

**MINUTES
CITY OF ST. CHARLES
PLAN COMMISSION
TUESDAY, MARCH 7, 2023**

Members Present: Laurel Moad
 Karen Hibel
 Jeffrey Funke
 Zachary Ewoldt
 Dave Rosenberg
 Chris Studebaker

Members Absent: Peter Vargulich
 Colleen Wiese
 Gary Gruber

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

1. Call to order

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

2. Roll Call

Ms. Moad called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the December 20, 2022 meeting of the Plan Commission

Motion was made by Ms. Moad, seconded by Ms. Hibel and unanimously passed by voice vote to approve the minutes of the December 20, 2022 Plan Commission meeting.

5. Verizon Cell Tower, 4050 E. Main St. (DRA Properties, LLC)

Application for Special Use

a. Public Hearing

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

Motion was made by Ms. Moad to continue the public hearing to the next Plan Commission meeting scheduled for March 21, 2023. Seconded by Mr. Ewoldt.

Roll call vote:

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

Nays:

Absent: Vargulich, Wiese, Gruber

Motion carried 6-0

b. Discussion and Recommendation

Not applicable.

6. Charlestowne Lakes PUD – Townhome Building Height (D.R. Horton, Inc. - Midwest)

Application for Special Use (PUD Amendment)

a. Public Hearing

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

Motion was made by Mr. Studebaker to close the public hearing. Seconded by Ms. Hibel.

Roll call vote:

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

Nays:

Absent: Vargulich, Wiese, Gruber

Motion carried: 6-0

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 Ms. Moad and seconded by Mr. Ewoldt to recommend approval of an Application for Special Use (PUD Amendment) for Charlestowne Lakes PUD – Townhome Building Height, subject to resolution of all staff comments.

Roll call vote:

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

Nays:

Absent: Vargulich, Wiese, Gruber

Motion carried: 6-0

7. McGrath Business Center PUD – McGrath Kia (4075 E. Main, LLC & 4085 E. Main, LLC)

Application for PUD Preliminary Plan

Application for Minor Subdivision – Final Plat

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

Motion was made by Ms. Moad and seconded by Ms. Hibel to recommend approval of an Application for PUD Preliminary Plan and an Application for Minor Subdivision – Final Plat for McGrath Business Center PUD – McGrath Kia, subject to resolution of all staff comments.

Roll call vote:

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

Nays:

Absent: Vargulich, Wiese, Gruber

Motion carried: 6-0

8. Plan Commission Rules of Procedure Update

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

Motion was made by Mr. Studebaker and seconded by Mr. Ewoldt to approve the Plan Commission Rules and Procedures as amended.

Roll call vote:

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

Nays:

Absent: Vargulich, Wiese, Gruber

Motion carried: 6-0

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

10. Weekly Development Report

11. Meeting Announcements

a. Plan Commission

Tuesday, March 21, 2023 at 7:00pm Council Chambers

Tuesday, April 4, 2023 at 7:00pm Council Chambers

Tuesday, April 18, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, April 10, 2023 at 7:00pm Council Chambers

12. Public Comment

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

13. Adjournment at 8:14 p.m.



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Hearing

Date: March 7, 2023

Case: St. Charles Plan Commission

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, March 7, 2023
7:00 p.m. CST

Job: 473385
Pages: 1 - 69
Transcribed by: Sheila Martin

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Report of proceedings of the St. Charles
Plan Commission, held at the location of:

ST. CHARLES CITY HALL
2 East Main Street
Chicago, Illinois 60174
(630) 377-4400

Pursuant to agreement, before William Pantoja,
Notary Public in and for State of Illinois.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

A P P E A R A N C E S

PRESENT:

- JEFFREY FUNKE, Vice Chair
- CHRIS STUDEBAKER, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner
- KAREN HIBEL, Commissioner
- DAVE ROSENBERG, Commissioner

ALSO PRESENT:

- RUSSELL COLBY, Director of Community
Development
- DEREK CONLEY, Director of Community
Development
- ELLEN JOHNSON, Planner
- RACHEL HITZEMANN, Planner
- MONICA HAWK, Development Engineer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

C O N T E N T S

ITEM NUMBER	PAGE
Five - Held for Next Meeting	25
Six - Passed	40
Seven - Passed	61
Eight - Passed	64

Transcript of Hearing
Conducted on March 7, 2023

5

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

P R O C E E D I N G S

VICE CHAIR FUNKE: Roll call.

COMMISSIONER MOAD: Peter Vargulich. Karen
Hibel.

COMMISSIONER HIBEL: Here.

COMMISSIONER MOAD: Jeffery Funke.

VICE CHAIR FUNKE: Here.

COMMISSIONER MOAD: Colleen Wiese.

COMMISSIONER WIESE: (No audible response.)

COMMISSIONER MOAD: Zachary Ewoldt.

COMMISSIONER EWOLDT: Here.

COMMISSIONER MOAD: Dave Rosenberg.

COMMISSIONER ROSENBERG: Here.

COMMISSIONER MOAD: Gary Gruber.

COMMISSIONER GRUBER: (No audible response.)

COMMISSIONER MOAD: Chris Studebaker.

COMMISSIONER STUDEBAKER: Here.

COMMISSIONER MOAD: Laurel Moad, here.

VICE CHAIR FUNKE: All right. Thank you.

Item number three, please -- please join me in saying
the Pledge of Allegiance.

ALL: I pledge allegiance to the flag of the
United States of America and to the Republic for which
it stands, one nation under God, indivisible for

1 liberty and justice for all.

2 VICE CHAIR FUNKE: Item number four,
3 presentation of minutes of the December 20th, 2022
4 meeting of the planning commission. Is there a motion
5 to approve?

6 UNKNOWN SPEAKER: I move.

7 UNKNOWN SPEAKER: Second.

8 VICE CHAIR FUNKE: All in favor?

9 UNKNOWN SPEAKER: Aye.

10 UNKNOWN SPEAKER: Aye.

11 VICE CHAIR FUNKE: All opposed? Motion
12 passes. Thank you. Item number five, Verizon cell
13 tower 4050 East Main Street. Item five is an
14 application for special use for a communication tower
15 filed by DRA Properties, LLC. Item 5A, this is a
16 public hearing. It is the role of the planning
17 commission to conduct public hearings on zoning
18 applications that are filed with the city. All
19 testimony and evidence both for and against an
20 application shall be given under oath.

21 Regarding procedure, first the applicants
22 will make the presentations then we will take questions
23 from the Commission, followed by questions from members
24 of the public. After that, we will take comments from

1 the public and anyone else wishing to present
2 testimony. Note, there is an outstanding item in
3 regards to subdivision declaration of covenants which
4 restricts communication towers from locating on this
5 subject property. The applicant and the property owner
6 are pursuing an appeal process. Staff recommends
7 continuing the public hearing at the conclusion of
8 tonight's testimony until the information can be
9 provided regarding resolution of the declaration issue.

10 Before we begin, anyone who wishes to offer
11 testimony -- offer any testimony, including asking
12 questions or providing comments for or against the
13 application shall be sworn in. So all witnesses,
14 please stand. Do you swear that the testimony you
15 provide tonight will be the truth? If so, say I do.

16 UNKNOWN SPEAKER: I do.

17 UNKNOWN SPEAKER: I do.

18 VICE CHAIR FUNKE: When you are speaking --
19 you can sit down. Thank you. When you are speaking,
20 please stand at the lectern, state your name, spell
21 your last name, and state your address for the record.
22 I will note the official meeting packet posted to the
23 city's website is part of the public hearing record.
24 And we do have an exhibit that will also be included.

1 It's a letter from Pheasant Run Crossing, the property
2 association. And the letter is from David A.
3 McCarville. He's the president of the association, so
4 note that that will be included in the public record.
5 Is the applicant ready to make the presentation?

6 MR. DOLAN: I am.

7 VICE CHAIR FUNKE: All right. Please come
8 up and -- thank you.

9 MR. DOLAN: Mr. Chair and members of the
10 commission, my name is Doug Dolan with DRA Properties
11 and also Dolan Realty Advisors and we are the applicant
12 for the proposed cell site. Our proposed cell site is
13 on the Volkswagen dealership, Fox Valley. We're --
14 we're proposing a stealth tower, which is -- the design
15 as opposed to a traditional metal pole, it's design is
16 out of pine, and we'll have photos of it here.

17 The reason I'm here is because our original
18 site was on top of the Pheasant Run building. We had
19 rooftop antennas on top of the building, which was
20 taken out of service. Do I have to lean -- lean in
21 more? So the -- we have -- had had existing antennas
22 on top of the Pheasant Run building, which when it
23 caught fire, it took our site out of service. We
24 currently have a temporary site, which is operating on

1 a truck with a mast in the parking lot of Pheasant Run.
2 You may have seen it along Main Street. It is a -- it
3 has three -- three antennas. It's a small site. It's
4 basically a stopgap measure in order to provide service
5 to St. Charles until a permanent site can be located.

6 The site we have selected maintains a 500
7 foot distance from single family residentially zoned
8 property, which is a key code in St. Charles, and it
9 works well with a lot of -- a lot of [unintelligible]
10 used separate these from single family homes. So
11 there's very few properties that -- very good. Okay,
12 good. So there's very few properties that match that
13 code. Fire and [unintelligible] separation, which
14 basically is 1,000 foot -- 1,000 foot radius, which
15 limits the number sites [unintelligible] --

16 COURT REPORTER: I'm sorry, sir. I'm not
17 able to hear you. Would you be able to speak up?

18 MR. DOLAN: Yes.

19 COURT REPORTER: Thank you.

20 MR. DOLAN: So this particular site has 500
21 feet of separation to residentially zoned properties.
22 We're on the parking lot of the Fox Valley Volkswagen
23 dealership. We've worked out a lease agreement with
24 the property owner and we'd like to be considered

1 tonight. I know you have a letter. There's an
2 important letter from the neighboring property owner
3 who's one of the trustees. And the subdivision did
4 enter into agreement several years ago and one of the
5 clauses in that agreement was about communication
6 towers.

7 So we're -- our property owner is not aware
8 of it. And he's in communication with the neighboring
9 trustee, as I am. In fact we have a call scheduled
10 today. So we're still in the midst of talking through
11 this, hopefully being able to resolve. Because of the
12 timing involved, if you find this project to be
13 satisfactory and it meets the spirit of code, we'd like
14 -- we'd like you to consider some action tonight in
15 order just to stay on a timeline, knowing full -- full
16 well that any action will be conditioned upon the
17 subdivision approval. So no issuance of a building
18 permit until the subdivision issue is resolved.

19 So having said that, we'll go through a
20 brief overview of the proposal. This is a -- this is
21 of importance, what -- what -- the network engineers
22 have put together something called a prop map, a
23 propagation map. So this shows the existing coverage
24 inside the city of St. Charles. The color coded such

1 -- the dark blue, the dark purple, is where existing
2 sites are located. So you see two on the east side of
3 our proposed site, and you see two on the west side of
4 our proposed site. The center site where the red arrow
5 is pointing to is our proposed site, which is a parking
6 lot on the site.

7 We are restricted on where we can locate
8 this tower because of the DuPage County Airport. They
9 have protected airspace, which does not allow us to go
10 -- which limits us. So we couldn't go any further
11 towards the yellow area. You see the yellow area.
12 That's the least amount of coverage. So the yellow
13 coded area on this propagation map is the least amount
14 of coverage. We couldn't go further east because it's
15 protected airspace by the DuPage County Airport. So
16 this site is right on the edge, and it allows us to
17 provide the most coverage to the city of St. Charles
18 without violating the airspace.

19 Then the next slide I'll show you is the
20 proposed coverage after the site is -- is built. So
21 this is of course 4G and 5G. It provides not just
22 capacity -- not just coverage, but capacity. So a
23 large issue in the telecom world these days is that
24 people are getting coverage but they're not getting

1 capacity, which means that there's so many sites,
2 there's so many places that have entered the network
3 that they're unable to -- to -- it's difficult, more
4 difficult to stay up with the demand. So this site
5 will actually alleviate some neighboring cell sites,
6 which will provide better coverage to the entire city
7 of St. Charles. But primarily, it's designed to
8 provide coverage and capacity to this particular area.

9 This is a summary provided by the network
10 engineer at Verizon. And as he states, it's to fill
11 the coverage gap along North Avenue and to provide
12 reliable coverage inside of the residential commercial
13 areas. It's network capacity offload, which is a
14 technical term, it's -- it's -- it's designed to have
15 the capacity necessary to serve all the devices that
16 are entering the network, offload to neighboring
17 sectors serving St. Charles.

18 Number three mentions it's reliable coverage
19 for E-911 calls. Over 80 percent of 911 calls are made
20 on cellphones, so we do consider this a public safety
21 issue. When cell towers go down, you know, it's an
22 urgent matter for the companies and this is something
23 that police, fire, emergency responders, physicians
24 rely on our network coverage. So this is something

Transcript of Hearing
Conducted on March 7, 2023

1 that's very serious. This will also improve the 4G and
2 5G -- 5G data speeds in -- in the area.

3 This is the site plan of the Volkswagen
4 dealer -- Volkswagen dealership. I can use a pointer
5 here. We're in this back corner here, back corner of
6 this map. So where the green dot is, that -- that's
7 where our site is. So we're in the very dark -- very
8 back corner of -- of the property. And again, this
9 site meets the 500 foot set back from all properties
10 and residential. The property owner that we're -- that
11 we're working with owns the vacant land behind our
12 site. So that grassy area directly behind the
13 Volkswagen dealership is the person who wrote the
14 letter. He lives in Florida now and we're in
15 conversation with him.

16 This is a rendering of the proposed pine.
17 The antennas are showing for -- for depiction sake just
18 to show that there are antennas in there, but you won't
19 be able to see the antennas. They'll be concealed
20 within the foliage of the tree. They'll have antenna
21 socks they're called, which is actually a green sock
22 that's actually with foliage attached to it and it's
23 specially designed for antennas and cables to conceal
24 them.

1 This is an example of an existing cell tower
2 that we did. This -- this is the type of pine -- pine
3 tree that we -- we propose. Again, there's -- and you
4 can't see them, but there's antennas. There's nine
5 antennas concealed in that tree with cables and
6 brackets and power wires. This is -- we include this
7 in our presentation just -- and it's part of our
8 package and part of our public testimony that this is
9 something that's prepared by Sight Savers, which is a
10 third party, which talks about the safety of RF -- of
11 the cell sites.

12 So the basic -- to summarize this, at the
13 base of the tower, we mount signals equivalent to a
14 WiFi system or a baby monitor. So that's at the base
15 of the tower. So sometimes questions come up. We know
16 this is a federally protected '96 Telecom Act that the
17 tower has been deemed safe and it's at the purview,
18 perhaps, of local boards to try and render an opinion
19 on the safe -- safety towers. But this -- this gives
20 an overview of just the safety of the cell site.

21 Again, OSHA, EPA, FDA, Institute of
22 Electrical Engineers have all reviewed and approved all
23 the FCC standards. And we'll operate probably about
24 one percent of what the FCC standards are. Again,

1 we'll operate approximately one percent of what the FCC
2 standards are. This gives kind of an overview of the
3 site. This is the most visible area. Most of them you
4 won't be able to see but we picked the most visible
5 site, which is the -- the entrance to the car
6 dealership. We are in a parking lot, and some might
7 say well, gee, it isn't really appropriate for a
8 parking lot.

9 But if -- as -- as you look at the landscape
10 of St. Charles. you see a lot of foliage up and down
11 Main Street. And that -- this -- this tower, you'll
12 see the top part of the tower. But most of the time,
13 you'll see the top 30 feet, which will be a green tree.
14 So we -- we do expect this to blend in with the
15 background of the -- of the landscape.

16 This is some research done by Verizon
17 Wireless. And it goes into just the -- the exponential
18 growth of cellphones and the need -- and the reason
19 that these are needed for communities and why
20 communities find them to be important, for both E-911
21 and just the growth of 15 gigabyte to 40 gigabyte per
22 user expected, which is substantial growth.

23 As it stands now, 70 percent of people are
24 wireless only. It's much higher in younger people.

1 It's 80 percent plus as the age goes down it's -- it's
2 been 100 percent, so that's the trend. Travelers --
3 it's mentioned there, research indicates that 70 -- 77
4 percent of the travelers say a mobile phone is the most
5 important trip accessory.

6 I won't go into all the details here, but I
7 submit this as just part of the public record. But a
8 big reason that the cell sites are needed is to stay
9 ahead of the demand. Whatever issues we may be
10 experiencing now will grow worse with time. Much like
11 a power substation -- a new substation -- power
12 substation needed if everybody -- if your electric
13 blinks when you turn on the lights. We need to work
14 ahead of the demand so it will reduce the number of
15 dropped calls that people will experience without
16 additional cell sites.

17 Another screen -- another item that I'm
18 going to include. It just talks about the importance
19 to the schools and how the schools are leaning more
20 towards apps and they're -- they're moving -- some are
21 moving away from paper textbooks and more towards apps.
22 And this is -- this is the trend. This -- this is just
23 designed to show the clear trend among education.

24 An item on property values. We do include a

1 slide on property values too and 90 percent of single
2 family home buyers consider cellphone coverage at their
3 house to be important criteria. And there still are
4 areas that don't have cellphone coverage and there are
5 areas that have one bar. And it will be an ongoing --
6 it can be an annoyance, at best it's an annoyance, but
7 it can be a public safety issue. So having good
8 cellphone coverage at home is becoming essential.

9 So in summary, it's the last page, I'm happy
10 to address any questions. The stealth design was
11 specifically chosen to conceal the antennas and cables.
12 The tower will be built to accommodate four carriers.
13 So what's important about that is that should AT&T,
14 should T-Mobile, should US Cell want to also locate an
15 area, there won't be a need for an additional tower.
16 They'll be able to co-locate on an existing tower and
17 their antennas will also be concealed in our foliage
18 too.

19 As I mentioned earlier, the reliable
20 wireless service is essential to the local residents.
21 This proposal will allow Verizon and others to provide
22 the critical service when needed. And this will
23 improve service to the entire city of St. Charles. I
24 appreciate the time and I'm here to answer any

1 questions that you may have.

2 VICE CHAIR FUNKE: All right. Thank you.

3 MR. DOLAN: Sure.

4 VICE CHAIR FUNKE: Any questions or comments
5 from the planning commission?

6 COMMISSIONER EWOLDT: Yeah, I have a question.
7 What's the -- like the average life cycle on the
8 material that's going to be like the -- that gives it
9 the artificial tree kind of look?

10 MR. DOLAN: The ones we -- the oldest ones
11 we have are about eight years old and they still look
12 good after -- after being eight years old. You know,
13 perhaps even 15 and 20 years. They're made of
14 fiberglass, so they don't really degrade, but the color
15 may turn a little bit over time. And like anything,
16 you know, with weather and ice storms and such,
17 overtime they'll need maintenance.

18 COMMISSIONER EWOLDT: Okay. And that's
19 something that if it started --

20 MR. DOLAN: Yes.

21 COMMISSIONER EWOLDT: -- to look bad, it
22 would get replaced?

23 MR. DOLAN: That's right. That's included
24 in our -- in our -- in our agreement with the property

1 owner too.

2 MR. EWOLDT: Okay.

3 COMMISSIONER ROSENBERG: I have a question.
4 Was there -- is there any way to add more than one
5 fiberglass tree? There's one, but like if you put two
6 or three, I think it would look maybe a little bit
7 better than just the one --

8 MR. DOLAN: Yeah.

9 COMMISSIONER ROSENBERG: -- on its own.

10 MR. DOLAN: Right. I've never done that
11 before. I'm not aware of that. I see your -- to
12 create like a grove of trees in some -- some manner.
13 No, and it makes sense. Again, we're probably 300 feet
14 back or a football field back from -- from the road, so
15 I don't know necessarily that people will recognize
16 that it's not in a grove of trees. But we haven't --
17 we have not -- we have not -- we have not done that
18 type of thing. We don't have the ground space either
19 for it there. It's used by the car dealer. He uses
20 the vehicles for storage in that area. So we're in a
21 very small, small lot there too.

22 COMMISSIONER MOAD: What is the frequency of
23 maintenance needed on this?

24 MR. DOLAN: So you mean just on the -- on

1 the equipment, on the base -- the base issue equipment?
2 So it used to be once a month we'd say, now it's once a
3 quarter. More and more it's all fiber-based now so the
4 technicians can enter in the equipment via laptop, and
5 so they can make adjustments on the laptop. It used to
6 we'd have to visit the site and manually do it, but now
7 a lot of the maintenance work is done via laptops.

8 COMMISSIONER MOAD: So most of it's remote?

9 MR. DOLAN: Yeah.

10 COMMISSIONER MOAD: Thank you.

11 COMMISSIONER HIBEL: And I have a question.

12 So having the fifth location or keeping it from where
13 it was, is there data to support that need? I know,
14 you know, you were talking about cellular coverage and
15 whatnot, but what's the risk of not having it?

16 Obviously, I just --

17 MR. DOLAN: Right.

18 COMMISSIONER HIBEL: -- in looking at the
19 data side of it.

20 MR. DOLAN: Right. So the -- perhaps the
21 best data we use and rely on is the propagation map
22 that was shown earlier, the very early part of the --
23 that showed -- that is an actual depiction of the
24 coverage and capacity in St. Charles. So the -- it's

1 color coded based on good coverage and poor coverage.
2 So that's -- and the RF engineers do computer modeling
3 to determine where the best sites are. And the
4 reality, every carrier has gaps in coverage. The
5 reality is no one has the budget to cover all the gaps
6 that they have in coverage. So they pick the hottest
7 fires. They put their money towards those that will
8 make the most -- do the most good.

9 COMMISSIONER HIBEL: And then you would have
10 a lease through VW Volkswagen?

11 MR. DOLAN: Yes.

12 COMMISSIONER HIBEL: Is that how that would
13 work?

14 MR. DOLAN: Correct.

15 COMMISSIONER HIBEL: And how long -- what's
16 the term of the lease?

17 MR. DOLAN: It's a 30-year lease.

18 COMMISSIONER HIBEL: Okay.

19 VICE CHAIR FUNKE: Any more questions? I've
20 got a couple of questions. The -- the 500 feet from
21 residential, what's the -- what's the reasoning behind
22 the 500 feet?

23 MR. DOLAN: Well, that's a city code. So
24 that -- that came from the planning staff. That's part

1 of the condition of use for permit that cell -- cell
2 sites, that they -- and we don't see -- see that in
3 many places. We -- we do see it here, which is they --
4 they want to keep a separation, I guess, from single
5 family property owners.

6 VICE CHAIR FUNKE: Because I'm -- I mean
7 you're -- you're actually pretty close to the assisted
8 living complex, right? Within 50 feet?

9 MR. DOLAN: Yeah.

10 VICE CHAIR FUNKE: And I assume, is this the
11 -- the person that wrote the letter, is he in charge of
12 the assisted living or is that something else?

13 MR. DOLAN: Something else. He is -- they
14 are one of the property owners. He owned the entire
15 tract of land and subdivided and sold off lots.

16 VICE CHAIR FUNKE: Okay.

17 MR. DOLAN: So there's many people on the
18 trust -- and not very many of them are trust members
19 other than the one. And he owns the land behind our --
20 our site. So he owns the vacant land.

21 VICE CHAIR FUNKE: And have you talked to
22 the owner of the assisted living?

23 MR. DOLAN: I have not. He was notified, of
24 course, for the public hearing due process. They were

1 notified of our site --

2 VICE CHAIR FUNKE: Okay.

3 MR. DOLAN: -- and we have not heard
4 anything back.

5 VICE CHAIR FUNKE: And how many transponders
6 were on the original tower at Pheasant Run?

7 MR. DOLAN: Transponders, as far as the
8 antennas --

9 VICE CHAIR FUNKE: Or -- or I mean -- yeah,
10 the antennas.

11 MR. DOLAN: Yeah, you know, the original
12 build about -- well, I would say it would be the
13 average, between six and nine antennas.

14 VICE CHAIR FUNKE: That was the original?

15 MR. DOLAN: Uh-huh.

16 VICE CHAIR FUNKE: What do you have now?

17 MR. DOLAN: On the truck, there's three
18 antennas on the truck.

19 VICE CHAIR FUNKE: And then --

20 MR. DOLAN: We'll have nine on our --

21 VICE CHAIR FUNKE: Oh, you'll have nine?
22 Okay. So your basically the same number has before?

23 MR. DOLAN: Yeah. It'll be a newer style
24 antenna, which will provide better capacity and

1 coverage.

2 VICE CHAIR FUNKE: All right. Thank you.
3 Any more -- any other questions from the commissioners?
4 Okay. Do we have any questions or comments from the
5 members of the public. If you would like to stand up
6 and --

7 MR. LEMKE: My name is Arthur Lemke,
8 L-E-M-K-E, 3214 Blackhawk Trail in the city of St.
9 Charles, generally north of the Charlestowne Mall. And
10 I have had problems with cellphone reception, most
11 commonly after about a half hour, I get kicked off. My
12 tower was co-located with the tower on top of Pheasant
13 Run. And because mostly there was a power failure in
14 Pheasant Run without regard to -- it had nothing to do
15 with the cell service immediately previous to the -- to
16 the fire, but it is -- it's a problem.

17 A lot of times -- and I work from home quite
18 often, more often than needing to go into the office.
19 And having discussions about work related matters, it's
20 very disruptive to -- suddenly I'm not being heard or
21 the other call -- party call was not being heard and I
22 end up -- I am one of the last that have a landline in
23 the neighborhood. So I have -- a lot of times have to
24 call back on the landline.

1 I find that a nuisance. But I find it funny
2 that the McCarville organization had owned Pheasant Run
3 and had not had any problem, if you will. There was a
4 -- the site was located on top of the tall Pheasant Run
5 building, ten, 15 stories and it wasn't a problem when
6 it was originally located. So I was somewhat surprised
7 to find the objection is from -- from McCarville
8 organization. That's it for me. Thank you.

9 VICE CHAIR FUNKE: All right. Thank you.
10 Any other questions or comments from the public? Okay.
11 All testimony has been provided. A motion would be in
12 order to continue the public hearing in the next
13 planning commission, which is March 21st, 2023.

14 COMMISSIONER MOAD: I move to continue the
15 public hearing until the next Planning Commission
16 meeting on March 21st, 2023.

17 COMMISSIONER EWOLDT: Second.

18 VICE CHAIR FUNKE: All right. We have --
19 can we do a roll call?

20 COMMISSIONER MOAD: Karen Hibel.

21 MS. HIBEL: Yes.

22 COMMISSIONER MOAD: Jeffrey Funke.

23 VICE CHAIR FUNKE: Yes.

24 COMMISSIONER MOAD: Zachary Ewoldt.

1 COMMISSIONER EWOLDT: Yes.

2 COMMISSIONER MOAD: Dave Rosenberg.

3 COMMISSIONER ROSENBERG: Yes.

4 COMMISSIONER MOAD: Chris Studebaker.

5 COMMISSIONER STUDEBAKER: Yes.

6 COMMISSIONER MOAD: And Laurel Moad, yes.

7 VICE CHAIR FUNKE: Thank you. Thank you.

8 Item number six, Charlestowne Lakes PUD townhome
9 building height. Item six is an application for
10 special use requesting a PUD amendment, Charlestowne
11 Lakes PUD submitted by D.R. Horton Incorporated
12 Midwest. Item 6a, this is a public hearing item. The
13 same public hearing procedure of the previous agenda
14 item shall be followed by.

15 If the planning commission feels it has
16 gathered enough evidence to make a recommendation to
17 the Planning and Development Committee of the city
18 council, we will close the public hearing. Plan
19 commission will then discuss the evidence gathered
20 relative to the PUD criteria and vote on a
21 recommendation. The application will then go before
22 the Planning and Development Committee of the city
23 council.

24 Before we begin, anyone who wishes to offer

1 any testimony, including asking questions or providing
2 comments for or against the application shall be sworn
3 in. Please stand up and raise your right hand. Do you
4 swear that the testimony you provide tonight will be
5 the truth? If so, say I do.

6 UNKNOWN SPEAKER: I do.

7 UNKNOWN SPEAKER: I do.

8 VICE CHAIR FUNKE: Thank you. Okay. I will
9 note the official meeting packet posted on the city's
10 website is part of the public hearing record. Is the
11 applicant ready to make the presentation?

12 MR. BOWER: I'm sorry, can you repeat your
13 --

14 VICE CHAIR FUNKE: Yeah, is the applicant is
15 ready to make the presentation?

16 MR. BOWER: Sorry, Mr. Chair. Good evening,
17 my name is Steve Bower. I am the entitlements manager
18 interning D.R. Horton Incorporated Midwest. As some or
19 all of the commission may be aware, D.R. Horton is the
20 owner, developer, and soon to be builder of the
21 Charlestowne Lakes mixed attached residential
22 community. Before you is a depiction of the proposed
23 building elevation for what we refer to as the Seaboard
24 Townhomes. The request before you this evening is to

1 increase the maximum permissible building height by a
2 total of three feet two inches. That is specifically
3 from 34 feet, seven and a quarter inches to 37 feet,
4 nine and a quarter inches.

5 As the project was initially presented to
6 the Commission and ultimately approved by the city
7 council, what was presented is the townhome product
8 that's now on the screen. As you can see that is from
9 an exterior side, a two and a half story above grade
10 townhome unit, whereas what is now shown on the
11 proposed elevations is a full three-story above grade
12 change.

13 The reason for this is really sort of
14 multifaceted. The initial and primary objective is to
15 respond to some engineering deficiencies, specifically
16 as it relates to the differential in grade. If I
17 scroll back to the approved building elevations and you
18 look specifically at either the right or left
19 elevation, initially there would've been a differential
20 in grade between the front elevation and the rear
21 elevation because the -- as proposed at the time and
22 approved, the rear or garage level point of entry was
23 depressed and below the front door entry.

24 As now contemplated, you can see that the,

1 again, looking at either the right or the left
2 elevation you can see that both the front door entry
3 and the rear garage level entry are on a unified plane.
4 There are some other benefits that come along with this
5 request, namely the expansion or increase of the first
6 floor windows from what is basically a half window to a
7 full height window. The addition of a window along the
8 front and the side of each of the townhome units
9 between what is basically that first and third floor,
10 and then some additional masonry.

11 So again, if you look at what is proposed,
12 you can see masonry that goes up to basically the first
13 floor ceiling height or the second floor height. And
14 if I scroll back to the originally proposed and
15 approved elevation, you can see that that masonry stops
16 at about the mid-level of the front door entry.

17 I do want to mention, just as a point of
18 clarification and as reflected in the staff report,
19 specifically at page four, the -- in summary, this is a
20 -- actually verbatim, in summary the buildings will
21 appear from the rear the same as previously approved.
22 From the front the buildings will be three feet two
23 inches taller, which is two feet nine and a quarter
24 inches taller than permitted in the underlying R2

1 zoning districts.

2 I mention that just because the overall mass
3 of these buildings, particularly from the rear, but --
4 but even if you look at them overall, isn't really
5 changing. What is changing is the front grade. And
6 what's proposed is a reduction that front grade, which
7 then by virtue of the way the city's zoning code
8 defines building height results in the need for an
9 increase in building height, or ultimately a PUD
10 amendment for an increase in building height.

11 I do want to mention for those of you may
12 recall, there -- there is a consent decree that -- that
13 dates back many years with this property that had to be
14 amended and was amended as part of the city council's
15 approval of this project. The staff report references
16 a potential need to amend that consent decree. The
17 city attorney has since opined that there is no need to
18 amend the consent decree to accommodate the request
19 before you this evening. That's about the extent of
20 what I intended to cover, but I'm happy to address any
21 questions the Commission may have.

22 VICE CHAIR FUNKE: Thank you. Any questions
23 from the Planning Commission?

24 COMMISSIONER ROSENBERG: I just have one.

1 Why the removal of the -- the stairs on the front door?
2 I feel like it -- it looks, quite honestly, nicer or
3 classier having the stairs than having the front doors
4 like ground level. I mean, would it be possible to
5 keep that with increasing the front laundry room, which
6 is the smaller one?

7 MR. BOWER: Just to be clear, when you say
8 the stairs, you're referring to exterior stairs?

9 COMMISSIONER ROSENBERG: Correct. Yeah, I'm
10 sorry, the front stoop -- stairs.

11 MR. BOWER: Well, as a practical matter,
12 there is not as much need for those stairs when the
13 front door height and the garage door height are at the
14 same level. I can't tell you definitively that there
15 won't be some frequency of stairs, but because of the
16 fact that the front door height and the garage level
17 height will -- or would instead be the same as now
18 proposed, the number of stairs would certainly be
19 reduced.

20 COMMISSIONER HIBEL: I have a question on
21 the inside, the interior. So did -- how did this
22 change the layout? What was it previously with a
23 smaller window? Was it more of a split-level when you
24 came in? I don't recall seeing --

1 MR. BOWER: That -- that's correct.

2 COMMISSIONER HIBEL: Okay.

3 MR. BOWER: We call it a mid-level entry.

4 COMMISSIONER HIBEL: Okay.

5 MR. BOWER: So, you know, functionally,
6 operationally, the way that it would work is someone
7 would enter the home through the front door, there's
8 approximately a four or five foot landing, and at the
9 opposite side of that landing are like four or five
10 stairs going down and four or five stairs going up. So
11 you're met with sort of a -- sort of an immediate --
12 immediate decision point of going down or going up
13 depending upon where you're trying to go, the garage
14 door or living level.

15 COMMISSIONER HIBEL: And then now it's
16 coming in first --

17 MR. BOWER: Now it's a full flight --

18 COMMISSIONER HIBEL: Go ahead.

19 MR. BOWER: Sorry to interrupt. So -- so
20 now it's a full flight stairs, once you pass the, you
21 know, small foyer area. But there's a bonus space
22 which can be used, for example, for like an office,
23 mechanical room. And then beyond that the garage is
24 similar to, you know, what was initially contemplated

1 when the project was approved. But now instead of
2 there being this landing with --

3 COMMISSIONER HIBEL: Right.

4 MR. BOWER: -- as you referred to a split-
5 level, it's instead a full flight of stairs.

6 COMMISSIONER HIBEL: Yeah. Okay. And these
7 are nine foot ceilings on each level now?

8 MR. BOWER: That's my recollection. So I
9 should -- this is Patrick Cooke from land acquisition
10 with D.R. Horton.

11 MR. COOKE: Good evening, I think I probably
12 was in front of you guys a year and a half ago for this
13 project. So the garage will be eight feet, main living
14 floor will be nine feet, like most homes, the second
15 floor will be eight feet. And just to Steve's point,
16 that initial level kind of goes from being an English
17 basement from the outside to a -- you come in and you
18 have instant access to the basement.

19 COMMISSIONER HIBEL: All right. And one
20 last question on the grading. So essentially, the
21 building was lifted to be at the same level. Is --
22 does that mean the walkway to the front doors are a
23 sloped? Is there any other impacts around the building
24 based on the grading?

1 MR. BOWER: So I think that's -- I think
2 what you're asking is similar to what Commissioner
3 Rosenberg was asking. And I'm not an engineer but the
4 short answer is that the building is not necessarily
5 being lifted. Instead, what is happening is that the
6 grade at the front elevation is being dropped. So I
7 guess you can kind of look at it either way, but as a
8 practical matter, what you end up with, again, is going
9 back to the proposed elevation when you look right or
10 left is a single slab level, as opposed to being met
11 with that transition point that we talked about when we
12 go -- were instead a mid-level entry. So I'm sorry,
13 you -- you asked about the stairs; is that correct?

14 COMMISSIONER HIBEL: No, it was if there is
15 a slope now getting to the front door. So a little
16 separate from what he was saying. It was is -- is
17 there going to be any slope on the walkway to the door?
18 Regardless of the stairs, is there any slope?

19 MR. BOWER: There will have to be some level
20 of slope --

21 COMMISSIONER HIBEL: Okay.

22 MR. BOWER: -- and of course, engineering
23 standards for, you know, the both pervious and
24 impervious areas to -- to drain, you know, from a storm

1 water perspective.

2 COMMISSIONER HIBEL: Right.

3 MR. BOWER: But the level of slope will be
4 less with this than with this.

5 COMMISSIONER HIBEL: Okay.

6 VICE CHAIR FUNKE: Any other questions? I
7 just -- my only comment is I just assume that this
8 makes everything more efficient from a construction
9 standpoint with the grading and everything, getting in
10 and out?

11 MR. BOWER: That's what our main development
12 manager has relayed to me, that's correct.

13 VICE CHAIR FUNKE: Okay. All right. Thank
14 you. Appreciate it.

15 MR. BOWER: Thank you.

16 VICE CHAIR FUNKE: Okay. Any questions from
17 the members of public?

18 MR. LEMKE: For the record for this public
19 hearing my name is Arthur Lemke, L-E-M-K-E, 3214
20 Blackhawk Trail. I'm a couple of streets north of
21 Foxfield and this development is immediately south of
22 Foxfield, although far to the east. And -- and just
23 looking for some clarity that it sounds like, if I
24 heard that the initial description of the revision, it

1 isn't that the building height was measured from
2 nominally the front door, which there is an elevation
3 change from the garage door to the front door that
4 originally it was compliant because of the difference
5 in height between the front door plus or minus the
6 stair and the roof. And now it's basically measured in
7 the same way. The measure is now from the height of
8 the garage -- [unintelligible] garage door to the roof.
9 So if I had to pour the foundations for these, they're
10 absolutely -- it sounds like they're going to be in the
11 same relative height. Does that sound right?

12 MR. BOWER: That's correct.

13 MR. LEMKE: Yeah? Okay. The neighbors, I
14 had several comments from the neighbors who had a
15 concern that perhaps the whole building was being
16 raised. And that's -- they might have misunderstood
17 that. And that's -- even by looking at the -- reading
18 the public notice over the weekend for the -- prior to
19 the meeting, and it's -- I think it's explained here.
20 Thank you.

21 VICE CHAIR FUNKE: All right. Thank you.
22 Any other questions or comments from the public? Okay.
23 If the Planning Commission feels they have enough
24 information to make a recommendation to the planning

1 and development and the city council, motion to close
2 the public hearing would be in order. And motion to
3 close the public hearing.

4 UNKNOWN SPEAKER: So moved.

5 VICE CHAIR FUNKE: Second?

6 COMMISSIONER HIBEL: Second.

7 VICE CHAIR FUNKE: Okay. Roll call.

8 COMMISSIONER MOAD: Karen Hibel.

9 COMMISSIONER HIBEL: Yes.

10 COMMISSIONER MOAD: Jeffrey Funke.

11 VICE CHAIR FUNKE: Yes.

12 COMMISSIONER MOAD: Zachary Ewoldt.

13 COMMISSIONER EWOLDT: Yeah.

14 COMMISSIONER MOAD: Dave Rosenberg.

15 COMMISSIONER ROSENBERG: Yes.

16 COMMISSIONER MOAD: Chris Studebaker.

17 COMMISSIONER STUDEBAKER: Yes.

18 COMMISSIONER MOAD: Laurel Moad, yes.

19 VICE CHAIR FUNKE: Okay. Great. Thank you.

20 The motion has been moved and seconded. Any discussion
21 on the motion? Okay. All right. Okay. This public
22 hearing is now closed. We will not be taking any
23 additional public comment for this item. We have to do
24 -- we did roll call. Okay.

1 Item 6B, discussion and recommendation.
2 This is the opportunity for the planning commission to
3 discuss the information that has been gathered in
4 relation to the criteria for PUDs, and to discuss our
5 thoughts on recommendations. Is there anything
6 additional from the staff before we begin? The floor
7 is now open for discussion among the planning
8 commission. Any other discussion? Okay. Is there a
9 motion --

10 COMMISSIONER HIBEL: I have a --

11 VICE CHAIR FUNKE: Okay.

12 COMMISSIONER HIBEL: No, I just -- for the
13 record, I think, you know, we've talked about other
14 buildings height, you know, kind of sticking with
15 let's, you know, in the ordinance, you know, we're
16 going beyond by approximately three feet. So it's kind
17 of a slippery slope, in my opinion, when we get to
18 talking about height.

19 However, as I shared earlier, I think the
20 layout makes more sense than additional stairs and up
21 and down and, you know, it's -- I like the window, you
22 know, the look out or whatever, you know, it previously
23 was, I think, based on what you shared -- and I may
24 take these more as isolated situations, this makes

1 sense. But I just wanted to note it, you know, we've
2 talked plenty about heights of buildings and, you know,
3 kind of we're making variants here. So -- but based on
4 seeing it, it makes sense.

5 VICE CHAIR FUNKE: Okay. Great. Thank you.
6 Any other comments? Is there a motion on this
7 application?

8 COMMISSIONER MOAD: Okay. I move to approve
9 the Charlestowne Lakes PUD townhome building height
10 variance conditioning -- conditional upon any staff
11 recommendations.

12 VICE CHAIR FUNKE: And do we have a second?

13 COMMISSIONER EWOLDT: Second.

14 VICE CHAIR FUNKE: Okay. Motion and a
15 second.

16 COMMISSIONER MOAD: Ready for roll call?

17 VICE CHAIR FUNKE: Yes.

18 COMMISSIONER MOAD: Okay. Karen Hibel.

19 COMMISSIONER HIBEL: Yes.

20 COMMISSIONER MOAD: Jeffrey Funke.

21 COMMISSIONER FUNKE: Yes.

22 COMMISSIONER MOAD: Zachary Ewoldt.

23 COMMISSIONER EWOLDT: Yes.

24 COMMISSIONER MOAD: Dave Rosenberg.

1 COMMISSIONER ROSENBERG: Yes.

2 COMMISSIONER MOAD: Chris Studebaker.

3 COMMISSIONER STUDEBAKER: Yes.

4 COMMISSIONER MOAD: Laurel Moad, yes.

5 VICE CHAIR FUNKE: Great. Thank you. That
6 motion passes. This concludes item number six. Thank
7 you.

8 MR. BOWER: Thank you.

9 VICE CHAIR FUNKE: Item number seven,
10 McGrath Business Center PUD, McGrath Kia. Item seven,
11 an application for PUD preliminary plan and minor
12 subdivision. Final plat from the McGrath Kia submitted
13 by 4075 and 4085 East Main, LLC. A public hearing is
14 not required for this type of application. Is the
15 applicant ready to make a presentation?

16 MS. BAZOS: Yes. Good evening,
17 commissioners. My name is Peter Bazos. I'm an
18 attorney from Elgin, Illinois and I represent the
19 petitioners tonight, 4075 East Main, LLC and 4085 East
20 Main, LLC, which are McGrath entities. Here with me
21 this evening is Mr. Christopher McGrath, one of the
22 owners of each of the LLCs, the CFO, and the son of
23 Gary McGrath.

24 McGrath Honda has been in St. Charles for

1 many, many years. And in 2020, I had the honor of
2 representing the McGrath 4075 LLC in connection with
3 its acquisition of what was then Lot 1 of Pheasant Run
4 subdivision. Ultimately, after the -- the -- the --
5 the PUD request included lot one as well as additional
6 land to the east, part of what you're looking at right
7 now here, as well as this land that was later bought
8 from the DuPage Airport Authority.

9 So the Honda facility is where my cursor is
10 now, a little bit off the screen. This is -- and
11 that's 4075. It goes -- it goes over -- a little bit
12 over this line. The Kia facility that we're going to
13 talk to you about tonight would go here, and this would
14 remain unplatted and just part of the preliminary PUD.
15 The total land area was 20.65 acres.

16 So the preliminary PUD was approved by the
17 city, with a final PUD that was approved for McGrath
18 Honda. McGrath Honda moved in in November of 2022,
19 greatly expanded its operations, and I think the city
20 as well as McGrath is enjoying the benefits of
21 increased sales. That PUD when we did it in 2021 and
22 the city adopted the ordinance at that time, it was
23 always contemplated that if Gary McGrath, or if the
24 McGrath family, I should say, could acquire more

1 dealerships, they would try and relocate them here. In
2 -- in 2022 the McGrath family was able to acquire a Kia
3 franchise and get its approval to locate that franchise
4 here.

5 There's very complex territorial regulations
6 in automotive -- in the automotive business. You can't
7 move closer than ten miles from another dealer and --
8 but if you move so many miles from where you are now,
9 you can, and that's not the point of tonight's hearing.
10 But fortunately, this site fit within the regulations
11 for Kia to permit a new Kia point in your -- in your
12 city.

13 So what we're now seeking is to -- what --
14 where the Kia site will -- is on your screen -- on the
15 screen is really right now part of Lot 1 of the
16 Pheasant Run subdivision. What we're seeking is a
17 minor subdivision amendment to make this be Lot 2. The
18 Honda site would be Lot 1, this would be Lot 2. And
19 this vacant land, approximately 4.7 acres, would simply
20 remain unsubdivided until we could find a use for it.
21 We're also seeking -- so we're seeking a minor
22 subdivision and we're also seeking a preliminary PUD
23 approval for lot -- what would be Lot 2, the Kia lot
24 that will be owned by 4085 East Main.

1 This request we think is consistent in all
2 respects with the 2021 PUD. I'm going to -- I'm going
3 to ask in a moment Chris McGrath to step up and address
4 his family's vision for this development and perhaps
5 even future developments. But before I do, I would
6 like to just quickly respond to some of the staff --
7 some of the staff comments and -- that are in your
8 package. I've had a chance to speak briefly with Ellen
9 about some of these today. I'd like to kind of say as
10 a general rule we have no problem with most of them.

11 The -- on page six, there's a request by
12 staff that we identify 123 employee and customer
13 parking spaces, and we're certainly going to do that.
14 In conversations with staff, it may be that the number
15 may be slightly less than that as required by the
16 ordinance. But whatever it is, suffice it to say we'll
17 provide what's -- what's required.

18 Lance in the staff on page six had several
19 comments regarding landscaping. We have no problems
20 with that. As to the trash enclosure, we will
21 certainly surround it. We -- we're going to be
22 discussing with staff that we do it the same way as was
23 permitted with Honda to the -- immediately to the west,
24 which I understand is a chain link with slats in it.

1 But we certainly will do no less than -- than what was
2 done at Honda and permitted by you.

3 The -- on page eight, the staff was making a
4 recommendation that -- Ellen was nice enough to point
5 out to me about the architecture. We are -- we're not
6 able to change the elevation of the front building at
7 all. It's prescribed by Kia. And Chris can speak
8 better if you need more explanation than that. That --
9 that facade is needed to support the Kia required
10 manufacturer's logo. So we're -- we're just not able
11 to change the design. And I think Ellen made it clear
12 to me it was just a recommendation from staff, not a
13 requirement.

14 As to signage, page eight -- page eight of
15 the report, the staff is pointing out in their comments
16 that you're requesting two freestanding signs and we
17 can only have one per ordinance. I think more
18 discussion would need to be had between us and staff.
19 At the end of the day, if our -- if our 2021 ordinance
20 doesn't allow us to have two freestanding signs as was
21 permitted for Honda, then we will just have one sign
22 and will likely come back through this process, as
23 Ellen indicated we have to do to amend the PUD
24 ordinance for a second sign for Kia.

1 Just to be clear, Honda has two signs. One
2 is a fixed Honda logo sign and the other is a message
3 board sign. Kia -- the Kia approval -- the site plan
4 that they approved also showed two signs and our
5 application shows two signs. And I -- again, the
6 discussion between us and staff is whether that 2021
7 ordinance would allow two signs here just as it did at
8 Honda. If -- if -- if it doesn't, then we'll be seeing
9 you in a few months about that, but we still want to go
10 forward so we can get this project in the ground. But
11 I just wanted to let you know that.

12 The staff -- on page nine, the staff wants
13 us to reduce the foot candles that -- of -- of parking
14 lot lighting that spills over the south boundary of
15 property. We certainly will do that. In number nine
16 -- page nine, again, the staff was suggesting that we
17 perhaps plat this last 4.7 acres that you see here.
18 And we've had extensive discussions with staff about
19 this, and they can speak for themselves, but I -- we
20 politely decline to do that now. We don't know what we
21 want to do with that land. When -- when a use is
22 found, we'll be back to do with this site just like
23 we're doing with you tonight and create any and all
24 necessary easements.

1 There are a number of other -- on pages nine
2 through ten, there's a number of other, I'll call them
3 engineering comments about label this and fix that.
4 We'll do all that. That's not a problem. There was
5 one other comment here and somehow I missed it. The --
6 as to the exterior of the building, it was called out
7 by the staff that the type of CMU, which is a masonry
8 unit I think, it -- it -- a plain CMU was not
9 permitted, but it wasn't identified as to what it will
10 be.

11 I called our architect, and the architect
12 assured me that it's not plain. It's a textured
13 burnished block CMU, which we think is acceptable to
14 the staff and your ordinance. But, again, to the
15 extent that it's not, the CMU will meet your
16 requirements. So if I may, I'd like to have Chris
17 McGrath stand up and just say a few words to you and
18 then we can answer questions.

19 MR. MCGRATH: Good evening. I'll keep my
20 portion short and sweet. First off, thank you to the
21 city for all the help with Honda. It's really neat to
22 hear the feedback moving from our tiny facility at 1411
23 East Main Street out to the east side of where the
24 hotel is. And just hearing our customers excited about

1 the bigger building, the easier way to do business with
2 us. But also just being in that space that everyone
3 knows has -- has kind of struggled over the years. So
4 it was neat to see that -- that area developed.

5 So when we had the opportunity a couple of
6 years ago to acquire Kia, the back story of it is the
7 Elgin location, kind of what Peter was hinting at, is a
8 little too close to St. Charles to allow this location.
9 So they're actually moving next door on the store and
10 Elgin out on Randall Road and I90. So that moves them
11 far enough away that it allows for our location to fit.
12 And that location from the next closest dealer in
13 Aurora is something crazy, like 250 feet outside of the
14 ten miles. So we just barely squeezed it in there and
15 so it's kind of the perfect scenario for us.

16 Honda has been extremely successful in this
17 market, and Kia has been growing its business. I see
18 them all over the place. That's what I do; I see cars.
19 But they're all over the place and they're really
20 giving Honda a run for their money. So it'll be great
21 to see that business also here in St. Charles. And
22 another, you know, another empty lot filled with a good
23 business on the east side, I think is something that
24 we'd all like to see. Again, thank you to everybody in

1 the city for all your help throughout this process, and
2 I'm here to answer any questions.

3 VICE CHAIR FUNKE: Thank you. Do we have
4 any questions from the planning commission?

5 COMMISSIONER EWOLDT: I just have one
6 comment. On the landscape plan I noticed in front of
7 the building it appears that it's all a singular bush.
8 Have you considered maybe a little bit of landscaping
9 so it's just that one continuous hedge against the
10 front? Maybe something that just kind of makes it a
11 little more extended.

12 MR. MCGRATH: Yeah, I think the
13 [unintelligible] do something like that. One big hedge
14 would be a pain the butt for us to maintain. We'd like
15 smaller bushes that are easier to maintain and tend to
16 not block our -- our vehicles and into the showroom and
17 stuff like that.

18 COMMISSIONER EWOLDT: Yeah, I just think a
19 little bit of variety, just make it a little bit more
20 elevated in appearance. So that would just be my
21 comment.

22 MR. BAZOS: I think one of the staff's
23 comments, right Ellen, was to identify the species of
24 the landscaping. So as we move forward, we'll work

1 with staff --

2 MR. MCGRATH: Yeah.

3 MR. BAZOS: -- and I can note. We can
4 certainly mix it up for sure.

5 MR. MCGRATH: Yeah.

6 COMMISSIONER HIBEL: I have a question. So
7 where on this do the -- would Kia connect to the
8 stoplight? Is that in the back of --

9 MR. BAZOS: No, it's right here.

10 MR. MCGRATH: It'll follow the aisle right
11 in front of the building.

12 MR. BAZOS: How am I going to get to this,
13 Ellen?

14 MR. MCGRATH: That's kind of it.

15 MR. BAZOS: Is that kind of it?

16 MR. MCGRATH: It's kind of hard to see
17 though.

18 MR. BAZOS: I'll let --

19 COMMISSIONER HIBEL: Is that the overall
20 escape plan?

21 MR. MCGRATH: Yeah, if there's one of those.
22 So the -- the -- yeah, the gray road right here, this
23 is Kia. So this gray road would connect it over to the
24 stoplight here.

1 COMMISSIONER HIBEL: Okay.

2 MR. MCGRATH: And then there would be the
3 right in/right out entrance here also. That -- that
4 actually already exists.

5 COMMISSIONER HIBEL: So the one east --

6 MR. MCGRATH: Yeah.

7 COMMISSIONER HIBEL: -- is the newer one?

8 MR. MCGRATH: No -- yeah, then there's one
9 here that's being proposed.

10 COMMISSIONER HIBEL: Okay.

11 MR. MCGRATH: Can you -- do you know
12 anything about the timing for this light? No? Okay.
13 I tend to wait there quite a while, but it's okay.

14 VICE CHAIR FUNKE: Any other questions from
15 the planning commission?

16 VICE CHAIR FUNKE: I've got a -- I've got a
17 couple of questions regarding the materials. I mean,
18 you talked about -- I think you guys are using EIFS for
19 -- I mean, it looks like it's the majority of the
20 building.

21 MR. MCGRATH: It's a lot.

22 VICE CHAIR FUNKE: And that's a requirement
23 for Kia?

24 MR. MCGRATH: If it was up to us, like we

1 wouldn't use a lot of materials that these
2 manufacturers require us to use. And we'd probably
3 make it -- we'd build it faster and build it for a lot
4 less money. But it's their requirements. They want
5 every Kia building to look exactly the same all across
6 the country for the most part. So yeah, that's their
7 requirement.

8 VICE CHAIR FUNKE: You know, and I would
9 make a suggestion. I mean, I'm an architect and I do a
10 lot -- I -- I actually work a lot with not EIFS, but
11 it's called Sto, it's a stucco system.

12 MR. MCGRATH: Okay.

13 VICE CHAIR FUNKE: It's a higher grade, like
14 it's not a, you know, it's an exterior insulation
15 finish. It's similar to EIFS, but it's just not as
16 textured and it looks more -- I mean, I assume that
17 it's very beautiful building from the front. I mean,
18 the front looks great. I mean, that curtain wall
19 system looks very expensive, but I just -- my concern
20 is when you wrap around the building that when I see
21 EIFS, I mean, after a year or two years, it's really
22 dirty and it's -- it's hard to clean it, you know. And
23 you have a lot of joints, you know, I assume that those
24 are probably a V joint that he's putting in there. So

1 I would suggest a Sto Stucco System. It's just a tad
2 more money, but I think it's going to look a lot
3 better.

4 MR. MCGRATH: We can ask if Kia is okay with
5 that. We tend to have maintenance programs that keep
6 it up. A dirty building is not a good image for us.

7 VICE CHAIR FUNKE: But it -- but it's hard
8 to power wash EIFS because --

9 MR. MCGRATH: Yeah, it's usually a coat of
10 paint. And we tend to paint our buildings about every
11 six, seven years before it gets too bad. Trust me, my
12 dad doesn't let us go anymore past that. He's got good
13 eyes.

14 VICE CHAIR FUNKE: Check with -- check with
15 Sto.

16 MR. MCGRATH: We will.

17 VICE CHAIR FUNKE: It's a great service
18 system. And I did -- I did a building on Country Club
19 Road. I don't know if you saw that really modern one.
20 That's -- it's a Sto Stucco system --

21 MR. MCGRATH: Okay.

22 VICE CHAIR FUNKE: -- on Country Club and
23 Elston.

24 MR. MCGRATH: And what's the -- what's the

1 subsurface under that?

2 VICE CHAIR FUNKE: It's -- it's -- it's --
3 it's very similar to EIFS, but you don't use as much
4 insulation. There's -- it's -- it actually has, --
5 there's like a -- like a mesh system that they put
6 underneath.

7 MR. MCGRATH: Okay.

8 VICE CHAIR FUNKE: It's more durable.

9 MR. MCGRATH: And is it -- is it concrete or
10 wood underneath?

11 VICE CHAIR FUNKE: It's -- well, it's an
12 exterior chip board you'd use.

13 MR. MCGRATH: Yeah.

14 VICE CHAIR FUNKE: You know, I assume that
15 you would use -- it's similar to what you're using
16 here.

17 MR. MCGRATH: Well, I owned an EIFS house.

18 VICE CHAIR FUNKE: Yeah.

19 MR. MCGRATH: And I will never again.

20 VICE CHAIR FUNKE: Right.

21 MR. MCGRATH: But on these it's masonry
22 behind it.

23 VICE CHAIR FUNKE: Yeah.

24 MR. MCGRATH: So it tends to not have the

1 damage or anything else that you would -- you would
2 probably see on an EIFS house or something with even
3 chipboard behind it that -- EIFS is kind of the
4 preferred method for most of these dealerships.

5 VICE CHAIR FUNKE: Yeah.

6 MR. MCGRATH: But if this is similar --

7 VICE CHAIR FUNKE: EIFS is a thicker system
8 and it's -- and it's, you know, it's more textured so
9 it collects more dirt. So all I'm saying is that you
10 go with the Sto stucco.

11 MR. MCGRATH: Yeah.

12 VICE CHAIR FUNKE: I would suggest driving
13 by that house. I mean, that house has been up for
14 almost, I think, ten years now.

15 MR. MCGRATH: Okay.

16 VICE CHAIR FUNKE: And it looks like the day
17 it was built.

18 MR. MCGRATH: Something I won't have to
19 repaint every six, seven years, I'll --

20 VICE CHAIR FUNKE: Exactly, yeah, check it
21 out.

22 MR. MCGRATH: -- I'll spend money ahead of
23 time. Thank you for that.

24 VICE CHAIR FUNKE: And then the block on the

1 base, I mean, I would -- and he's calling about a
2 burnished block, and, you know, I'm assuming that it's
3 a textured block which looks, you know, looks like --
4 like a warehouse, you know what I mean? I mean, you
5 know, these pole barns that you put up and then you put
6 the block in the bottom, that's -- that's what I
7 envision.

8 So and I'm looking at this from the
9 back. And the front, like I said, looks beautiful. It
10 looks great, you know, and lit up at night I think it's
11 going to -- it's going to be a great addition to the --
12 to the development. But, you know, that being said, I
13 think that the burnished block is going to really take
14 away from -- and it's pretty close to the front. So I
15 would -- I would go with a ground face block.

16 MR. BAZOS: What did you call it?

17 VICE CHAIR FUNKE: It's a ground face block.

18 MR. BAZOS: Ground face?

19 VICE CHAIR FUNKE: Yeah, ground face block.

20 It's a little bit more expensive than -- but it's --
21 it's less than brick, but more expensive than -- or
22 and it's better looking. It's more contemporary and
23 it's polished.

24 MR. MCGRATH: The manufacturers typically

1 want the EIFS to go all the way around.

2 VICE CHAIR FUNKE: Right, which it gets
3 damaged, right?

4 MR. MCGRATH: Yeah, but it's -- it's --

5 VICE CHAIR FUNKE: It's going to get dented.
6 It'll get dented, right.

7 MR. MCGRATH: So that's usually why we're
8 looking for an alternative for a few feet up in case
9 somebody hits it with a car.

10 VICE CHAIR FUNKE: Yeah, go -- go with North
11 -- it's Northfield with a ground face block. I mean,
12 like I said, it's a little bit more pricey, but it's --
13 it's -- it's a better looking product and it'll reflect
14 the front. I mean, I see the front and I think it's
15 great. You know, the problem is that when you
16 transition to a warehouse -- warehouse type building,
17 then it's -- it's taking away from the jewel of the
18 front.

19 MR. MCGRATH: Yeah. They are going to
20 continue a similar look on the front along the west
21 side where the service entrance is.

22 VICE CHAIR FUNKE: Okay.

23 MR. MCGRATH: So there is some break up of
24 that monotony of just endless EIFS, because that was

1 one of our concerns too. Most of the -- the Honda
2 building is steel on the side, or metal -- metal on the
3 side. So it breaks it up a little bit. This one, it
4 seemed like the EIFS would go on forever, so that
5 service entrance on the side will be a nice addition --

6 VICE CHAIR FUNKE: Okay.

7 MR. MCGRATH: -- and give it some
8 definition.

9 VICE CHAIR FUNKE: And then the last comment
10 is just the metal roof. I mean, make sure that your
11 architect puts it on there that when you get heavy snow
12 loads and things, that snow on the metal roof tends to
13 slide off and becomes very dangerous for people that
14 are walking underneath.

15 MR. MCGRATH: I think they were talking
16 about specking --

17 VICE CHAIR FUNKE: There's typically guards
18 that you put up.

19 MR. MCGRATH: They stick up and it just
20 prevents the snow from sliding off.

21 VICE CHAIR FUNKE: It breaks -- it breaks it
22 up.

23 MR. MCGRATH: Yeah. Thank you.

24 VICE CHAIR FUNKE: Yeah. That's -- that's -

1 - that's all I have. You know, I think the building
2 from the front looks great.

3 MR. MCGRATH: Okay. And as long as Kia
4 doesn't have any issues with minor material changes, I
5 don't see --

6 VICE CHAIR FUNKE: I think they would prefer
7 the Sto.

8 MR. MCGRATH: Yeah. Yeah, as long as it's
9 an improvement, they usually don't have a problem with
10 us changing it.

11 MR. BAZOS: I've taken notes on everything
12 you said, so we'll --

13 VICE CHAIR FUNKE: Country Club and Elston
14 is the, you know, it's the one in town that you can see
15 that I know of. All right.

16 MR. MCGRATH: Thank you.

17 MR. BAZOS: Thank you.

18 VICE CHAIR FUNKE: Any questions from the
19 planning commission?

20 COMMISSIONER MOAD: No, I would just like to
21 comment to say thank you for addressing all the staff
22 issues in your presentation today.

23 MR. BAZOS: Good.

24 VICE CHAIR FUNKE: All right. Do we have

1 any comments or questions from members of the public?

2 MR. LEMKE: No complaints particularly, but
3 we were hoping that our -- in recent discussions to see
4 an additional nameplate. And now it's -- it's clear
5 that it's Kia. And, again, the presentation,
6 especially from the front looks good. But -- and --
7 and we were encouraged in the past to have the Honda
8 nameplate moved out to the Pheasant Run site, and maybe
9 there's still a backfill proposal of the existing, but
10 I don't ask anybody to comment on that other than we
11 knew there was an inventory problem.

12 It was hard to inventory all the vehicles on
13 the previous site that was used until, let's say
14 November of last year. But in removing the vehicles
15 from the storage on Fox Field, we understand the
16 neighbors have commented, and I've seen it as well,
17 that there's some abandoned vehicles there. So what
18 I'd like to do is ask the city if there's some way to,
19 my assumption is that they're not used cars there that
20 were left behind.

21 But it would seem appropriate to whoever was
22 -- wherever McGrath was leasing from, to contact the
23 property owner and see if those vehicles can be
24 removed. And otherwise -- and that makes that site

1 more easy to -- to lease -- sublease to whoever, school
2 buses and school rental or during day parking. That's
3 all for me. Thank you very much.

4 VICE CHAIR FUNKE: All right. Thank you.
5 Any more comments or questions from the public? Okay.
6 If the planning commission feels they have enough
7 information to make a recommendation to the Planning
8 and Development Committee and the city council, a
9 motion to close the public hearing would be in order.
10 Do we have a motion?

11 MS. JOHNSON: Just a point of order, there's
12 no public hearing for this item, just the application.
13 So it would just be a motion to make a recommendation,
14 not application.

15 VICE CHAIR FUNKE: Okay. All right. Thank
16 you. Do we have motion for recommendation?

17 COMMISSIONER MOAD: I recommend that we
18 approve moving the McGrath Business Center PUD, McGrath
19 Kia at 4075 East Main, LLC and 4085 East Main, LLC
20 application for PUD preliminary plan and application
21 for minor subdivision final plan forward to the
22 planning and development committee.

23 VICE CHAIR FUNKE: And do we have a second?

24 VICE CHAIR FUNKE: Second.

1 VICE CHAIR FUNKE: Okay.

2 COMMISSIONER MOAD: Roll call. Karen Hibel.

3 COMMISSIONER HIBEL: Yes.

4 COMMISSIONER MOAD: Jeffrey Funke.

5 VICE CHAIR FUNKE: Yes.

6 COMMISSIONER MOAD: Zachary Ewoldt.

7 COMMISSIONER EWOLDT: Yes.

8 COMMISSIONER MOAD: Dave Rosenberg.

9 COMMISSIONER ROSENBERG: Yes.

10 COMMISSIONER MOAD: Chris Studebaker.

11 COMMISSIONER STUDEBAKER: Yes.

12 COMMISSIONER MOAD: And Laurel Moad, yes.

13 VICE CHAIR FUNKE: All right. Thank you,
14 motion has been approved.

15 MR. BAZOS: Thank you very much.

16 VICE CHAIR FUNKE: Thank you. This
17 concludes item six. Okay. Item eight, plan commission
18 rules and procedure.

19 MS. JOHNSON: So the rules and procedure, as
20 you know, is a document adapted by the planning
21 commission to govern how the commission conducts
22 business. Revisions to that were discussed by the
23 group last October, and now we have some additional
24 revisions as well to incorporate. The marked up

1 version of the procedures has been provided to you.

2 The first few are in order to -- the first
3 few changes are in order to align the public hearing
4 procedure that we follow now with the procedures
5 outlined in the document. The first is the vice chair
6 duties pertaining to presenting applications during
7 public hearings, which one of you noted during our last
8 review. We haven't been following that. So we're
9 looking at that for the procedure.

10 Also added to that chair is to note that the
11 meeting packet is posted as part of the public record,
12 which we did that tonight as well. And also added that
13 the chair is then to enter any public hearing exhibits
14 into the record. And other changes are that we changed
15 records to the chairman and vice chairman to chair and
16 vice chair. The mayor has been removed as an ex
17 officio member, which is in line with our current
18 methods.

19 And the agenda order has been changed to
20 move the public comment portion from the end of the
21 agenda to right after the commission business so that
22 if there's any members of the public that wish to speak
23 on an item or near an item that wasn't technically a
24 public hearing, that they don't have to wait till the

1 end of the meeting. I'll take any questions on these
2 changes.

3 VICE CHAIR FUNKE: So the vice chairman is
4 going to be responsible for reading off or we're
5 changing that?

6 MS. JOHNSON: We're changing that. So right
7 now the procedure is that -- it states that the vice
8 chairman is supposed to read every application into the
9 record and read some additional information into the
10 record that we haven't been following. So we're just
11 removing all of that.

12 VICE CHAIR FUNKE: Okay. So then that'll be
13 the chairman's responsibility?

14 MS. JOHNSON: The chairman if you're
15 required to do the level of detail that is outlined
16 here.

17 VICE CHAIR FUNKE: Okay. Great, thank you.

18 COMMISSIONER STUDEBAKER: That's been
19 replaced, right, with the recognition that packet or
20 whatever is online as --

21 MS. JOHNSON: Yes, correct. Yeah, so we
22 would just need a motion tonight to adapt the -- let's
23 see -- motion to approve the rules of procedure as
24 amended, unless there are other items that you have

1 found that still need to be updated.

2 VICE CHAIR FUNKE: Do we have a motion?

3 COMMISSIONER STUDEBAKER: Sure, I'll make
4 that motion. Motion to approve the planning commission
5 rules and procedures as they've been updated.

6 COMMISSIONER EWOLDT: Second.

7 COMMISSIONER MOAD: Karen Hibel.

8 COMMISSIONER HIBEL: Yes.

9 COMMISSIONER MOAD: Jeffery Funke.

10 VICE CHAIR FUNKE: Yes.

11 COMMISSIONER MOAD: Zachary Ewoldt.

12 COMMISSIONER EWOLDT: Yes.

13 COMMISSIONER MOAD: Dave Rosenberg.

14 COMMISSIONER ROSENBERG: Yes.

15 COMMISSIONER MOAD: Chris Studebaker.

16 COMMISSIONER STUDEBAKER: Yes.

17 COMMISSIONER MOAD: Laurel Moad, yes.

18 VICE CHAIR FUNKE: Approved. Thank you.

19 Item number nine, additional business from planning
20 commission members of staff. Is there any additional
21 business? Okay. Ten, a weekly development report.

22 Any questions or comments?

23 COMMISSIONER MOAD: Based on the weekly
24 development report that came out last Friday, it didn't

1 look like anything was teed up for the 21st; is that
2 true?

3 MS. JOHNSON: Potentially, the cell tower
4 would be back if there's more information.

5 COMMISSIONER MOAD: Okay. Thank you.

6 VICE CHAIR FUNKE: Item number 11, meeting
7 announcements. Next -- our next meeting is -- could
8 possibly be scheduled for March 21st?

9 MS. JOHNSON: Yes.

10 VICE CHAIR FUNKE: Okay. Thank you. Any
11 public comment? No.

12 COMMISSIONER STUDEBAKER: I have one -- I
13 actually have one question for staff and maybe for all
14 of us. The zoning appeals board, has there ever been a
15 discussion about making that a subcommittee of this
16 group? I mean, I've been on it for two years and we're
17 about to have our first meeting. So it's kind of --

18 MR. COLBY: Yes, there has been some
19 discussion about trying to find a way to combine those
20 functions, recognizing that the zoning board is not
21 very active right now. We initiated that discussion
22 last year but did not end up following through on it.
23 It's still an item I'm planning on bringing forward in
24 the next couple of months.

1 COMMISSIONER STUDEBAKER: Is there a -- is
2 there a way that we can be helpful with that
3 conversation?

4 MR. COLBY: Yes, and I will let the zoning
5 board members know when that discussion is going to
6 take place to -- to contribute to that. And also do it
7 would be beneficial, I think, to have the leadership of
8 the planning commission speak to -- depending on the
9 structure, if they think that they can, you know,
10 accommodate the additional applications that come in
11 for zoning work, which right now there's not many.

12 But we -- we really have to define what that
13 process looks like because there's different ways we
14 could set it up. But I think we realize it's simple to
15 keep members on the zoning board because of the
16 infrequent meetings and we also don't have a lot of
17 opportunities for them to meet.

18 COMMISSIONER STUDEBAKER: Okay. Thank you.

19 VICE CHAIR FUNKE: Great question, thank
20 you. All right. Item 13, adjournment. Is there a
21 motion to adjourn?

22 COMMISSIONER STUDEBAKER: Yes. So moved.

23 VICE CHAIR FUNKE: Second?

24 COMMISSIONER EWOLDT: Second.

1 VICE CHAIR FUNKE: All in favor?

2 COMMISSIONERS: Aye.

3 VICE CHAIR FUNKE: So it's moved and
4 seconded. This meeting of St. Charles Planning
5 Commission is adjourned at 8:14 p.m.

6 (Off the record at 8:14 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

CERTIFICATE OF NOTARY PUBLIC

I, William Pantoja, the officer before whom the foregoing proceedings were taken, do hereby certify that said proceedings were electronically recorded by me; 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.

William Pantoja

William Pantoja, Court Reporter
for the State of Illinois

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

CERTIFICATE OF TRANSCRIBER

I, Sheila Martin, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; and that I am neither counsel for, related to, nor employed by and of the parties to this case and have no interest, financial or otherwise, in its outcome.

Sheila Martin

Sheila Martin

March 13, 2023