item 5 Extreme Clean Express  
18 Car Wash, 1625 West Main Street (Dan Gunsteen)  
19 Application for Special Use (Amendment to Special  
20 Use) subject to resolution of all staff comments.

21 MEMBER FUNKE: I'll second.

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

24 (No response.)

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1 CHAIRMAN WALLACE: All right. Tim.

2 VICE CHAIRMAN KESSLER: Holderfield.

3 MEMBER HOLDERFIELD: Yes.

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: Wallace.

13 CHAIRMAN WALLACE: Yes.

14 VICE CHAIRMAN KESSLER: Kessler, yes.

15 CHAIRMAN WALLACE: All right. That

16 concludes Item 5 on the agenda.

17 Item 6, any additional business from Plan

18 Commission members or staff?

19 MR. GUNSTEEN: I just want to say thank you.

20 CHAIRMAN WALLACE: All right, thank you.

21 MEMBER PRETZ: I had one thing and it's my

22 annual reminder as we're going into this coming

23 year, 2019, of the importance of attendance by our

24 members for our meetings.

1           Just a reminder that we have an obligation  
2           to the citizens of St. Charles to participate and  
3           to be fully engaged in the opportunities that come  
4           before us. And I believe that 2019 will be a  
5           little bit busier than what we currently have in  
6           2018, probably with some very large projects. And  
7           I think in order to provide the continuity of  
8           understanding and our active participation, as we  
9           each have a very important part in that  
10          participation, we all have our unique  
11          characteristics and interests, when things are  
12          brought before us that we do make it a priority.  
13          Understanding that life's events do prevent us  
14          from being there, but please put it at the  
15          forefront in 2019 so that we are here in full  
16          attendance.

17                 Thank you.

18                 CHAIRMAN WALLACE: All right. Thank you.

19                 One of the comments that I wanted to make,  
20          we do have rules and procedures for the Plan  
21          Commission, and I was just looking, the last time  
22          that we had amended our rules and procedures was  
23          back in 2012. I think that it wouldn't be a bad  
24          idea at some point to take a look at our

1 procedure.

2 Maybe you could put that on the agenda for  
3 a discussion, not necessarily for action, and then  
4 if we determine that there's something that we  
5 should be changing -- and I believe I'm looking  
6 now -- amendments to the rules may be made at any  
7 regular or special meeting upon affirmative vote  
8 of a majority of members of the Commission prior  
9 to which the proposed rules or amendments have  
10 been distributed to the members of the Commission.

11 So, basically, we just need to have any  
12 proposed rules or amendments distributed to the  
13 Plan Commission the Friday before meeting with the  
14 regular packet. So with the Commission's okay, I  
15 think maybe we could put it on the agenda the next  
16 time that we --

17 MS. JOHNSON: Sure. Do you want to just  
18 kind of walk through the rules of procedure at the  
19 meeting and then kind of discuss if anything may  
20 need to be updated?

21 CHAIRMAN WALLACE: I think that's a good  
22 idea. I don't know if there's necessarily  
23 anything that we know needs to be amended, but I  
24 do know that in our rules of procedure it actually

1 gives some -- there is some verbiage about member  
2 attendance at meetings.

3 MS. TUNGARE: So, Chairman Wallace, what  
4 we can do is when we do have a lighter agenda,  
5 we'll put it on that agenda and bring it forward.

6 CHAIRMAN WALLACE: That would be a good  
7 idea. Great.

8 Anything else?

9 (No response.)

10 CHAIRMAN WALLACE: Staff, anything?

11 MS. JOHNSON: No.

12 CHAIRMAN WALLACE: The next few meetings,  
13 do we have items that are on the remaining meeting  
14 this year for December 18th?

15 MS. JOHNSON: I don't believe so but to be  
16 determined.

17 CHAIRMAN WALLACE: And then January 22nd,  
18 which will be across the street, then we have the  
19 planning and development committee December 10th,  
20 January 7th.

21 Any public comment? The public left.

22 Is there a motion to adjourn?

23 VICE CHAIRMAN KESSLER: So moved.

24 MEMBER PRETZ: Second.

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1 CHAIRMAN WALLACE: It's been moved and  
2 seconded. All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed.

5 (No response.)

6 CHAIRMAN WALLACE: St. Charles Plan  
7 Commission is adjourned at 7:52 p.m.

8 (Off the record at 7:52 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 9th day of December, 2018.

My commission expires: October 16, 2021



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