

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MARCH 16, 2021**

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

Members Absent: Jeffrey Funke

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.
Ciara Miller, Economic Development Planner
Court Reporter

1. Call to order

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

2. Roll Call

Chairman Wallace called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the March 2, 2021 meeting of the Plan Commission.

Motion was made by Ms. Purdy, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the March 2, 2021 Plan Commission meeting.

5. Tractor Supply Store, Corporate Reserve PUD Lot 3, NE corner of W. Main St. & Cardinal Dr. (Mend St. Charles, LLC)

Application for Special Use-PUD Amendment

Application for PUD Preliminary Plan

a. Public Hearing

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

Motion was made by Mr. Kessler and seconded by Mr. Pretz to close the public hearing.

Roll call vote:

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

Nays:

Minutes – St. Charles Plan Commission
Tuesday, March 16, 2021
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Absent: Funke
Motion carried 8-0

b. Discussion and Recommendation

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

Motion was made by Mr. Kessler and seconded by Mr. Pretz to recommend approval of the applications for Special Use- PUD Amendment and PUD Preliminary Plan subject to resolution of outstanding staff comments.

Roll call vote:

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

Nays:

Absent: Funke

Motion carried 8-0

6. Additional Business from Plan Commission Members or Staff

Vice Chair Kessler announced his retirement from the Plan Commission; this will be his last meeting.

7. Weekly Development Report

8. Meeting Announcements

a. Plan Commission

Tuesday, March 30, 2021 at 7:00pm Council Chambers

Tuesday, April 6, 2021 – No meeting due to Election Day

Tuesday, April 20, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, April 12, 2021 at 7:00pm Council Chambers

Monday, May 10, 2021 at 7:00pm Council Chambers

9. Public Comment

10. Adjournment at 7:37 p.m.



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Transcript of Hearing

Date: March 16, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Tractor Supply :
Store, Corporate Reserve :
PUD Lot 3, Application for :
Special Use-PUD Amendment, :
PUD Preliminary Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, Marcy 16, 2021
7:00 p.m.

Job No.: 336722
Pages: 1 - 36
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand
14 Reporter, and a Notary Public in and for the State
15 of Illinois.

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member

5 JAMES HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 TOM PRETZ, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of

13 Community & Economic Development

14 CIARA MILLER, Economic Development

15 Planner

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Transcript of Hearing
Conducted on March 16, 2021

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P R O C E E D I N G S

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

Tim, roll call.

VICE CHAIRMAN KESSLER: Becker.

MEMBER BECKER: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Melton.

MEMBER MELTON: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: All right. Please rise
for the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

CHAIRMAN WALLACE: All right. Item 4 is
presentation of minutes of the March 2nd, 2021,

1 meeting of the Plan Commission. Is there a motion
2 to approve?

3 MEMBER MACKLIN-PURDY: So moved.

4 MEMBER MELTON: Second.

5 CHAIRMAN WALLACE: Moved and seconded.

6 All in favor.

7 (Ayes heard.)

8 CHAIRMAN WALLACE: Opposed.

9 (No response.)

10 CHAIRMAN WALLACE: Motion passes.

11 Item 5 is Tractor Supply Store, Corporate
12 Reserve PUD Lot 3, northeast corner of West Main
13 Street and Cardinal Drive, Mend St. Charles, LLC.
14 This is an application for special use PUD
15 amendment and an application for PUD preliminary
16 plan, and this is a continued public hearing from
17 our March 2nd meeting.

18 Anyone -- we don't -- sorry. We have you
19 here. I'll just remind you that you're still
20 sworn in from the previous meeting, and what we
21 will do today is we will take evidence and
22 testimony regarding the applications.

23 If we feel we have enough evidence to be
24 able to make a recommendation to the Planning and

1 Development Committee, then the public hearing
2 will be closed, and we will move on to vote on a
3 recommendation. Any questions?

4 (No response.)

5 CHAIRMAN WALLACE: Okay. And for anyone
6 who is online, on Zoom, if you wish to ask any
7 questions, then please just use the raised hand
8 function in Zoom, and we will recognize you to
9 answer any questions or to allow you to ask any
10 questions.

11 All right. Are you ready?

12 MR. GAUNTT: I'm ready.

13 CHAIRMAN WALLACE: First, before we start,
14 Russ, is there anything from the staff on this?

15 MR. COLBY: (Nonverbal gesture.)

16 CHAIRMAN WALLACE: All right. Come up and
17 state your name, spell your last name, and state
18 your address.

19 MR. GAUNTT: Sure. My name is Matt
20 Gauntt. I'm with the firm SE3. I'm the civil
21 engineer for the project. My work address is
22 15110 North Dallas Parkway, you heard that right,
23 Dallas. I'm in Dallas, Texas. I will say that
24 I've lived here in the Fox Valley and raised my

1 kids here for 20-something years. I moved to a
2 slightly warmer climate five years ago. So it's
3 very nice to be back. Dallas does not have as
4 good Italian, so I was able to go to Francesca's.
5 So I thank you for that.

6 Just for the record, Mr. Chairman, I was
7 not on the call last time.

8 CHAIRMAN WALLACE: Oh, I'm sorry.

9 MR. GAUNTT: So if you need to swear me
10 in --

11 CHAIRMAN WALLACE: Yes.

12 MR. GAUNTT: -- I'd be more than happy to
13 do so.

14 CHAIRMAN WALLACE: Yes.

15 (Witness sworn.)

16 CHAIRMAN WALLACE: Very good.

17 MR. GAUNTT: Members of the Plan
18 Commission, staff, thank you for having us. Thank
19 you for bringing this back tonight.

20 We did listen with great attention to the
21 comments that were made last time, and we've gone
22 through all those comments; and in your packet, we
23 included the response that I made to our client,
24 the developer for this project, with all the

1 things that we've looked into to change on this
2 project.

3 Being a civil engineer, I probably will be
4 a little amiss to talk about some of the
5 structural items in the building, but I'll point
6 those out.

7 So first of all if we -- let's see if I
8 can get to the architectural elevations.

9 So a couple of comments were made -- you
10 know, we've added pilasters to the front of the
11 building. You will note that we've added a
12 glazing to the front to break up the front of the
13 building. So I think we've made some pretty
14 significant changes to the building there.

15 I want to talk about some of the things
16 we've changed on the site plan itself. I'll jump
17 back there if I could.

18 So one of the comments that we heard loud
19 and clear was that there was a concern about the
20 view from neighbors to the north, to the
21 residential; and so you'll notice one of the
22 things that we've added, I don't know if you can
23 see my hand pointing around, but we added berms on
24 the north side here, and we added them as much as

1 we could.

2 We didn't really get over a 4:1 slope on
3 the berms. But otherwise there's -- it's
4 difficult to take care of them, so we added those
5 as much as we could, and we've added additional
6 landscaping there.

7 One of the comments that we heard was
8 these islands here on the north and on the south
9 of this area, and part of what we're trying to do
10 there is -- you know, Tractor Supply is a little
11 different retailer, that a lot of their materials
12 are materials for the hobby farmist -- farmist --
13 the hobby farmer. I went to engineering, not
14 English. So you'll have to excuse me. So for
15 hobby farmer.

16 And so a lot of customers that come to
17 Tractor Supply will be driving a decent-sized
18 truck with a trailer behind it; and so you can
19 imagine the difficulty of trying to pull into
20 these spaces. If we had landscape islands on
21 either side, they would effectively become
22 parallel parking.

23 I know for myself I just bought my first
24 trailer about four months ago, and I can barely

1 back in my trailer, let alone think about parallel
2 parking.

3 So the purpose that we left those islands
4 as striped islands is just for the convenience of
5 the customer. Because we think it would -- we
6 think it's safer this way to have them be able to
7 pull straight in.

8 One of the questions that we were asked or
9 one of the suggestions, rather -- if I could
10 scroll just a hair. Let's see if this works.

11 So one of the things we did is we had --
12 there was a suggestion to narrow up the drive
13 aisles and to narrow up some of the parking
14 spaces. So we have done that upfront, and we've
15 done that on the west side.

16 So we're still leaving parking spaces
17 10-foot wide. Again a lot of our customers drive
18 rather large vehicles. So we want to be able to
19 give them extra room on the side to be able to get
20 in and out of their vehicles. Especially if
21 you're trying to load a 40-pound bag of dog food,
22 you'd like a little bit of room without having to
23 knock your neighbors. So we've made some
24 adjustments there. That's adjusted.

1 You know, one of the things that we did do
2 is we found out the exact vehicle that the fire
3 department wants us to be able to maintain through
4 the parking lot, and we used a program called Auto
5 Turn, which I'm guessing with all the plans that
6 you've seen, you've probably heard of Auto Turn
7 many times. So we ran that vehicle through the
8 parking lot to make sure it will work. So I think
9 we'll be a little bit remiss to scale things up
10 just a little bit more.

11 One of the questions that was asked was
12 about this area in front and whether that was --
13 whether that was for ADA and for handicapped
14 parking. This 27-foot-wide area here is
15 definitely not for ADA. We have other striped
16 areas on the right and to the left of the front
17 door for that purpose and to meet the
18 accessibility code.

19 But that 27-foot wide area is for
20 customers to be able to bring product out and to
21 make it from the front door to the parking lot.
22 So that's definitely one of the stipulations from
23 Tractor Supply that we have that area in front
24 just for customers to be able to get in and out.

1 One other suggestion was to move the
2 trailer and equipment display over to the east
3 side over by the pond, which we've done that.
4 There was a suggestion to change the fence to
5 black vinyl coated instead of a regular chain link
6 fence, and we've done that.

7 There was a comment about the 3-foot gap
8 in the curb because of drainage and the retaining
9 wall. It was actually a fantastic comment. So
10 we've made that change.

11 We've extended -- I'm trying to get
12 through this quickly. If you have any questions,
13 feel free to stop me. I'm trying to be cognizant
14 of your time.

15 We extended the pipe to the pond as
16 suggested. We -- one of the other suggestions was
17 the flow-through gutters. So on the west side, we
18 removed the flow-through gutter on the west side.
19 What we did is we -- it was actually a pretty
20 minor change. We just moved one of the drainage
21 structures to the north side of that island, which
22 removed that flow-through gutter and made the
23 structure here.

24 We have not removed the flow-through

1 gutters on the west side. In order to do that,
2 we'd end up putting a lot of structures in there.
3 And so we felt like the flow-through gutters in
4 that location would be the best way to go.

5 Final comment on the plan itself. One of
6 the suggestions was to have more landscaping on
7 the north side of the fenced outside display area,
8 and we have a decent amount of space here just
9 because -- again, going back to Auto Turn, if you
10 try and take a truck through here and,
11 essentially, make it come parallel again, the back
12 of that truck swings one way and swings another
13 way. It takes up an awful lot of space.

14 So we took a -- so that's why this
15 pavement is a little bit wider, but we were able
16 to carve out this area on the north side of our
17 fenced outside display area for landscaping. So
18 we've added that to try and soften that view to
19 the neighbors to the north as well.

20 For the rest of the comments about
21 changing the plant materials, I would lie to you
22 if I told you I knew what any of those are. My
23 wife is the gardener. She would know what they
24 are, but our landscape architect took every

1 comment to heart, and I think we've changed every
2 suggestion that was made by the Plan Commission
3 here a couple weeks ago.

4 So with that, I think we've -- you know,
5 Tractor Supply tries to be a really good neighbor,
6 tries to be a good part of the town. I know that
7 across the nation, Tractor Supply is involved in
8 working with organizations like Future Farmers of
9 America, and they do get involved in the
10 community.

11 Having lived here for 20-something years
12 and raised my kids here, I know the community, and
13 I know especially to the northwest of town that
14 Tractor Supply Store will be very, very welcome
15 with some of the small farmettes northwest of
16 town.

17 I will note that, you know, when we plan
18 out Tractor Supply stores, we, essentially, pull
19 from about a 20-mile radius, that they bring in
20 customers from a long way because there's just
21 products that -- specialty products that nobody
22 else has.

23 And so we hope that Tractor Supply will be
24 a great addition to the community, and we're

1 excited about it. We think it will bring in a
2 good amount of tax base.

3 We also think that it will accentuate some
4 of the other businesses in town as you probably
5 don't drive 30 minutes just to pick up one tractor
6 part. You'll probably shop somewhere else too.
7 So we'd rather bring them here to St. Charles than
8 some other community.

9 So with that, I'd be more than happy to
10 try and answer any questions that you have. I
11 think our developer, Mr. Bonham, is on the phone
12 as well. He can certainly answer some questions,
13 and we'll try and do our best to answer anything
14 we can.

15 CHAIRMAN WALLACE: Okay. I'll start out
16 with a question. The plan, when I first saw it,
17 it seems a little bit awkward just because the
18 main entrances are behind the building; but one of
19 the things that I'm seeing in the current
20 rendering is the drive aisle in the back on the
21 northwest corner of the property.

22 I know it's 24-feet wide because the rest
23 of them are 24 feet. I'm wondering if that's --
24 you're going to kill me. I'm wondering if that's

1 wide enough. Because it seems like -- just in
2 looking at the plan, it seems like that's a choke
3 point for the traffic flow.

4 MR. GAUNTT: Sure.

5 CHAIRMAN WALLACE: And the other question,
6 and this goes for both the northwest and northeast
7 corner, I'm a little bit concerned that the
8 traffic flow will be a little confused as they
9 come around and head south because we have bump
10 outs.

11 Would it be appropriate to do striping on
12 the lot to show where people should be driving?
13 Do you plan on doing that?

14 MR. GAUNTT: You mean, like, flow arrows,
15 like drive this way or --

16 CHAIRMAN WALLACE: Well, or maybe just,
17 you know, stripes with one in the middle just
18 showing people, okay, this is -- or with arrows,
19 you know, whatever.

20 MR. GAUNTT: You mean -- I'm not. I'm
21 just trying to understand what you're saying.
22 Like here, like put in kind of a pork chop so that
23 maybe that traffic --

24 CHAIRMAN WALLACE: Maybe not a pork chop.

1 I'm just thinking more like up in this area here
2 and over up in that area. Just to try to
3 delineate where people should be driving and where
4 there's --

5 MR. GAUNTT: Sure.

6 CHAIRMAN WALLACE: There's cement that
7 people shouldn't be driving, you know.

8 MR. GAUNTT: I think that if the City
9 would like to have striping there, I don't see
10 that as a problem.

11 CHAIRMAN WALLACE: Okay. Or I mean, even
12 hash marks where it's not supposed to be. You
13 know, you already have that at several points
14 right along there.

15 MR. GAUNTT: Sure. As far as the width
16 there, you know, part of that is -- part of that
17 area is where the truck dock will be, and Tractor
18 Supply is a little bit different than other
19 retailers in that they use a portable dock instead
20 of a recessed dock.

21 So we have a dock back there, and the
22 truck is generally only there -- it's generally
23 only there once, maybe twice a week, and
24 generally, doesn't arrive while customers are

1 there as well. So it's a little bit deceiving in
2 that there's probably a lot more area back there
3 than --

4 CHAIRMAN WALLACE: Than it seems.

5 MR. GAUNTT: Than it seems.

6 CHAIRMAN WALLACE: Okay. No, I
7 understand. Okay.

8 MR. GAUNTT: And, you know, that coupled
9 with -- and the other thing I forgot to add in is
10 there was one of the comments from City staff that
11 talked about this entrance, that we did have this
12 kind of bulbing out like this, and they made a
13 recommendation to flatten that, and so we've
14 modified this, per City staff request, to make
15 that more of a straight shot in.

16 CHAIRMAN WALLACE: Okay.

17 MR. GAUNTT: So I think the fact that
18 we're splitting the traffic by two lanes and, you
19 know, the -- I agree with you, Chairman, and it's
20 nice to see you've been here in the chamber for
21 many years, since I've seen you several times.

22 But initially, we tried to put the
23 entrance a little closer over here where it will
24 line up, but that's a violation of the PUD itself;

1 and so because of the stipulations of the PUD, we
2 had our entrance over here.

3 And I think -- I think, Ciara, you might
4 have to correct me if I go astray. But I think
5 it's also a violation of the PUD to have an
6 entrance off of Cardinal Drive either. I know
7 KDOT -- I know KDOT generally won't allow you an
8 entrance within 350 feet, and IDOT generally tries
9 to prohibit that as well. So as far as the
10 entrances, those are there by stipulation.

11 CHAIRMAN WALLACE: Sure. Okay.

12 Other questions, Plan Commission?

13 MEMBER VARGULICH: I have a few.

14 CHAIRMAN WALLACE: Yep.

15 MR. GAUNTT: Okay.

16 MEMBER VARGULICH: If that's okay.

17 MR. GAUNTT: Shoot. I may not be able to
18 answer them, but I'll try.

19 MEMBER VARGULICH: I appreciate you guys
20 making the changes that you've made, and I guess I
21 would ask to tweak things a little bit more
22 because I think that there's some deficiencies
23 from the staff report with respect to landscape
24 areas on the west side of the building, less

1 foundation plantings. And I think there's some
2 pretty simple ways to get there.

3 Because right now you're only showing 2
4 feet adjacent to the building on the west side,
5 and I think the minimum stipulation is 5 feet.

6 MR. GAUNTT: No, that's incorrect.

7 MEMBER VARGULICH: I'm just reading the
8 plan.

9 MR. GAUNTT: And that comment may not be
10 correct. One of the things that we did is we --
11 this driveway was, I believe, 26 feet, and we
12 lowered that to 24 feet. And this area here was
13 7 foot; and so what we did is when we took the 2
14 feet out of the drive aisle, we added two more
15 feet to this area on the west side of the
16 building. So we've increased that to 9-foot wide.

17 MEMBER VARGULICH: Okay. But according to
18 the plan I'm looking at, the site plan that was in
19 the package --

20 MR. GAUNTT: Okay.

21 MEMBER VARGULICH: -- it shows you have a
22 9-foot sidewalk, and then it's labeled on the site
23 plan 2-foot wide plant bed.

24 MR. GAUNTT: Okay.

1 MEMBER VARGULICH: If you want to go to
2 the site plan. Right about -- no, that's -- there
3 we go. So I'm only responding to the plans that
4 were submitted. So it shows five
5 2-foot-by-28-foot raised planter beds.

6 MR. GAUNTT: Yeah.

7 MEMBER VARGULICH: I'm responding from the
8 standpoint that our ordinance wants a minimum of
9 5 feet. And so I think that there is a way to get
10 there by reducing the width of the parking stall
11 on the west side from 18 to 20 -- from 20 to 18,
12 so there's your 2 feet; and the setback from the
13 street right-of-way against Cardinal from 25.9 to
14 25. So you would still be in compliance with the
15 ordinance.

16 MR. GAUNTT: Okay.

17 MEMBER VARGULICH: And then if the
18 sidewalk went from, you know, 7 feet or 8 feet
19 down, you know, you lose a half a foot or so, and
20 all of a sudden you've got your 5 feet.

21 MR. GAUNTT: Sure.

22 MEMBER VARGULICH: And then you are in
23 compliance.

24 MR. GAUNTT: Yeah. I think that -- I

1 apologize for that. Because that should not be
2 2 foot. That should be at least 4 foot with the
3 sidewalk in front of it. So we will make -- I can
4 stipulate that we can change that at least.

5 MEMBER VARGULICH: Okay.

6 MR. GAUNTT: As far as the depth of the
7 parking stalls, if we were to do -- if we were to
8 do this plan per Tractor Supply prototype, they
9 would prefer every space be 10-foot-by-20-foot.
10 That's just what their customer wants. They want
11 the larger spaces. To try and accommodate the
12 City's wishes, we've taken at least half of the
13 spaces, and we've reduced those down to 18 feet to
14 try and do that.

15 I thought it was probably a healthy
16 balance to have a good deal of those parking
17 spaces be 18-foot deep and to leave some of these
18 as 20-foot deep.

19 You know, part of -- I can say, maybe it's
20 just because I turned 55 last year, it's harder
21 for me now to turn into a parking space,
22 especially with a larger vehicle. I just got rid
23 of my Chevy Avalanche, and I would never park in
24 the front in a parking space. I always look for

1 parking spaces that are way, way from everybody
2 else because I wanted that extra room to turn, to
3 maneuver.

4 So that's why Tractor Supply likes those
5 bigger spaces. So I think we've probably met a
6 pretty healthy balance between the smaller spaces
7 that's requested and the spaces that Tractor
8 Supply really feels like the customers really
9 want.

10 MEMBER VARGULICH: Okay. Well, I would
11 offer that a big car or truck could overhang the
12 front of the curb in the landscape area on the
13 west side and still achieve your, if you will,
14 20-foot depth. But then I would also offer that
15 the 5-foot minimum should be able to be met one
16 way or the other.

17 So if you want to narrow up the sidewalk
18 behind there, that's fine too. I'm just
19 suggesting some alternative ways to get there; but
20 if you're willing to figure out how to get the
21 5-foot minimum on the west side of the building, I
22 think that's a -- I'll leave it up to you then.

23 MR. GAUNTT: If City staff would support
24 having that sidewalk area be 4-foot wide and make

1 the planter bed 5-foot wide, I think we're
2 perfectly fine with that.

3 MEMBER VARGULICH: That's fine.

4 I think that you --

5 MR. GAUNTT: I think we can be reasonable.

6 MEMBER VARGULICH: I think that on the
7 same side of the building at the north end, the
8 northwest corner of the building, there's a little
9 parking lot island there; and I would ask that you
10 lose that adjacent parking space to make that
11 plant bed a little bit bigger, which would help
12 with the survivability of the tree or other
13 plantings that go in there.

14 And I think based on the information that
15 was in the report related to your parking counts,
16 you're at, I think, 88; and I think that you
17 typically are asking for a lot less based on the
18 data that you guys provided on the stores that
19 you've done in other parts of Illinois and
20 Indiana. So I think losing a space there probably
21 won't hinder your ability to be a retailer.

22 And then I would ask that --

23 MR. GAUNTT: If I could address each one
24 as you bring them up.

1 MEMBER VARGULICH: Sure.

2 MR. GAUNTT: Again, if staff and the Plan
3 Commission were to -- and my client is on the
4 line. We'll see if Mr. Bonham wants to chime in,
5 but I think if staff would support going one space
6 smaller, I don't see that we would have a huge
7 problem with losing that parking space, so.

8 MEMBER VARGULICH: I guess along that
9 line, I understand that you're trying to make your
10 customer spaces, the three parallel spaces on the
11 east side of the building for customers who arrive
12 with trailers and are picking up orders or however
13 that -- or equipment or whatever they're doing on
14 that particular day.

15 Again I would say that losing a couple of
16 spaces in front of the propane tank would be a
17 reasonable way to achieve an end island, which is
18 a typical expectation of our City, and still allow
19 for exactly what you're doing with the striping so
20 that the customers can just pull straight through
21 and not have to parallel park their large vehicle
22 and trailer.

23 And I would offer as a tradeoff, losing
24 the space on the east side next to the pond where

1 you have that park -- where you have that island
2 that's isolated next to the wall. I would argue
3 that the plantings are never going to be
4 successful because you -- again, as soon as you
5 isolate them, they have difficulties with growing.

6 And so that maybe that would be a tradeoff
7 there, and you could move one of the spaces over
8 there next to your permanent equipment and trailer
9 display area.

10 MR. GAUNTT: Yes.

11 MEMBER VARGULICH: And that loss would be
12 two spaces.

13 MR. GAUNTT: Yeah. And I think we're
14 probably getting to the point that, you know, I
15 don't want to -- I don't want to negotiate the,
16 you know, huge changes in the plan here and what
17 we're doing.

18 I think probably part of the issue with
19 the parking spaces in front of the propane is the
20 serviceability of the propane tanks and wanting to
21 have parking spaces right there for close contact
22 for the convenience of -- for the convenience of
23 the customer.

24 One of the things that -- one of the

1 things that -- well, there's a variety of things
2 that could be filled with those propane tanks, and
3 so I think it's very important to us to make sure
4 that we have some of that space right there in
5 front. So I think it would be difficult for us to
6 add any landscaping immediately in front of the
7 propane tanks.

8 MEMBER VARGULICH: Okay. I tend to
9 disagree, but you guys have operational issues.

10 I guess I have a question related -- since
11 you're the civil engineer, and you did the
12 submittal. The City has requirements with respect
13 to how much drainage area can be attributed to a
14 particular catch basin. Has the City signed off
15 on that? The engineering review signed off on
16 that?

17 MR. GAUNTT: We've got some review
18 comments from the City. I don't think that
19 they're -- I don't think they're of the volume
20 that we would normally look at. I don't think
21 this was a final engineering comment.

22 In terms of concerns of the stormwater
23 calculations, I put my engineering seal on it.
24 I'm very confident that it would be appropriate.

1 MEMBER VARGULICH: I'm sorry.

2 MR. GAUNTT: I'm very confident that it
3 would be appropriate and if, you know, when we do
4 these calculations, if we believe that we need
5 additional volume in those -- coming to those
6 catch basins, we can certainly come up with a
7 different frame that will allow more flow into
8 it, so.

9 MEMBER VARGULICH: Okay. All right. I
10 think there was -- I appreciate the grading that
11 you did along Woodward, and I would ask that you
12 add some berming in the northeast corner next to
13 the pond.

14 As I was out there the other day, as you
15 drive westbound on Woodward, you kind of have a
16 view -- because of the depressed grades with the
17 pond and the adjacent areas, you're going to have
18 a view along the loading area there and all that
19 pavement that runs along the back of the building
20 and it's just --

21 MR. GAUNTT: That's exactly why we added
22 landscaping right behind the building, right
23 behind the fence outside the swale area. So I
24 think we've addressed that issue.

1 MEMBER VARGULICH: Well, I was asking if
2 you could add some berming in the corner. There
3 seems some room, and so if you could at least look
4 at that.

5 MR. GAUNTT: And I don't think that's
6 going to be really possible. We've got -- you
7 know, we're trying to slope down to a grade. So
8 in order to -- you know, there's only about --
9 there's only about 10 feet in there from that last
10 contour, you know, from that last contour to our
11 property line.

12 And so if you're going to a 4:1 slope, you
13 have to -- it takes 4 feet of run to go up 1 foot,
14 which I know that you know, and 4 feet down. So
15 at best, we could get maybe like a 1-foot berm
16 there. I don't see that we could do anything
17 significant there.

18 MEMBER VARGULICH: Okay. And I would ask
19 that along that same location, if it was possible
20 to add some plant material then in your landscape
21 plan. Right now you just have a tree planted
22 there. So if it was possible to add some
23 ornamental trees and some shrubs, which would help
24 screen the view as you're coming westbound from

1 that residential area. Whether you change the
2 grade or not, I think the plantings would be a
3 benefit.

4 MR. GAUNTT: Okay.

5 MEMBER VARGULICH: I appreciate you making
6 some changes to the plant choices, well, not you,
7 but your landscape architect.

8 MR. GAUNTT: I'll bring my wife next time.
9 She knows this stuff. She just married me because
10 I have a back and can do the mulch work.

11 MEMBER VARGULICH: Understand.

12 MR. GAUNTT: We moved to Texas, and she
13 has an acre, and she's happy as a clam.

14 MEMBER VARGULICH: Appreciate that.

15 MR. GAUNTT: Year by year I have less yard
16 to mow because she just keeps planting more stuff.

17 MEMBER VARGULICH: It makes life easier.

18 MR. GAUNTT: For me it does. I like it.

19 MEMBER VARGULICH: All right. So thank
20 you.

21 CHAIRMAN WALLACE: All right. Any other
22 questions, comments from Plan Commissioners?

23 (No response.)

24 CHAIRMAN WALLACE: No. Okay. Anything

1 from the public?

2 (No response.)

3 CHAIRMAN WALLACE: No. All right. If the
4 Plan Commission feels they have enough information
5 to be able to make a recommendation to the City's
6 Planning and Development Committee, then a motion
7 to close the public hearing will be in order.

8 VICE CHAIRMAN KESSLER: So moved.

9 MEMBER PRETZ: Second.

10 CHAIRMAN WALLACE: It's been moved and
11 seconded. Discussion on the motion. This is a
12 motion to close the public hearing.

13 Tim.

14 VICE CHAIRMAN KESSLER: Becker.

15 MEMBER BECKER: Yes.

16 VICE CHAIRMAN KESSLER: Pretz.

17 MEMBER PRETZ: Yes.

18 VICE CHAIRMAN KESSLER: Holderfield.

19 MEMBER HOLDERFIELD: Yes.

20 VICE CHAIRMAN KESSLER: Vargulich.

21 MEMBER VARGULICH: Yes.

22 VICE CHAIRMAN KESSLER: Purdy.

23 MEMBER MACKLIN-PURDY: Yes.

24 VICE CHAIRMAN KESSLER: Melton.

1 MEMBER MELTON: Yes.

2 VICE CHAIRMAN KESSLER: Wallace.

3 CHAIRMAN WALLACE: Yes.

4 VICE CHAIRMAN KESSLER: Kessler, yes.

5 CHAIRMAN WALLACE: All right. The public
6 hearing is closed. And next we have discussion
7 and recommendation. Would anyone like to make a
8 motion?

9 VICE CHAIRMAN KESSLER: I'll make a
10 motion. I'd like to recommend to the Planning and
11 Development Committee approval of the application
12 for Tractor Supply Store, Corporate Reserve PUD
13 Lot 3, northeast corner of West Main Street and
14 Cardinal Drive, Mend St. Charles, LLC, application
15 for special use for PUD amendment and application
16 for PUD preliminary plan subject to resolution of
17 all outstanding staff comments.

18 CHAIRMAN WALLACE: All right. Is there a
19 second?

20 MEMBER PRETZ: Second.

21 CHAIRMAN WALLACE: All right. It's been
22 moved and seconded. Discussion on the motion?

23 (No response.)

24 CHAIRMAN WALLACE: Tim.

Transcript of Hearing
Conducted on March 16, 2021

1 VICE CHAIRMAN KESSLER: Becker.

2 MEMBER BECKER: Yes.

3 VICE CHAIRMAN KESSLER: Pretz.

4 MEMBER PRETZ: Yes.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 VICE CHAIRMAN KESSLER: Vargulich.

8 MEMBER VARGULICH: Yes.

9 VICE CHAIRMAN KESSLER: Purdy.

10 MEMBER MACKLIN-PURDY: Yes.

11 VICE CHAIRMAN KESSLER: Melton.

12 MEMBER MELTON: Yes.

13 VICE CHAIRMAN KESSLER: Wallace.

14 CHAIRMAN WALLACE: Yes.

15 VICE CHAIRMAN KESSLER: Kessler, yes.

16 CHAIRMAN WALLACE: All right. Thank you.

17 That concludes that item.

18 Any additional business from Plan

19 Commission members or staff?

20 MR. GAUNTT: Thank you very much.

21 CHAIRMAN WALLACE: Thank you.

22 Meeting announcements, we do have another
23 meeting in March, March 30th, and we don't have a
24 meeting on April 6th, which would be our normal

1 meeting day because of election day.

2 Is there any public comment?

3 VICE CHAIRMAN KESSLER: I'd like to
4 announce that this is my last meeting. I'm
5 retiring from the Plan Commission. I've spoken
6 with the mayor and Rita, and it's just good timing
7 for me. I've got some plans to travel this year
8 yet, fingers crossed. Although they just locked
9 down Italy again. But, you know, we've got a new
10 mayor coming in. We've got a new City Council
11 coming in, and the timing is just good for me.

12 But I want to thank everybody. I have to
13 tell you this Commission that we have here is
14 probably in all of the 16 years I've been here,
15 the most committed professional Commission I've
16 ever worked with. I'm really proud to be part
17 of it.

18 I want to thank Russ, staff. You're
19 awesome. You are awesome. Your knowledge and the
20 way you've helped us develop the Plan Commission
21 over these years has been invaluable. Rita has
22 done a wonderful job working with the Plan
23 Commission and connecting us and engaging us with
24 the City Council.

1 I'm really proud to have been a part of it
2 and thank everybody for the time we've spent
3 together.

4 CHAIRMAN WALLACE: Thank you, Tim.

5 (Applause.)

6 CHAIRMAN WALLACE: Would you like to make
7 the final motion to adjourn?

8 VICE CHAIRMAN KESSLER: I certainly would.
9 I move that we adjourn.

10 CHAIRMAN WALLACE: Is there a second?

11 MEMBER VARGULICH: Second.

12 CHAIRMAN WALLACE: All in favor.

13 (Ayes heard.)

14 CHAIRMAN WALLACE: The St. Charles Plan
15 Commission is adjourned at 7:37 p.m.

16 (Off the record at 7:37 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 21st day of March, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois