

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MARCH 2, 2021**

Members Present: Chairman Wallace
James Holderfield
Jeffrey Funke
Peter Vargulich
Tom Pretz
Jennifer Becker
Suzanne Melton

Members Absent: Vice Chair Kessler

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.
Ciara Miller, Economic Development Planner
Rachel Hitzemann, Planner
Monica Hawk, Development Engineer
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 February 2, 2021 meeting of the Plan Commission.

Motion was made by Mr. Funke, seconded by Ms. Becker and unanimously passed by voice vote to approve the minutes of the February 2, 2021 Plan Commission meeting.

5. Zen Leaf, 3691 E. Main St. (Healthway Services of West Illinois, LLC)

Application for Special Use for a Recreational Cannabis Dispensing Organization

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. Pretz and seconded by Ms. Macklin-Purdy to close the public hearing.

Roll call vote:

Ayes: Wallace, Becker, Funke, Holderfield, Macklin-Purdy, Pretz, Vargulich, Melton

Nays:

Absent: Kessler

Motion carried 8-0

Minutes – St. Charles Plan Commission
Tuesday, March 2, 2021
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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 Ms. Macklin-Purdy and seconded by Ms. Melton to recommend approval of an application for Special Use for a Recreational Cannabis Dispensing Organization for Zen Leaf, 3691 E. Main St. (Healthway Services of West Illinois, LLC) subject to staff comments in the staff report.

Roll call vote:

Ayes: Wallace, Becker, Funke, Holderfield, Macklin-Purdy, Pretz, Vargulich, Melton

Nays:

Absent: Kessler

Motion carried 8-0

6. 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. Vargulich and seconded by Ms. Macklin-Purdy to close the public hearing.

Roll call vote:

Ayes: Wallace, Macklin-Purdy, Vargulich, Melton

Nays: Becker, Funke, Holderfield, Pretz

Absent: Kessler

Motion failed 4-4

Motion was made by Mr. Funke and seconded by Ms. Becker to continue the public hearing to March 16, 2021.

Roll call vote:

Ayes: Becker, Funke, Holderfield, Pretz, Vargulich, Melton

Nays: Wallace, Macklin-Purdy

Absent: Kessler

Motion carried 6-2

b. Discussion and Recommendation

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

- 7. Additional Business from Plan Commission Members or Staff**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, March 16, 2021 at 7:00pm Council Chambers
 - Tuesday, March 30, 2021 at 7:00pm Council Chambers (tentative)
 - Tuesday, April 6, 2021 – No meeting due to Election Day
 - b. Planning & Development Committee
 - Monday, March 8, 2021 at 7:00pm Council Chambers
 - Monday, April 12, 2021 at 7:00pm Council Chambers
- 10. Public Comment**
- 11. Adjournment at 8:39 p.m.**



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Transcript of Zen Leaf, 3961 East Main Street

Date: March 2, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Zen Leaf, 3961 East Main Street :
(Healthway Services of West :
Illinois, LLC), Application :
for special use for a :
recreational cannabis :
dispensing organization. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, March 2, 2021
7:00 p.m.

Job No.: 336721A
Pages: 1 - 47
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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1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 TOM PRETZ, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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Transcript of Zen Leaf, 3961 East Main Street
Conducted on March 2, 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.
We'll do roll call.

Wallace, here.

Kessler.

(No response.)

CHAIRMAN WALLACE: Becker.

MEMBER BECKER: Here.

CHAIRMAN WALLACE: Funke.

MEMBER FUNKE: Here.

CHAIRMAN WALLACE: Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN WALLACE: Macklin-Purdy.

MEMBER MACKLIN-PURDY: Here.

CHAIRMAN WALLACE: Pretz.

MEMBER PRETZ: Here.

CHAIRMAN WALLACE: Vargulich.

MEMBER VARGULICH: Here.

CHAIRMAN WALLACE: Melton.

MEMBER MELTON: Here.

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

(The Pledge of Allegiance was recited.)

1 VICE CHAIRMAN KESSLER: No. 4 on our agenda
2 is presentation of the minutes of the February 2nd,
3 2021, meeting of the Plan Commission. Is there a
4 motion to approve?

5 MEMBER FUNKE: Move to approve.

6 MEMBER BECKER: So moved.

7 CHAIRMAN WALLACE: Okay. It was moved and
8 seconded. Any discussion?

9 (No response.)

10 CHAIRMAN WALLACE: All in favor.

11 (Ayes heard.)

12 CHAIRMAN WALLACE: Opposed.

13 (No response.)

14 CHAIRMAN WALLACE: All right. Item 5 on
15 our agenda is Zen Leaf, 3961 East Main Street,
16 Healthway Services of West Illinois, LLC. We have
17 an application for special use for a recreational
18 cannabis dispensing organization.

19 This is before us for public hearing. The
20 Plan Commission is tasked by the City Council to
21 conduct public hearings for certain applications
22 coming before it, and what we intend to do tonight
23 is to gather evidence either for or against the
24 application, and once we feel we have gathered

1 enough evidence to be able to make a decision -- a
2 recommendation to the City's Planning and
3 Development Committee, we will close the public
4 hearing.

5 Any questions regarding this process?

6 (No response.)

7 CHAIRMAN WALLACE: All right. Anyone --
8 if anyone wishes to offer any testimony or ask any
9 questions of the applicant, they can do so when
10 prompted by me.

11 If you're participating via Zoom and wish
12 to make a comment, there are two options that you
13 can utilize. At any time you can comment via the
14 Q and A button on the bottom of your screen, type
15 your comment into the box, and the comment will be
16 read to the chamber during the public portion of
17 the meeting.

18 If you'd like to make your comment out
19 loud, please wait until the public comment portion
20 of the meeting and press the button on the bottom
21 of the screen to raise your hand. Once your hand
22 is raised, we will recognize you and ask you to
23 unmute your mic. Your mic will remain unmuted for
24 the duration of your comment. Once you're

1 finished, staff will remute your mic. If you have
2 an additional question, you'll need to reraise
3 your hand.

4 Any questions regarding our special
5 procedures?

6 (No response.)

7 CHAIRMAN WALLACE: All right. Seeing none,
8 what I will do is I will ask anyone who wishes to
9 offer testimony, including any questions of the
10 applicant, to be sworn in if you'll raise your hand.

11 (Witness sworn.)

12 VICE CHAIRMAN KESSLER: Thank you. And
13 anyone giving any testimony, including asking any
14 questions, I would ask that you state your name,
15 spell your last name, and state your address for
16 the record.

17 Are you ready?

18 MR. RAK: I'm ready.

19 CHAIRMAN WALLACE: Go ahead.

20 MR. RAK: All right. Thank you for hosting
21 us today. My name is Adam Rak. I'm an urban
22 planner at WBK Engineering located at 115 Main
23 Street right here in St. Charles. I'm here to
24 present the application for a special use for

1 Zen Leaf St. Charles. On the call we also have
2 our consulting team, including James Leventis and
3 Ashu Luichu from Zen Leaf; Tyler Maddock, who is
4 our attorney; Ed Farrell from Silver Star
5 Protection; Lynn Means with BLA, formerly of
6 Gewalt Hamilton. Their testimony is included as
7 part of the record in our submittal record, and
8 they're each available on the call if there are
9 specific questions.

10 The slide you're seeing before you is
11 basically the five pillars of Zen Leaf. Zen Leaf
12 is currently operating at 3714 Illinois Avenue
13 here in the city of St. Charles. They're operating
14 a medical and recreational cannabis dispensing
15 facility. They're a company that's worked with
16 its neighbors and the City to be responsible
17 operators here in the city since 2015. The Zen
18 Leaf operates within the five pillars which are
19 shown on the slide.

20 First pillar is compliance. Zen Leaf is
21 committed to compliance with all State and local
22 licensing laws, rules, and regulations.

23 Second pillar is security. Zen Leaf
24 proudly partners with Silver Star Protection, who

1 are industry leaders in security and protection
2 for cannabis-related businesses and facilities.

3 Third pillar is customer service. Zen Leaf
4 stores provide a high-end luxury retail experience
5 where customer service and comfort are their top
6 priority.

7 Education. Zen Leaf understands that
8 cannabis is a relatively new industry here in
9 Illinois, and Zen Leaf offers education and
10 outreach opportunities, teaching the public about
11 health benefits and other responsible use aspects
12 of their products.

13 And finally, the final pillar is community.
14 Zen Leaf looks forward to being good stewards of
15 the community. They are involved in the local
16 Chamber of Commerce as well as the St. Charles
17 Business Alliance here in St. Charles, and you'll
18 often see them at local events.

19 Here today we're here to request a special
20 use which would relocate the existing facility
21 located at 3714 Illinois Avenue to the vacant
22 retail property located at 3691 East Main Street
23 in the Main Street Commons Shopping Center.

24 We submitted findings of fact for a

1 special use as required. Those can be found in
2 your packets. I'll spare you reading those word
3 for word and just request that those have been
4 received in your agenda and those are included as
5 part of the record.

6 The slide on the screen shows a location
7 map. It gives you an idea of the proposed
8 location as well as the existing location which
9 are located quite close together. The yellow
10 boundary indicates the boundary for Main Street
11 Commons. The dashed yellow line in the northeast
12 corner of that property is the proposed location
13 of 3691 East Main Street. It's the currently
14 vacant Jared Jewelry building. The existing
15 location is shown in the orange dashed line at
16 3714 Illinois Avenue in the M-2 Zoning District.

17 Moving on to findings of fact, like I
18 said, I'm not going to read them word for word,
19 but I will bullet point some.

20 Finding 1 is Public Convenience, the
21 special use will serve the public convenience at
22 the proposed location. The proposed special use
23 will continue to provide significant additional
24 tax revenues to the city to utilize towards

1 capital expenditures. In addition, in the
2 proposed use will revitalize a retail space which
3 has been vacant since approximately November of
4 2020 which is part of an approximately 11.8 percent
5 retail vacancy here in the city.

6 As you can see, the map shows the existing
7 site. The existing road network provides safe and
8 convenient access to the property. It is located
9 along a main east/west road, as we see in the
10 image, is Illinois Route 64. There's a signalized
11 intersection, and the proposed location has its
12 own designated parking lot located with a shared
13 driveway as indicated in yellow.

14 In terms of parking, the ordinance requires
15 25 spaces. Our transportation consultants estimated
16 a need for about 35 spaces with peak demand, and
17 that would be 15 employees and up to 20 customers
18 for a total of 35 spaces estimated peak demand,
19 and there are currently 38 spaces provided in that
20 parking lot. So we are exceeding the parking
21 requirements for both the ordinance and what our
22 estimates are for peak demand.

23 In addition, the proposed building is
24 providing nearly 40 percent greater floor area

1 from the existing space. The proposed space is
2 about -- almost 6200 square feet. The existing
3 space which everyone is familiar with is about
4 3800 square feet, so representing about a 40 percent
5 increase which will allow us to accommodate more
6 customers comfortably, allow for greater social
7 distancing, as well as enhanced security.

8 Finding No. 2, sufficient infrastructure,
9 that adequate utilities, access roads, drainage,
10 and necessary facilities have been provided. As
11 you can see in this exhibit, it's a little bit
12 zoomed out, it's kind of showing the transportation
13 network, the main roads Illinois Route 64 and Kirk
14 Road and internal roadways within the parking lot
15 in the Main Street Commons shopping center.

16 Our transportation team has completed and
17 studied all intersection capacity and confirmed
18 that the increase in site-generated traffic will
19 have little to no impact on the surrounding road
20 network. Additionally, we previously spoke about
21 parking. The ordinance requires 35 spaces; we are
22 providing 38 spaces on-site in the existing
23 condition, and there are no on-site improvements
24 or additions planned; we can accommodate and meet

1 the parking demand on-site currently.

2 The site provides adequate access to all
3 utility providers and first responders. The
4 building is connected to city utilities, including
5 sanitary and water off of Illinois Route 64, and
6 there are no known drainage issues on the site.
7 And this exhibit is the flood map indicating there
8 is no hazard.

9 Finding No. 3 states that the special use
10 will not be injurious to the use and enjoyment of
11 other properties in the immediate vicinity for the
12 purposes already permitted nor substantially
13 diminish or impair property values within the
14 neighborhood.

15 The proposed use is located within a
16 large-scale development with compatible shared
17 access, a connected network of circulation, shared
18 stormwater and common areas. The property is
19 zoned to allow for comparable retail uses, and the
20 building itself historically has been used with a
21 very similar use, that being the Jared jewelry
22 store. Currently the city has approximately
23 11.8 percent retail vacancy, and as I stated
24 earlier, this has been vacant since November 2020.

1 The applicant is a responsible operator
2 currently operating in the city without issue.
3 Both police and fire have confirmed that the
4 existing use on the Illinois Avenue location has
5 had minimal impact on St. Charles operations. The
6 location of the proposed special use is more
7 suitable for the proposed use, which will help
8 maximize real estate and sales tax dollars which
9 could then be directed to enhance city services to
10 the area.

11 There's a map that we shared as part of
12 the packet showing proximity to sensitive uses.
13 We exceed all minimum distance requirements as
14 required. In addition, the property will continue
15 to enforce laws, banning on-site consumption, and
16 using our on-site security system.

17 Finally, the proposed use will relocate
18 sales of a unique product which will attract new
19 customers to the Main Street Commons neighbors in
20 the Main Street Commons shopping area. This is the
21 map that I spoke about earlier. This is actually
22 one from a previous submittal. The map has been
23 revised and is located in your packet.

24 Finding No. 4 is the effect on development

1 of surrounding property, that the establishment of
2 the special use will not impede the normal and
3 orderly development and improvement of the
4 surrounding property for uses permitted in the
5 district.

6 For the proposed special use we're using
7 an existing vacant retail building. As I said,
8 there will be no material change in the use of the
9 building for which it has been historically used.
10 At the top are a number of comprehensive use
11 standards for retail uses, including both medical
12 and recreational cannabis dispensing organizations,
13 and the proposed use will continue to comply with
14 all the use standards.

15 For compatibility with surrounding land
16 uses, in compliance with all local use standards
17 and all State of Illinois licensing requirements,
18 we say that the proposed use -- special use will
19 not impede the normal orderly development of
20 surrounding property.

21 No. 5, the effect on general welfare, that
22 the establishment, maintenance, or operation of
23 the special use will not be detrimental to or
24 endanger the public health, safety, comfort, or

1 general welfare.

2 Zen Leaf has been operating, as I said,
3 since, I believe 2015 at its current location
4 originally as a medical cannabis dispensary. In
5 2020 it was able to secure a special use to
6 colocate its recreational cannabis dispensary at
7 that location. Since then there's been minimal
8 issues, only one call for service to the city
9 police at that location, and the fire department
10 has stated that the sale of adult use cannabis
11 will not impact its resources at this new location
12 either.

13 The proposed location at 3691 East Main
14 Street is located along one of the city's most
15 prominent retail corridors with safe access to and
16 circulation throughout the larger shopping center
17 property. The proposed special use will continue
18 to provide significant additional tax revenue
19 dollars for the city to utilize in its capital
20 expenditures and budget deficits, as well, and the
21 proposed special use will continue to meet all
22 local rules and regulations in the city of
23 St. Charles and all State laws and maintain its
24 operating license requirements as required by the

1 State of Illinois.

2 No. 6, conformance with codes, that the
3 proposed special use conforms to all applicable
4 provisions of the St. Charles Municipal Code and
5 meets or exceeds all applicable provisions of this
6 title, except as may be varied pursuant to a
7 special use for Planned Unit Development.

8 The proposed special use is currently
9 operating in good standing at 3714 Illinois Avenue.
10 The request for a new special use would allow
11 relocation to a more commercial friendly location
12 along the Main Street corridor as discussed. The
13 proposed special use will continue to conform to
14 all applicable provisions of the St. Charles
15 municipal code, including exceeding parking
16 requirements as outlined by the ordinance as well
17 as our own peak demand document. The proposed
18 special use as shown in that previous map exhibit
19 is located greater than 250 feet from all
20 sensitive uses as required, and, as well, on-site
21 security will continue to strictly enforce rules
22 banning on-site consumption.

23 Finally, the proposed special use meets
24 and exceeds -- meets or exceeds all requirements

1 needed to maintain a State of Illinois operator's
2 license, which are some of the most stringent
3 requirements in the country.

4 I can talk a little bit -- I'll tell you a
5 little bit about the building elevations. We have
6 Eshu on the line, as well. If there are more
7 specific questions, he can certainly answer those.

8 As you can see, the top elevation is the
9 elevation notable by the kind of diamond located
10 on the roof. Zen Leaf is proposing to do some
11 minor cosmetic improvements, including painting
12 some of the existing panels, replacing kind of the
13 top half of the building with some similar panels,
14 and basically bringing the building up to its own
15 brand identify, including some additional signage
16 as shown in the image with a typical Zen Leaf
17 dispensary sign.

18 The other elevations are very typical, as
19 well, in a cohesive color palette similar in
20 materials and design, as well some new window
21 treatments. And as I said, if you have more
22 specific questions on materials, or colors, or
23 signage, or anything like that, Ashu is on the
24 line and can answer those questions.

1 To talk more about the floor plan and kind
2 of the business operations, let me introduce
3 James, who is with Zen Leaf.

4 James, if you're there, feel free to jump in.

5 MR. LEVENTIS: I'm here. Can everyone
6 hear me?

7 CHAIRMAN WALLACE: Yes, we can hear you.

8 MR. LEVENTIS: Great. My name is James
9 Leventis. I'm vice president for Zen Leaf. I'm
10 in charge of compliance here.

11 So as you can see in front of you, this is
12 a proposed floor plan for the dispensary at its
13 proposed new location. This follows our design
14 for many of the new dispensaries that we've opened
15 throughout Illinois. You can see basically it's
16 an open floor plan model, and what that does is it
17 gives a much bigger footprint to allow for much
18 greater access for customers and ease of patient
19 flow as they come through the facility, which will
20 allow us to service a greater number of people and
21 also get them in and out of the facility in a much
22 more efficient manner to prevent any sort of backups.

23 We're also proposing that even though we have
24 that extra space we're going to set up queue lines

1 and extensions along the sales floor which would
2 permit us to potentially have up to 60 customers
3 within the sales floor at any one point in time.
4 We don't anticipate that we would ever need that
5 much. I would say typically we have experienced
6 the highest volume about 20, maybe 25 customers at
7 any point in time, but the greater footprint in
8 this new facility would certainly allow for much
9 more ease of access.

10 As was discussed a few minutes ago, we've
11 had no issues with the community. The police
12 department, we've had an impeccable record with
13 them with very few incidents, if any. We have
14 top-of-the-line security compliance, and we
15 maintain a strong working relationship with the
16 local police department. In terms of the fire
17 department, they stated that our sales do not
18 impact their resources. That's certainly not
19 going to change if we relocate.

20 In terms of sales tax, obviously, moving
21 to a more appropriate location will increase
22 sales, which in turn is going to hopefully, you
23 know, provide a boost to the bottom line for the
24 town in terms of tax revenue.

1 And community and economic development,
2 the proposed dispensary at this new location should
3 allow for regional economic activity related to a
4 newly established industry but limited in a way as
5 to minimize potential effects on the community.
6 We're definitely hoping by moving to a more
7 appropriate retail location that increased foot
8 traffic will certainly help enhance the
9 surrounding businesses and the community at large.

10 In terms of local impact, you know, as you
11 guys know, we've been good stewards for the
12 community. You know, in terms of job creation I
13 know that we've generated approximately 50 full-
14 or part-time positions at the current dispensary,
15 more than half of which are current St. Charles
16 residents, and the other half are definitely
17 people that are from the surrounding areas. We
18 offer these positions well above minimum wage,
19 typically 30 to \$65,000 in annual salary with
20 benefits, and as stated before, we're a significant
21 contributor to local sales tax base and an
22 experienced operator in town with a proven track
23 record for compliance with no adverse issues.

24 In terms of the security program, I'm

1 going to turn that over to Ed Farrell who is with
2 our third-party security company, but I'm also
3 happy to jump in as needed and am familiar with
4 the systems and protocols in place.

5 MR. FARRELL: Thank you, James. Can
6 everyone hear me, Commissioners?

7 CHAIRMAN WALLACE: Yes.

8 MR. FARRELL: As James said, my name is
9 Ed Farrell. I am the owner of Silver Star
10 Protection Group, which is a third-party company
11 that does security for Zen Leaf for their
12 facilities. Today I'd like to walk you guys
13 through the security program, do an overview at
14 the eye level and answer any questions you might
15 have tonight.

16 I think one of the things that is worth
17 noting is Zen Leaf is going to take part and
18 remain a partner in the community for safety and
19 security paramount, that's number one. Another
20 thing the program is set up to do is not only to
21 meet all State requirements, they exceed all
22 security requirements with respect to a robust
23 program.

24 As I mentioned earlier, they're in contact

1 with Silver Star Protection Group. We are a
2 third-party company that provides on-site security
3 for the dispensary during business hours.

4 One of the things Zen Leaf does and I want
5 to talk about in the presentation here is they use
6 a multilayered approach for security. I'm going
7 to talk about a couple of those layers. Those
8 layers are a comprehensive alarm and surveillance
9 system, access control with customer protocols,
10 inventory management, and professional training.

11 So first we need to talk about the
12 surveillance alarm system. It is a system that's
13 professionally installed and designed by a
14 licensed alarm contractor which is Pro Tech of
15 Illinois. The system provides 24/7 camera
16 coverage to both the interior and exterior of the
17 dispensary.

18 In addition to the camera coverage, they
19 also have silent alarms, motion sensors, hand
20 alarms, and at the end of the day all their video
21 is stored for 90 days via cloud-based access. In
22 the event something happened, anyone could go back
23 and look through it and forensically examine it as
24 needed.

1 Another thing they're really good at is
2 controlling access to the facility, preventing
3 unauthorized access and providing protection.
4 Real quickly at a high level, customers all must
5 enter the facility. They're greeted by a
6 receptionist or attendant specialist who verifies
7 that they have the proper credentials or
8 identification to purchase products from the
9 facility.

10 Next is the point of sale and inventory
11 management system. This is a system that prevents
12 theft loss. As you know, the State requires that
13 all cannabis be stored in an industry standard
14 bolted reinforced vault room for all cannabis both
15 during business and off hours in a restricted
16 access area and overnight in the vault. There
17 will be no cannabis on the sales floor or in the
18 display places. All the counter boxes will be
19 empty for customers, and the dispensary would
20 maintain the statutorily required inventory point
21 of sale system to allow the applicant to track all
22 sales, and it would in the end record all products
23 dispensed and be able to document all sales.

24 And the last prong is they have a

1 professionally trained staff. All their staff
2 will have photo identification in the form of an
3 agent ID card that is on their person as they move
4 through the facility so that they can be quickly
5 identified as being authorized to be in the
6 facility. All their staff will be trained to
7 recognize suspicious activity or emergency events.
8 All staff is going thorough both Federal and State
9 background checks in order to work on-site. And
10 lastly, their training includes things such as how
11 to interact and educate purchasers all the way
12 through how to perform in an emergency event such
13 as active shooter, robbery, and medical emergency.

14 MR. RAK: That concludes most of our
15 presentation. We now would open it up for
16 questions.

17 Just to summarize, Zen Leaf is seeking a
18 special use for the purpose of relocating its
19 existing medical and recreational dispensing
20 organization to 3691 East Main Street. The
21 proposed special use would continue to provide
22 significant additional tax revenue dollars to the
23 city to utilize towards capital expenditures and
24 budget deficits. Strict enforcement of Illinois

1 on-site consumption rules will continue to be
2 enforced, and there would be minimal to no
3 expected negative impact on the city.

4 The proposed location is subject to the
5 city's zoning and special use regulations. It's
6 easily convertible to a dispensary use.

7 As far as proposed hours of operation,
8 Sunday 10:00 a.m. to 6:00 p.m., Monday through
9 Thursday 9:00 a.m. to 9:00 p.m., and Friday and
10 Saturday 9:00 a.m. to 10:00 p.m.

11 At this point if you have any questions I
12 can answer them or direct you to the right person
13 who can.

14 MEMBER MELTON: I have a question. You
15 talked about the vestibule, and then you have them
16 wrap around inside, that that houses about 60 people.
17 Is your intent to always keep folks inside?
18 Because I know when you presented last time for
19 your existing facility people would then line up
20 outside along the sidewalk, and I don't think
21 there's any sidewalks out here, so I just want to
22 understand.

23 MR. RAK: I'll let James answer that, but
24 I think the intent would be to no, not have people

1 outside. Zen Leaf doesn't always anticipate --
2 they basically never anticipate having 60 people
3 waiting, based on their online ordering and their
4 appointment times, scheduled times to pick up
5 product. But what we wanted to show on this
6 exhibit is that there is 180 feet of queue-in
7 length if needed, and there are standard operating
8 procedures to modify if they need to move that
9 reception desk to the end.

10 MEMBER MELTON: Is the process still the
11 same where the receptionist kind of validates that
12 you're of age and you can actually enter the
13 space; you can't just walk in?

14 MR. RAK: That is correct, yes. Before --
15 if everyone remembers the difference between the
16 medicinal and recreational or adult use dispensary,
17 the only difference really is credentialing. In
18 the medical case they would confirm you have your
19 ID, you have your prescription. In the recreational
20 case you do need to present a photo ID at that
21 location indicated in red.

22 MEMBER MELTON: Thank you.

23 CHAIRMAN WALLACE: I just have a follow-up
24 question on that. If we have a queue length that's

1 shown, central queue length of 180 feet, and you're
2 saying that would accommodate 60 people, how many --
3 I'm going now to the parking. How many cars would
4 that be if you had 60 people that are in the store
5 that you're anticipating at any one point given
6 in time?

7 MR. RAK: I don't know that we're saying
8 there's going to be 60 people in the store. What
9 I wanted to show in this exhibit was we have a
10 180-foot queue length, but we don't ever anticipate
11 ever having that many people in the store. They've
12 made a lot of strides in mobile orders and online
13 scheduling. Obviously, we just don't see that craze
14 anymore because there are more locations close by.

15 I think we're finding -- James, you can
16 confirm this, as well, but what they're finding
17 basically is there are enough other operators
18 nearby to this location, to their other locations
19 at this point a year into this program that people
20 will just drive by, and if they see a line, they
21 will go to another operating facility.

22 MR. LEVENTIS: We're not anticipating
23 anywhere near (audio distortion.) This slide is
24 to demonstrate the capacity if needed so that lines

1 don't form on the curb like you guys have indicated.
2 I would say even at the highest capacity we're
3 probably only anticipating 20 to 25 customers
4 at most.

5 Like Adam said, we've made strides with
6 online ordering where you can make a reservation
7 and come in at a certain window, and it really
8 spaces customers out, as well. So we're not
9 anticipating anywhere near 60. It's just to
10 demonstrate that should that take place, it's not
11 going to spill over onto street.

12 MR. RAK: I think it's important to note,
13 too -- and, James, you can correct me if I'm wrong --
14 but there was mobile ordering on the application.
15 Since it's been in operation there's been some
16 modifications to it, and I think there's going to
17 be lessons learned from it. I think some of those
18 things that have come in as part of COVID-19 will
19 continue to be in effect just because they work
20 well. I think that's another aspect.

21 CHAIRMAN WALLACE: Sorry; I just have
22 one more follow-up, and maybe this is something
23 for staff. The ordinance right now -- and staying
24 on parking for just a second, the ordinance right

1 now requires 25 parking spaces for this type of
2 use. Do you think that that's still sufficient
3 given the type of volume that the existing location
4 has had?

5 MR. COLBY: Well, there's not well-
6 established standards for this type of use, which
7 was part of the challenge when we wrote the
8 ordinance requirements. The parking standard that
9 is applied right now is the same standard that
10 applies to other retail businesses.

11 We don't have survey information necessarily
12 to substantiate the parking demand for their
13 existing location. The applicant may have more
14 information on that potentially from their traffic
15 study that looked at the volume of traffic of
16 associated with the business. But part of the
17 challenge is that the parking demand will likely
18 change because there's more competing business
19 locations licensed by the State, so it is somewhat
20 subject to change.

21 CHAIRMAN WALLACE: Understood.

22 MR. RAK: Lynn is on the line, and she can
23 speak more to this, but the capacity study
24 anticipates peak demand which they estimated to be

1 15 employees and 20 customers. So the capacity --
2 the maximum capacity study estimate was 35 parking
3 spaces, and as you know, in the exhibit that we
4 showed there are 38 current parking spaces there.
5 I believe at the other location, I want to say it
6 was 13 spaces. I'm not sure. I'm trying to
7 remember the number, but 13 or 17 is in my mind.

8 CHAIRMAN WALLACE: Yeah, there was quite a
9 bit of discussion about that and whether the amount
10 of spaces allocated to that particular unit were
11 sufficient for, you know, the potential use. So
12 that's what I'm curious about is, over the last
13 year has there been an indication from the use that
14 those parking spaces have been sufficient or --
15 honestly, I have to claim ignorance. I haven't
16 been there, so I don't know if people have been
17 parking out on the street, or queued on the street,
18 or anything like that to go into the business.

19 MR. RAK: Sure. James, do you have any
20 insight on that?

21 MR. LEVENTIS: Yes. I can tell you guys
22 we haven't had many issues, if any, with the
23 parking situation at the current location, and I
24 believe the number 13 does sound right. With more

1 than double it we're not expecting much of an
2 issue. I can tell you also in terms of -- we're
3 talking about 15, 20 at maximum capacity.

4 The way that we set up our operation is to
5 get people in and out as fast as possible. I can
6 tell you if a customer knows what they're coming
7 in for, they're in and out in a matter of two or
8 three minutes. A typical transaction, if I had to
9 estimate, would be about five to seven minutes
10 total. So we're moving cars in and out of that
11 parking lot very quickly and really not expecting
12 much, if any, issue at all with those parking
13 spaces.

14 CHAIRMAN WALLACE: Okay.

15 MEMBER MACKLIN-PURDY: I have a couple of
16 questions. The first one being, can you go into a
17 little bit more detail about security and lighting
18 of the parking lot?

19 MR. RAK: Sure.

20 MEMBER MACKLIN-PURDY: And then second,
21 because it just kind of relates to it, is about
22 deliveries in the back of this building. I mean,
23 I can't remember but is there -- I know at your
24 last unit you could take deliveries in the back;

1 it was more of a warehouse style. So how is that
2 all being handled?

3 MR. RAK: Ed, could can you chime in on
4 security, and then I'll turn it over to James for
5 thoughts on internal operations.

6 MR. FARRELL: In the first part of your
7 question you asked about lighting and security in
8 the parking lot and exterior. First and foremost,
9 there is a lighting requirement that's required,
10 and the State will come out before they open the
11 dispensary to ensure that they have proper lighting
12 for the facility. They also kind of take a look
13 to make sure that there isn't much light going to
14 the neighbors, though in this retail area it's not
15 much of a concern. But the State is very mindful
16 during their inspection of that to make sure
17 there's proper lighting.

18 Additionally, there will be security
19 cameras that will cover the entire exterior of the
20 building. That includes the parking lot, front,
21 back, all the way around, and that is recorded and
22 monitored 24/7. It's not only monitored by
23 someone inside the facility by a monitoring screen
24 which will be one of the security officers and a

1 Zen Leaf employee, but it's also monitored by the
2 State IDFPR. So there will be a lot of
3 surveillance of that lot.

4 Lastly, part of the protocols for our
5 security officers is they do randomized sweeps of
6 the parking lot, and if needed, they'll walk
7 customers to their car.

8 Did that answer your question about
9 lighting and security of the lot?

10 MEMBER MACKLIN-PURDY: Yes. Thank you.

11 MR. RAK: James, do you want to take
12 deliveries?

13 MR. LEVENTIS: Certainly. What we have at
14 the existing building, the process is essentially
15 the same. When a delivery is being made, we take
16 deliveries to the back so that it's not crossing
17 our customers coming in and out and causing a
18 security issue. All the product is run to the
19 blue area that you're seeing on the top of your
20 screen, the receiving area, door shut, everything
21 is locked, and that's where we begin to count the
22 product and intake into the facility. So it's
23 outside for a matter of seconds.

24 And, again, as Ed mentioned, we're going

1 to have full and complete coverage of both not
2 just the interior of the building but the exterior
3 of the building with our surveillance system and
4 our cameras. We're going to cover every square
5 inch of the area where we would be receiving
6 product and every other area around this building.

7 And to elaborate on the inspection
8 process, it's not just the State that's coming.
9 Our regulator is IDFPR. They certainly come and
10 take the lead on these inspections before we open,
11 but they also typically bring with them, in my
12 experience it's been three to five agents from the
13 Illinois State Police. They come through and we
14 meticulously go through all of our surveillance
15 systems, every component to make sure that it's
16 functioning and adequate to their desires. And
17 they literally go through and check every single
18 camera angle and make sure we don't have any blind
19 spots and make us walk through the process for
20 everything from product intake, to sales, to
21 accepting patients, and bringing them in and out.

22 So you can rest assured that once we get
23 the final license and are open it has been
24 thoroughly vetted by not just our regulator but

1 also the Illinois State Police.

2 MEMBER MACKLIN-PURDY: Thank you.

3 MEMBER VARGULICH: I have a follow-up
4 question related to that.

5 Currently there's no sidewalk on the south
6 side of the building that leads to the back of the
7 building. There's a trash enclosure, so I'm
8 assuming that the trucks will back up to the trash
9 enclosure. Since the property adjacent is somebody
10 else's property where the parking stalls are, are
11 you planning to add a sidewalk to make that
12 connection past the trash enclosure and then --
13 because that's about a 70-foot walk from there.
14 So people will just pour the materials into the
15 door that's the secure location?

16 CHAIRMAN WALLACE: Sorry; where are we
17 talking about?

18 MEMBER VARGULICH: On the south side of
19 the building currently there's no sidewalk that
20 leads from where there's a label on the site plan
21 that says "Trash Enclosure." So I'm assuming the
22 trucks back up and pull up into that shared
23 location. So then since the product is delivered
24 to the back of the building, they have to walk

1 from there along the back of the building to the
2 door that they're showing in their floor plan, and
3 that's 70 or so feet.

4 There's a bunch of tall shrubs next to the
5 parking lot, so it's kind of screened and I guess --
6 understanding you have cameras and stuff, it just
7 seems like an odd security arrangement to move
8 product into the building. And then also, how do
9 you move all your cash out?

10 MR. RAK: James?

11 MR. LEVENTIS: I can tell you this
12 certainly is not the most complicated system that
13 I've seen before. In terms of access points, we
14 would have cameras at every angle cover literally
15 every square inch of that path that we're
16 discussing.

17 It's also standard operating procedure
18 during product intake when a cultivator is sending
19 us product they typically call the dispensary
20 15 minutes beforehand to alert us that product is
21 close to arrival, and we'll bring -- our friends
22 over there at Silver Star, our security guards
23 will come outside and actually walk up to the car
24 and help carry the product in through the door.

1 So they're monitoring every single second of the
2 process.

3 MEMBER VARGULICH: And so the cash leaves
4 the same way; right? Because you guys don't do
5 credit card transactions.

6 MR. LEVENTIS: The cash is the exact same
7 thing in reverse. The vendor would come -- you'd
8 bring them in through the front -- or through the
9 back, I should say, you come up to the front, you
10 do cash counts, back it up, and, you know, you
11 have security escort them out of the facility.

12 MEMBER VARGULICH: Okay. Looks like --
13 when I visited the site, it looks like you're
14 going to need to add some sidewalk over there, but
15 that's something you guys can figure out.

16 MEMBER FUNKE: I've got a couple questions
17 regarding the employees. Right now when I drive
18 by the existing establishment I'm always coming by
19 the back. I always circle around the back, and I'm
20 always seeing the employees out there taking breaks
21 or doing whatever they're doing.

22 So do you guys have an area for your
23 employees -- I assume you're going to have more
24 employees than you do now -- an area where they

1 can go a take a break on the outside similar to
2 what they're doing now, something that would be
3 screened away from the office buildings across the
4 street?

5 MR. RAK: I believe there's an interior
6 space for that, as well, but I'll let James speak
7 to that.

8 MR. LEVENTIS: There is a break room.
9 Typically what we have them do when they're taking
10 a break, we have a nice large break area.
11 Obviously, that's not necessarily the case with
12 the current building because of the small
13 footprint. I'm having a little trouble seeing. I
14 think on the bottom left is a break area for staff
15 to take their breaks there with a kitchen area,
16 have their lunch and gather or whatnot.

17 MEMBER FUNKE: Are they allowed to smoke
18 in there, too? Because I know a lot of the
19 employees are usually smoking in the back outside.

20 MR. LEVENTIS: I would assume we're going
21 to find an appropriate area in the back, either at
22 the back of the building or elsewhere.

23 MEMBER FUNKE: Maybe you can create an
24 area where you can screen it, make sure you have

1 some proper landscaping, fencing so it's not
2 disrupting the buildings across the street.

3 And then my second question was, you're
4 going to have quite a few people in that showroom,
5 but I only see one exit. Is there another exit?
6 I'm assuming they're not going to exit through the
7 rear door.

8 MR. LEVENTIS: Again, the layout is the most
9 ease of customer flow, and so when we're looking
10 at that reception area, there are two doors right
11 there. One of them is to serve as the entry, and
12 the other one will serve as the exit. What we
13 found when you do that it's very easy -- obviously,
14 when they're walking out they're going right
15 through that same area, and it's very easy for
16 them to get out.

17 MEMBER FUNKE: I'm talking more from a
18 fire perspective. You need two exits from a fire
19 perspective with that number of people. Because
20 if there's a fire in that front area, where else
21 are they going to go? You need a second exit, and
22 I don't think they can exit through the office
23 that you have in back. Just something to think
24 about. I mean, I'm sure it's going to go through

1 permitting.

2 MR. LEVENTIS: Right. I know that in
3 certain -- I can't speak to this (audio
4 distortion), but there are a number of (audio
5 distortion) being built per the local fire
6 ordinance or fire code that we can actually
7 utilize that front entrance as fire access. But
8 again, like you said, it's going to have to go
9 through permit review and everything, so if we
10 need to add an exit, we will.

11 MEMBER FUNKE: That's all I have.

12 CHAIRMAN WALLACE: Other questions?

13 MEMBER PRETZ: I have one. Assuming that
14 this does get approved and they can facilitate the
15 move from the existing to the new location, a
16 question for staff, does this in any way change
17 our current ordinance as far as the medical and
18 the recreational on the east side and the west
19 side as it's set today?

20 MR. COLBY: The only impact would be that
21 the ordinance today only permits a single
22 recreational dispensary on the east side, so the
23 other location would have to close prior to this
24 location opening. But currently the ER Zoning

1 District which this property is located in permits
2 the recreational dispensary as a special use. So
3 there isn't necessarily any type of change to the
4 code that would be triggered by this proposal.

5 MEMBER PRETZ: And the numbers as far as
6 the -- as far as the dispensaries, that doesn't
7 change?

8 MR. COLBY: No.

9 MEMBER PRETZ: Okay. Thank you.

10 CHAIRMAN WALLACE: Already. Other questions?

11 (No response.)

12 CHAIRMAN WALLACE: Anything from any
13 members of the audience?

14 MS. HITZEMANN: Yes. We do have a comment
15 from Frank Steffek, S-t-e-f-f-e-k. He says, "The
16 east gateway does not need a dispensary advertised
17 as you drive up Main Street. Use an F-2 area. If
18 someone needs a dispensary, they will Google for
19 it." And he also said, "We also don't need to
20 advertise to children."

21 MEMBER MACKLIN-PURDY: I didn't understand
22 almost anything you said.

23 MS. HITZEMANN: Frank Steffek, S-t-e-f-f-e-k,
24 and he said, "The east gateway does not need a

1 dispensary advertised as you drive up Main Street.
2 Use an F-2 area. If someone needs a dispensary,
3 they will Google for it." And he also said, "We
4 also don't need to advertise to children."

5 CHAIRMAN WALLACE: Any other questions,
6 comments?

7 (No response.)

8 CHAIRMAN WALLACE: Seeing none, anything
9 further from staff?

10 (No response.)

11 CHAIRMAN WALLACE: If the Plan Commission
12 feels they have enough information to be able to
13 make a recommendation to Planning and Development
14 Committee, then a motion to close the public
15 hearing would be in order.

16 MEMBER PRETZ: I'll make that motion.

17 MEMBER MACKLIN-PURDY: I'll second.

18 CHAIRMAN WALLACE: It's been made and
19 seconded. Any discussion on the motion to close
20 the public hearing?

21 (No response.)

22 CHAIRMAN WALLACE: Seeing none,
23 Wallace, yes.

24 Becker.

Transcript of Zen Leaf, 3961 East Main Street
Conducted on March 2, 2021

44

1 MEMBER BECKER: Yes.

2 CHAIRMAN WALLACE: Funke.

3 MEMBER FUNKE: Yes.

4 CHAIRMAN WALLACE: Holderfield.

5 MEMBER HOLDERFIELD: Yes.

6 CHAIRMAN WALLACE: Macklin-Purdy.

7 MEMBER MACKLIN-PURDY: Yes.

8 CHAIRMAN WALLACE: Pretz.

9 MEMBER PRETZ: Yes.

10 CHAIRMAN WALLACE: Vargulich.

11 MEMBER VARGULICH: Yes.

12 CHAIRMAN WALLACE: Melton.

13 MEMBER MELTON: Yes.

14 CHAIRMAN WALLACE: All right. This public
15 hearing is now closed. Thank you.

16 And Item 5b on our agenda is discussion
17 and recommendation. I guess I will start by
18 asking for a motion regarding this agenda item.
19 Is there a motion?

20 MEMBER MACKLIN-PURDY: I'll make a motion
21 for --

22 CHAIRMAN WALLACE: Would you move to
23 recommend approval to the Planning and Development
24 Committee?

1 MEMBER MACKLIN-PURDY: Yes, I would
2 recommend approval to Planning and Development
3 Committee for the application for special use for
4 recreational cannabis dispensing organization.

5 CHAIRMAN WALLACE: Should that be subject
6 to staff comments in the staff report?

7 MR. COLBY: Yes.

8 CHAIRMAN WALLACE: Okay.

9 MEMBER MACKLIN-PURDY: Subject to staff
10 comments in the report.

11 CHAIRMAN WALLACE: Thank you. Is there a
12 second?

13 MEMBER MELTON: I'll second.

14 CHAIRMAN WALLACE: It's been moved and
15 seconded. Discussion on the motion?

16 (No response.)

17 CHAIRMAN WALLACE: All right. Seeing
18 none, Wallace, yes.

19 Becker.

20 MEMBER BECKER: Yes.

21 CHAIRMAN WALLACE: Funke.

22 MEMBER FUNKE: Yes.

23 CHAIRMAN WALLACE: Holderfield.

24 MEMBER HOLDERFIELD: Yes.

1 CHAIRMAN WALLACE: Macklin-Purdy.
2 MEMBER MACKLIN-PURDY: Yes.
3 CHAIRMAN WALLACE: Pretz.
4 MEMBER PRETZ: Yes.
5 CHAIRMAN WALLACE: Vargulich.
6 MEMBER VARGULICH: Yes.
7 CHAIRMAN WALLACE: Melton.
8 MEMBER MELTON: Yes.
9 CHAIRMAN WALLACE: That motion passes
10 unanimously, and that concludes Item 5 on the
11 agenda.
12 (Off the record at 7:51 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 8th day of March, 2021.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois



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Transcript of Tractor Supply Store, Corporate Reserve PUD Lot 3

Date: March 2, 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, :
NE corner of West Main Street :
and Cardinal Drive :
(Mend St. Charles, LLC), :
Application for special use - :
PUD Amendment, Application :
for PUD Preliminary Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, March 2, 2021
7:51 p.m.

Job No.: 336721B
Pages: 1 - 37
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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1 PRESENT:

2 TODD WALLACE, Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 LAURA MACKLIN-PURDY, Member

7 SUZANNE MELTON, Member

8 TOM PRETZ, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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

2 CHAIRMAN WALLACE: Item 6 on the agenda is
3 another public hearing. This is Tractor Supply
4 Store, Corporate Reserve, PUD Lot 3, northeast
5 corner of Main Street and Cardinal Drive (Mend
6 St. Charles, LLC) application for special use PUD
7 amendment and application for PUD preliminary plan.

8 Would you raise your hand.

9 (Witness sworn.)

10 CHAIRMAN WALLACE: All right. If you
11 could state your name, spell your last name, and
12 state your address for the record.

13 MR. BONHAM: Don Bonham, B-o-n-h-a-m, at
14 906 Brookside Lane in Mahomet, which is right
15 outside Champaign, Illinois.

16 CHAIRMAN WALLACE: Go ahead.

17 MR. BONHAM: Just in terms of what Tractor
18 Supply is, they're a retail farming store. They
19 actually sell to hobby farms feed, livestock food,
20 small implements. It's more in relation to the
21 hobby farm.

22 So basically, Tractor Supply Store was
23 founded many years ago. They have 2,000 stores
24 now. They do about 80 new stores every year.

1 They're a Fortune 500 company. They are well run,
2 well managed, well organized, and a very competent
3 company.

4 So what we're asking for -- well, actually,
5 I'll tell you a little bit about myself. We're
6 the preferred developer for Tractor Supply Store
7 in Illinois, Wisconsin, and Minnesota, and we're
8 here asking for the project to be approved.

9 What we're here for is to get some relief
10 from possibly some of the requirements that we
11 have, and one of those is the landscaping, and
12 then there's also with the building.

13 Chet, are you on there?

14 (Zoom technical adjustments.)

15 MR. BONHAM: Chet, do you want to talk?

16 MR. WALLACE: Yeah, sure. I mean, what
17 we've done is we tried to accommodate the PUD as
18 much as possible to deviate from our standard or
19 the Tractor Supply as much as possible, but there
20 are just so many issues that are really incompatible
21 with the Tractor Supply Store. So I mean, those
22 are the main things that we've kind of are asking
23 relief from. Otherwise, we want to try and meet
24 everything we can and do everything to make this

1 project successful and go forward.

2 CHAIRMAN WALLACE: All right. Do we have
3 any questions from Plan Commission members?

4 MEMBER FUNKE: I've got a question regarding
5 materials. I think -- are you asking for relief
6 for using -- instead of the brick going to a
7 block, a painted block? Is that a painted block
8 you're using?

9 MR. BONHAM: Actually, what we do is use a
10 block that's shaped like a brick.

11 MEMBER FUNKE: Okay. Is there any way
12 that you can actually use brick instead of a block
13 that's not painted, I mean, something a little bit
14 nicer than painted block?

15 MR. WALLACE: Obviously, we have split-
16 face block down at the bottom that -- in a gray
17 color and then we have -- it's a block that looks
18 like brick. So to the average person it's just
19 going to look like a brick. There won't be any
20 paint. You wouldn't know that it's a block by any
21 stretch.

22 MR. BONHAM: So we're not painting that?

23 MR. WALLACE: Correct.

24 MR. BONHAM: Okay. Excuse me. So it's

1 going -- what color block is that going to be?

2 MR. WALLACE: We've got -- well, we've got
3 to try and match the Tractor Supply standards. So
4 we've got split-face block. It's like a tan color
5 almost -- not quite a beige but just a light
6 brown, and then we have the -- then we have the
7 smooth-faced which is just kind of a khaki color
8 at the bottom 4 feet and then we have the color
9 that's a little bit darker brown.

10 MR. BONHAM: Typical Tractor Supply. They
11 like to paint a red stripe. They like to do the
12 bottom in a darker color and the top in the
13 lighter color.

14 MEMBER FUNKE: Is there any way to
15 incorporate more glass on the front? It just
16 looks like a big box right now. Is there any way
17 to create some articulation or something that kind
18 of spices up the building a little bit?

19 MR. WALLACE: Well, the problem you have
20 is that this is a single block wall. For us to
21 get any glazing in there, one, the entire box,
22 they have racks all along the entire wall, so any
23 light or any window that you put in there will
24 not -- they'll just be blocked out. They will not

1 be seen because they have the racks going up about
2 10 feet. So you're not going to see it.

3 There's going to be -- I mean, I felt we
4 addressed everything. We've got -- on the front
5 we've got the entrance bumped out, and we have the
6 awnings that cut out 3 feet that go the entire
7 length. So to me that -- I mean, that's a projection
8 of 3 feet for the entire length of that front
9 facade, and on the side we have the column, and
10 again, the awnings on the side which are -- it's
11 over -- it's 92 feet. It's 150 feet long on the
12 side. So to me that exceeds any requirement you
13 have as far as going in and out 3 feet.

14 MEMBER FUNKE: I just think the building
15 needs more articulation from what it looks like now.

16 And then another concern I have is the
17 rooftop units. You're going to see that from the
18 street. Are you guys going to be putting screens
19 around those rooftop units?

20 MR. WALLACE: Yes, the cutout for the
21 screens on the rooftop units match the color.

22 MEMBER FUNKE: And then that fence, what's
23 the material of the fence?

24 MR. WALLACE: Currently Tractor Supply

1 standards is a chain link fence.

2 MEMBER FUNKE: Oh, it's chain link? Is it
3 translucent or is it opaque?

4 MR. WALLACE: It's translucent. They want
5 to be able to see inside there for security
6 reasons. In case somebody gets behind there, they
7 can see if somebody is doing something in there.
8 They like the transparency.

9 MEMBER FUNKE: What's going to be stored
10 back there?

11 MR. BONHAM: Basically gates, water paints,
12 basically anything a farmer would want, gates,
13 fencing, a bunch of equipment.

14 MEMBER FUNKE: So you're going to be able
15 to see that from the road, too?

16 MR. BONHAM: That's correct.

17 MEMBER FUNKE: That's all I have.

18 CHAIRMAN WALLACE: Russ, what -- I know in
19 residential areas in the city a chain link fence
20 is not allowed. What is the -- is there a similar
21 restriction in this area?

22 MR. COLBY: There is not. It's permitted
23 in commercial districts.

24 CHAIRMAN WALLACE: Have you explored other

1 fencing options? I understand that the issue is
2 security, but have there been any other options
3 discussed?

4 MR. BONHAM: No. Once again, the reason
5 why we're here is trying to get this to work with
6 the Tractor Supply campaign to make this possible,
7 and if we go with -- we've done -- like in Kohler,
8 Wisconsin, we've actually put the black wrought
9 iron and a column every six feet, but that gets to
10 be very expensive. That's an \$80,000 ticket item.

11 MEMBER BECKER: Can I ask a question?

12 CHAIRMAN WALLACE: Go ahead.

13 MEMBER BECKER: Okay. I'd like some
14 clarification about the fence. If I'm looking at
15 the site plan, there is fence visible to the
16 residential areas across that -- to the north.
17 The chain link fence will be visible to the
18 residential. I think that's something that, you
19 know, at a minimum needs to be addressed and not
20 have chain link on that section of the fencing.

21 CHAIRMAN WALLACE: Peter is next. Go ahead.

22 MEMBER VARGULICH: Okay. I have a number
23 of topics, issues, and questions that I'd like to
24 review. Can you go to the site plan? Keep going

1 a couple more pages. This will work.

2 All right. I guess first of all, the
3 paved areas around the building are a little bit
4 excessive. Understanding what you guys do and
5 what you're trying to do, I would not be supportive
6 of any reductions in landscape areas, the amount
7 of plant material or the areas. In fact, I have a
8 number of areas that I'd like to see increased.
9 So as you're looking at all this, I'd like for you
10 to consider a couple of areas.

11 You have a lot of residential traffic
12 running along Woodward Avenue or Woodward Drive,
13 and so to be on the back of the building there are
14 several areas that could -- there could be some
15 planting beds added kind of in line where the
16 driveways are. You have two driveway cuts on
17 Woodward, and I think that on the back of the
18 building and on the back of the fence area, or I'd
19 say on the north side of the building and the
20 north side of the fenced area there are some areas
21 that could be planted out, and the existing
22 parking lot island at the northwest corner could
23 be enlarged to kind of cover some of these areas.
24 Understanding you have a steel dock ramp, you have

1 dumpsters that need to have access, but there
2 seems to be a lot of area paved for reasons that
3 don't seem logical at least to me.

4 I think that there's an island that could
5 be created at the southeast corner near the
6 propane distribution tanks. Right now you have it
7 striped out, and typically most parking lot
8 requirements we have -- we like the end islands to
9 be incorporated like you did on the west side, and
10 so I would think that that should also happen there.

11 You have a flow-through gutter that runs
12 along the back of the existing islands that you're
13 showing along the west side next to Cardinal Drive
14 and on the south side by Main Street, and I would
15 not want you to have those flow-through gutters
16 because it separates the plant beds from the
17 adjacent planting areas. So the root systems for
18 the trees cannot access those areas, so in effect
19 you'd create little islands of plantings that
20 don't have a good chance of success, so I wouldn't
21 want to see that happen.

22 I think that I'm a little confused by the
23 handicap spaces, et cetera, the way they're laid
24 out in the front where you have the 27-foot-wide

1 striped-out area, but it doesn't seem to be
2 connected to the ability to park for handicap use.
3 So I would like to see the majority of that
4 27-foot area become a planted island. Because it
5 looks like all of your access for the deliveries
6 and everything is on the north side of the
7 building or products would be delivered into the
8 fenced area with your flow-through driveway that
9 runs north and south through the fenced area.

10 So I'd like to see that because I think
11 that would help enhance the front of the building.
12 I'm glad to see you have some small plant beds
13 there on the front and adjacent to your permanent
14 display areas.

15 I think there are some dimensional oddities
16 to me with respect to your parking bays. On the
17 west side you have 20 feet, 26 feet, and 18 feet
18 for the parking bay, and to me if that could be
19 more what's typical for here in the Midwest and
20 specifically for St. Charles of 18, 24, 18, that
21 would take 6 feet and add it to the plant bed
22 adjacent to the building. So you're not losing
23 any parking; you're not losing anything other than
24 transferring area that's currently paved to some

1 planting adjacent to the west side of the building.

2 You have the awnings that are on the west
3 side and I think on all sides of the building, if
4 I'm not mistaken, or at least on the west, south,
5 and east, and so I would say any plant bed on the
6 west side would need to be irrigated because right
7 now you have a 3- or 4-foot awning that kind of
8 keeps those plantings from receiving normal rainfall.
9 So if you're going to keep those awnings, then I
10 would say it should probably be irrigated.

11 MR. BONHAM: Everything would be irrigated.

12 MEMBER VARGULICH: I think the display,
13 the permanent trailer and equipment display area
14 on the west side says 3,000 square feet. I would
15 like to see that moved to the east side over by
16 the pond and the parking flipped to replace it. I
17 think it consolidates your display areas.

18 Right now they just seem kind of scattered
19 around the site, which maybe isn't the worst
20 thing, but I think given the driveway that comes
21 in along Cardinal maybe having the parking there
22 would be better, and you'd still have the display
23 area, but it would just be moved to the east side
24 by the pond.

1 On the sign you provided two options.
2 There was -- I like the blade sign better that's
3 12 by 15, not the pylon sign. I think -- as an
4 appearance I think it looks fine as long as it
5 meets our code, you know, signage code requirements.

6 You also might consider -- if it's done with
7 siding, you might consider rotating it 90 degrees
8 to Main Street so that you have traffic that would
9 see the sign more easily for traffic that's
10 running east and westbound on Main Street. Right
11 now you just have one flat sign, and if you
12 rotated it 90, I think you would get more
13 visibility from a signage standpoint. But of the
14 two signs, as long as it meets code, I would be
15 with that one.

16 Back to your parking on the west side --
17 I'm sorry -- on the south side of the building,
18 again, you have 20 -- 28-foot drive aisle and then
19 20-foot parking bay. So my request is that you
20 change that to 18, 24, 18 and take the 8 feet and
21 add it to the north side, so now that area could
22 be increased for landscaping. And, again, not
23 losing any parking spaces, paving a little bit
24 less of the world, and I think that people driving

1 along Woodward, whatever planting is done would
2 have that area increased to address some of their
3 comments and concerns with respect to -- because I
4 think the north side of the building is very much
5 a service area, if you will, and so I think for
6 people coming to their homes, you know, adding the
7 plant beds, adding more depth to the planting
8 along there would go a long way to help them feel
9 a little more comfortable with having a service
10 area. You'd certainly put the front of the
11 building toward Main Street.

12 There were some comments regarding screening
13 of architectural -- some sort of a screening for
14 the mechanical units. I think that was also a
15 staff comment. I would agree with that a hundred
16 percent. Whether you do it with an architectural
17 screen or raising a parapet wall I don't care, but
18 I think screening is a good thing.

19 With regard to the fence, I understand
20 custom locations of changing the fence product
21 seems like a simple request but how that can add
22 capital to a project. I think there are some
23 products as a general category called welded wire
24 which are a little more contemporary, still

1 provide the security issues if you use the steel
2 wire that's vinyl coated, and so I would ask that
3 you guys look at those as options. They have them
4 in 8-foot heights; they're all standard products.

5 Certainly, chain link is without a doubt
6 the most cost effective way, I understand that.
7 But I think there are some manufacturers like
8 Omega, what's called Design Master that might be
9 able to provide a fence that might address some of
10 the esthetics people are talking about especially
11 for the neighbors.

12 I don't know how much leverage we have as
13 a group. I think if you're going to end up with
14 chain link for whatever those reasons end up being,
15 I would ask that it's vinyl coated. I understand
16 there's a cost increase, but I don't think it's
17 huge. And I think that a dark brown or a black
18 would tend to recede back visually, and it would
19 be less noticeable from that standpoint. So I
20 would ask for you to consider those things on the
21 site plan.

22 Can we go to the --

23 MR. BONHAM: Can I just answer one question?

24 MEMBER VARGULICH: Yeah.

1 MR. BONHAM: The reason we have the drive
2 lanes and the width there is some of Tractor
3 Supply's customers pull trailers. During COVID a
4 lot of them would pull up, they would take the
5 forklift, put that food in it, and go out. That's
6 the reason this one island is hashed here on the
7 south side, and that's one reason we kept the
8 drive aisles a little wider, too.

9 MEMBER VARGULICH: Okay. I would ask you
10 look at some reductions, and I think there's
11 computer programs, AutoTURN, which I'm sure your
12 consultants have access to that could look at some
13 of those things to look as far as tracking and how
14 that could best be accommodated. Maybe they need
15 to have some broader bases at those corners to
16 address that topic. I just think there are some
17 ways to pave less of the world, and if that can
18 happen, that would be great.

19 You have a retaining wall along the east
20 property line next to the pond. What material was
21 that going to be?

22 MR. BONHAM: It's going to be CMU.

23 MEMBER VARGULICH: All right. I guess on
24 the grading and utilities, I don't have any idea

1 if there's any input from our engineering staff,
2 but you seem to be sheeting a lot of water into
3 three or four drains.

4 MR. BONHAM: I'll say this. Everything
5 has been done according to code.

6 MEMBER VARGULICH: There we go, that's the
7 plan. I guess including the comment that I had
8 earlier on the site plan about the flow-through
9 gutters, I think that will probably have an impact
10 on the utility plan because it's going to cause a
11 different warping to the pavement, and I think
12 there should be some -- it just seems like there
13 should be a few more catch basins. Again, I don't
14 know if this is code or it's a topic for engineering
15 or not.

16 I guess two things that stood out beyond
17 that were the fact that you have a curb cut planned
18 where the water is just going to be discharged
19 directly over the wall and then down the slope
20 into the pond, and I would ask that you not do
21 that. I think there's a way to connect that. I
22 think that -- for two reasons.

23 One, there's a potential for high erosion
24 because you're concentrating flow. So you've got

1 a third or half of that big fenced-in area all
2 sloping and pitching into that curb cut. So
3 you've got a lot of concentrated flow that drops
4 off a 3-foot wall and then runs down the slope
5 into the pond, but you're not indicating anything
6 to reduce the potential for erosion.

7 I think you're also potentially going to
8 create a failure issue for your wall running that
9 water. If it gets in behind the wall, you've got
10 a lot of continuous water that can impact --
11 especially a CMU wall could impact the ability for
12 that wall to be a long-lived site feature, if
13 you will.

14 I think there ought to be riprap. If it's
15 not a standard detail for the city, there ought to
16 be riprap at the two flared end sections where
17 you're discharging towards the point, and I also I
18 think the flared end section in the pipe at the
19 southeast corner should be extended all the way to
20 the normal water level of the pond the way the
21 one further to the north is.

22 You have two different treatments; you
23 have one that goes to the pond and one that
24 doesn't. Again, I think there's erosion issues

1 that are potentially there that should be looked
2 at and hopefully addressed. I assume there's an
3 association for the property and that they approve
4 these kinds of things. I wouldn't think they want
5 a lot of erosion. It creates a lot of maintenance
6 issues for them.

7 I think that -- on the grading plan, I
8 think there could be some berming applied to the
9 north side adjacent to Woodward Drive, and
10 especially if you can shift around some of these
11 pavement areas to allow for those areas on the
12 north to be larger, I think that those things
13 would help screen the back of the building along
14 Woodward, which would, one, meet ordinance
15 requirement and two, maybe help the residential
16 neighbors to the northeast and northwest not have
17 such an issue with that.

18 On the landscape plan I would ask that
19 screening along Woodward Avenue be increased. I
20 think you have a nice presentation of landscaping,
21 honestly, along Cardinal Drive and along Main
22 Street, but it's almost nonexistent on the north
23 side, which is actually the surface side of the
24 building. And so I think screening along Woodward

1 being increased would be of benefit.

2 The last couple comments, on your plant
3 list I think that overall it's fine. I think
4 there are some plants that are overused. The
5 Ginkgo biloba, which is one of the shade trees, is
6 a very narrow and kind of difficult tree from an
7 appearance standpoint. There's another variety
8 called Autumn Gold which is a wider spreading shade
9 tree; I think that'd be great. I think Skyline
10 locust is excessively used or it has been in the
11 Chicago area, and, in fact, in most communities
12 it's not even asked to be planted anymore because
13 of issues like we had with Dutch Elm at least up
14 here some 50 years ago almost now but for those
15 exact reasons. So I would ask that you look at
16 court trees, black locust which is a different
17 variety but would be helpful. I think -- you're
18 using white pine, not a really hardy tree for a
19 commercial site. So I think there's other types
20 of spruce like Norway spruce that can be considered.

21 And the only comment I have on shrubs and
22 perennials -- I like all these plants; I think
23 those are all very durable -- is the roses, just
24 as a general comment, for them to look good you

1 have to have deadheading done almost every week.
2 I don't know who you guys get for maintenance.
3 That seems like a pretty detailed task, so you
4 might want to consider something like a different
5 spirea or a potentilla which would give you some
6 flowering but doesn't require deadheading from a
7 maintenance standpoint.

8 I know that's exhausting and I apologize,
9 but I felt these were things that would be
10 worthwhile to consider and also address staff
11 comments and I think the one letter -- one email
12 we received from one of the neighbors to the
13 north. So I would ask that your team consider all
14 these topics.

15 CHAIRMAN WALLACE: Tom.

16 MEMBER PRETZ: Believe it or not, there is
17 one thing I still wanted to say. Thanks, Peter.

18 On page 11 was the letter from, I think
19 it's Heather Neri -- I think that's how you say
20 her last name -- the resident, the neighbor, and
21 she had some comments related to a stop sign and
22 the view. I would say that it's important that
23 you reach out to her and to have a discussion and
24 to see how -- and there's been comments from the

1 other Commissioners as it relates to that -- to
2 see how you can come to an agreement, that if she
3 is the representative for that neighborhood that
4 the neighborhood is in agreement for what you're
5 asking for. So that's all I have.

6 MR. BONHAM: And you provided her name and
7 address. All right.

8 CHAIRMAN WALLACE: All right. Any further
9 questions from Plan Commissioners?

10 MEMBER PRETZ: I did have one more question.
11 If we take action on this, does this group still
12 have to come before us with their plans and with
13 their answers as it relates to many of the things
14 that Peter mentioned, or is our action tonight
15 finished?

16 CHAIRMAN WALLACE: Our action is conclusive.
17 If we recommend approval, if it's not subject to
18 any of the specific items brought up, then it would
19 be a recommendation to Planning and Development.

20 That having been said, any of the comments
21 that are made, this still will go to Planning and
22 Development and be heard before them, and they'll
23 have -- correct me if I'm wrong, Russ -- the
24 transcript of this proceeding.

1 MR. COLBY: Yes, they would receive the
2 notes of the meeting. We'll summarize the comments
3 that are offered, assuming those are going to be
4 incorporated into the recommendation by the Plan
5 Commission.

6 MEMBER PRETZ: My concern -- the reason
7 I'm asking is that my concern is that if we move
8 forward with approving this, and with the volume
9 of items that Peter brought up, plus some of the
10 other things here that it would seem to me that
11 there has to be some kind of format with all of
12 these different issues to be able to have answers
13 to them. Because otherwise, it's just going to be
14 bundled in whatever type of summary, you know, and
15 that's why I was asking the question, are we
16 finished, or is this something that should be
17 tabled and get some additional answers from the
18 applicant?

19 CHAIRMAN WALLACE: Russ, what is the time
20 frame on this application?

21 MR. COLBY: Well, if the Plan Commission
22 were to offer a recommendation this evening, it
23 would likely be scheduled for the Planning and
24 Development Committee next week.

1 I think the question for the Plan Commission
2 to consider is do you believe it's necessary to
3 see revised plans based on the issues that have
4 been raised, in which case it would make more
5 sense to continue the hearing and review the plans
6 further.

7 If the project advances along to Planning
8 and Development Committee, given the extent of the
9 comments, I think it's unlikely that the plans
10 could be revised to respond to all of those
11 comments in time for the meeting. So it may be
12 offered as the current plan plus the Plan
13 Commission comments, and the PD would have the
14 option of weighing in. I would like to see those
15 plan revisions prior to the plans going before
16 City Council.

17 MEMBER BECKER: I'd like to speak, if I
18 may. I agree with what's been said, and I'm not
19 in a place -- I'm not comfortable enough voting.
20 I'd like to see any revised plans addressed before
21 I'm ready to vote. So I hope that that helps get
22 some perspective to at least what I'm thinking.

23 CHAIRMAN WALLACE: All right.

24 MEMBER HOLDERFIELD: Can I make a comment?

1 CHAIRMAN WALLACE: Yes.

2 MEMBER HOLDERFIELD: It's pretty much
3 along the same lines, but so many things have been
4 brought up here, and we haven't heard you respond
5 to any of these. So I can't see how we can move
6 forward. I would like to see these things
7 bulleted so I know what we talked about in
8 previous meetings.

9 I mean, this is very detailed, and just
10 like the other Commissioners here, I don't think
11 we have enough feedback from you concerning all
12 the issues to move forward with this tonight.

13 MR. BONHAM: Well, some of the things, are
14 they wishes? Are they code?

15 MEMBER HOLDERFIELD: That's a good point.

16 MR. BONHAM: Once again, the chain link
17 fence, it's not by code. You may want it, but are
18 we required to do it?

19 MEMBER HOLDERFIELD: But I'm also concerned
20 about your side, too. I'm not comfortable with
21 this. That's all I'm saying.

22 MR. BONHAM: I came in with an idea that I
23 could probably get \$100,000 of items that would
24 possibly be something I could deal with, and you

1 alone probably brought up 200, you brought up
2 windows, and we're talking probably 6-, \$700,000.

3 MEMBER PRETZ: It's understandable that
4 some items that have been mentioned maybe don't
5 work, but I think that -- from my perspective I
6 think that there were so many things that were
7 brought up as -- whether they're recommendations
8 or whatever else.

9 And I think -- and I'm not speaking for
10 everybody, but from my perspective I would feel
11 more comfortable -- because we're not saying no to
12 the business, the opportunity, which is thank you
13 for coming. But from my perspective is that,
14 okay, you have these recommendations, you have
15 these suggestions, you have improvements to your
16 design and what you're doing for that piece of
17 property, that it would be nice to see here were
18 items that we just can't deal with, and here are
19 the items that we have been able to deal with, and
20 then a refinement of seeing that will make it
21 easier for us to proceed.

22 MR. BONHAM: Based upon everyone's items --
23 I want to get this thing off the ground. So every
24 month that goes by --

1 MEMBER HOLDERFIELD: I just have -- the
2 big takeaway here is really about we got a letter
3 from the lady that lives in the subdivision across
4 the street and how you would deal with the fencing
5 around the building. That's a big item.

6 So I will -- I think that's been emphasized,
7 but I think that's the big takeaway for you on how
8 this is going to blend with the neighborhood
9 across the street and with the homes. So that was
10 the big one for me.

11 MR. BONHAM: I can deal with the fencing
12 as he said, because we've done that before because
13 that's about an \$18,000 item in addition to the
14 fence cost already. So there again, these things
15 I know I can give on if I only have to. But I was
16 really hoping I could walk out of here with an
17 agreement, this is what you need, this is what I'm
18 willing to do, this is what I'm not so it could go
19 to committee next week.

20 CHAIRMAN WALLACE: Okay. Well, that puts
21 it back to the Plan Commission, and really the
22 consideration is whether -- I mean, if we have
23 enough information as of right now to be able to
24 make a recommendation even if it's with conditions,

1 then we should close the public hearing. If
2 there's more information that's needed, if we're
3 asking for additional information, not just
4 whether or not they'll agree to conditions, then
5 we should continue the public hearing.

6 I don't really hear that we're asking for
7 additional information. We're just discussing the
8 conditions that we're talking about. So I don't
9 really know what two weeks is going to do as far
10 as how the plan is going to change. It sounds
11 like more of what we're talking about is the
12 conditions of potential approval. And please
13 speak up if you don't agree.

14 Would it be -- I'll just ask just for the
15 record, would it be an undue hardship to have to
16 delay by two weeks for a subsequent Plan
17 Commission meeting and then the following Planning
18 and Development Committee?

19 MR. BONHAM: I think what that does, it
20 pushes it clear into April.

21 CHAIRMAN WALLACE: So I guess I'll ask if
22 there's a motion to either close the public
23 hearing or continue the public hearing. Let's get
24 a motion out there and vote on it.

1 MEMBER VARGULICH: I would just offer a
2 thought or a question procedurally because I don't
3 claim to understand all the procedures. You and
4 Russ are in much better shape. We can go ahead
5 and close the public hearing, and then we're going
6 to vote on -- the next thing is we need to vote on
7 this project.

8 So I don't know what -- I would tend to
9 agree that I don't think there's more information
10 he's going to provide because there's really not
11 missing information at least from my standpoint.
12 I can't speak for everybody. I think it's a
13 matter of what -- of the things that have been
14 requested either by staff or by us are they
15 willing to do. I don't know that he's going to
16 answer all that today because he probably needs
17 some input from other people, ownership, your
18 engineers or architects, you know, as far as
19 things you can and can't do, understanding what
20 the cost implications are.

21 And then there's also just you included
22 your corporate standards -- not yours by TS's
23 corporate standards because some of this stuff
24 kind of bends your corporate standards. I looked

1 over the corporate standards, and I gave you my
2 comments because I don't agree with your corporate
3 standards for our community.

4 MR. BONHAM: I understand.

5 MEMBER VARGULICH: That's all it is. So
6 part of that is going to be what corporate
7 standards are the people at corporate feeling they
8 can agree to almost independent of cost, but I
9 understand that that's a -- so if people are okay
10 with that, I can certainly propose to close the
11 public hearing.

12 CHAIRMAN WALLACE: Okay. The motion has
13 been made. Is there a second?

14 MEMBER MACKLIN-PURDY: I'll second.

15 CHAIRMAN WALLACE: All right. The motion
16 has been made and seconded to close the public
17 hearing. Any discussion on the motion?

18 (No response.)

19 CHAIRMAN WALLACE: All right. I'll take a
20 roll call vote. Wallace, yes.

21 Becker.

22 MEMBER BECKER: No.

23 CHAIRMAN WALLACE: Funke.

24 MEMBER FUNKE: No.

1 CHAIRMAN WALLACE: Holderfield.
2 MEMBER HOLDERFIELD: No.
3 CHAIRMAN WALLACE: Macklin-Purdy.
4 MEMBER MACKLIN-PURDY: Yes.
5 CHAIRMAN WALLACE: Pretz.
6 MEMBER PRETZ: No.
7 CHAIRMAN WALLACE: Vargulich.
8 MEMBER VARGULICH: Sure.
9 CHAIRMAN WALLACE: Melton.
10 MEMBER MELTON: Yes.
11 CHAIRMAN WALLACE: Okay. That motion is
12 4 to 4, so the motion to close the public hearing
13 fails for lack of majority.
14 Is there another motion?
15 MEMBER FUNKE: I'll make a motion to
16 continue --
17 CHAIRMAN WALLACE: Continue the hearing to --
18 MEMBER FUNKE: -- until they make the
19 corrections that are needed.
20 CHAIRMAN WALLACE: -- March 16th?
21 MEMBER FUNKE: Correct.
22 CHAIRMAN WALLACE: Okay. Motion has been
23 made to continue -- oh, I'm sorry -- Jennifer.
24 MEMBER BECKER: I'll second.

1 CHAIRMAN WALLACE: Okay. It's been moved
2 and seconded to continue to March 16th. Any
3 discussion on the motion?

4 (No response.)

5 CHAIRMAN WALLACE: Roll call. Wallace, no.
6 Becker.

7 MEMBER BECKER: Yes.

8 CHAIRMAN WALLACE: Funke.

9 MEMBER FUNKE: Yes.

10 CHAIRMAN WALLACE: Holderfield.

11 MEMBER HOLDERFIELD: Yes.

12 CHAIRMAN WALLACE: Macklin-Purdy.

13 MEMBER MACKLIN-PURDY: No.

14 CHAIRMAN WALLACE: Pretz.

15 MEMBER PRETZ: Yes.

16 CHAIRMAN WALLACE: Vargulich.

17 MEMBER VARGULICH: Yes.

18 CHAIRMAN WALLACE: Melton.

19 MEMBER MELTON: Yes.

20 CHAIRMAN WALLACE: All right. So that
21 passes by a vote of 6 to 2, so this public hearing
22 is continued to March 16th, and that will conclude
23 discussion of this item. Thank you, sir.

24 Any additional business from Plan Commission

1 members or staff?

2 MEMBER PRETZ: And then the P and D meeting
3 would be April 12th following the March 16th meeting;
4 right?

5 CHAIRMAN WALLACE: Yes, that's correct.

6 And that leads into meeting announcements.
7 So our next meeting is March 16th, which will not be
8 canceled. We do have a tentative date of March 30th
9 for a meeting in place of the April 6th meeting.
10 Did everyone provide their responses to whether --
11 oh, go ahead.

12 MR. COLBY: Yes, I think we have an
13 adequate number of members attending, so that
14 meeting will be held.

15 CHAIRMAN WALLACE: So we are planning on
16 having three meetings during the month of March.
17 I think that that's the first in a very long time
18 that we have had three meetings in a month.

19 All right. Any public comment?

20 (No response.)

21 CHAIRMAN WALLACE: Is there a motion to
22 adjourn?

23 MEMBER FUNKE: I'll make that motion.

24 CHAIRMAN WALLACE: It's been moved. Is

1 there a second?

2 MEMBER VARGULICH: Second.

3 CHAIRMAN WALLACE: All in favor.

4 (Ayes heard.)

5 CHAIRMAN WALLACE: Opposed.

6 (No response.)

7 CHAIRMAN WALLACE: City of St. Charles

8 Plan Commission meeting is adjourned at 8:39 p.m.

9 (Off the record at 8:39 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 March, 2021.

My commission expires: October 16, 2021



Notary Public in and for the
State of Illinois