

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MAY 16, 2023**

Members Present: Peter Vargulich
Laurel Moad
Karen Hibel
Colleen Wiese
Zachary Ewoldt
Dave Rosenberg
Gary Gruber
Chris Studebaker

Members Absent: Jeffrey Funke

Also Present: Ellen Johnson, Planner
Rachel Hitzemann, Planner
Monica Hawk, Development Engineer
Court Reporter

1. Call to order

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

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the May 2, 2023 meeting of the Plan Commission

Motion was made by Ms. Moad, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the May 2, 2023 Plan Commission meeting.

**5. Zylstra PUD, Lot 1-River West Animal Hospital (Luigi Randazzo)
Application for PUD Preliminary Plan**

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

Motion was made by Mr. Studebaker and seconded by Ms. Moad to recommend approval of an Application for PUD Preliminary Plan for Zylstra PUD, Lot 1-River West Animal Hospital, subject to resolution of all staff comments.

Roll call vote:

Ayes: Moad, Wiese, Hibel, Ewoldt, Rosenberg, Gruber, Studebaker, Vargulich

Nays:

Absent: Funke

Motion carried: 8-0

- 6. Public Comment - None**
- 7. Additional Business from Plan Commission Members or Staff - None**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, June 6, 2023 at 7:00pm Council Chambers
 - Tuesday, June 20, 2023 at 7:00pm Council Chambers
 - Tuesday, July 5, 2023 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, June 12, 2023 at 7:00pm Council Chambers
 - Monday, July 10, 2023 at 7:00pm Council Chambers
- 10. Adjournment at 7:19 p.m.**



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Transcript of Hearing - Lot 1 - River West Animal Hospital

Date: May 16, 2023

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----X
In Re: Zylstra Pud, Lot 1 - :
River West Animal Hospital :
Application for PUD :
Preliminary Plan :
-----X

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, May 16, 2023
7:00 p.m. CDT

Job No.: 473394
Pages 1 - 21
Reported by: Kristine Wesner, CVR

1 Proceedings of THE ST. CHARLES PLAN

2 COMMISSION, held at the location of:

3

4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

7 630.377.4400

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22 Pursuant to agreement, before Kristine

23 Wesner, Certified Verbatim Reporter, and Notary

24 Public in and for the State of Illinois.

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A P P E A R A N C E S

PRESENT:

- PETER VARGULICH, Chairman
- DAVID ROSENBERG, Commissioner
- CHRIS STUDEBAKER, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner
- KAREN HIBEL, Commissioner
- COLLEEN WIESE, Commissioner
- GARY GRUBER, Commissioner

ALSO PRESENT:

- Ellen Johnson, Planner
- Rachel Hitzemann, Planner
- Monica Hawk, Development Engineer

Transcript of Hearing - Lot 1 - River West Animal Hospital
Conducted on May 16, 2023

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P R O C E E D I N G S

CHAIRMAN VARGULICH: All right. Called to order -- meeting of St. Charles Plan Commission is called to order at 7 a.m. [sic].

Roll call. Laurel Moad?

MEMBER MOAD: Here.

CHAIRMAN VARGULICH: Colleen Wiese?

MEMBER WIESE: Here.

CHAIRMAN VARGULICH: Jeff Funke?

Karen Hibel?

MEMBER HIBEL: Here.

CHAIRMAN VARGULICH: Zach Ewoldt?

MEMBER EWOLDT: Here.

CHAIRMAN VARGULICH: Dave Rosenberg?

MEMBER ROSENBERG: Here.

CHAIRMAN VARGULICH: Gary Gruber?

MEMBER GRUBER: Here.

CHAIRMAN VARGULICH: Chris Studebaker?

MEMBER STUDEBAKER: Here.

CHAIRMAN VARGULICH: Great.

Pledge of Allegiance, please.

(The Pledge of Allegiance was recited.)

CHAIRMAN VARGULICH: All right. So we have a presentation of the meeting minutes from

1 May 2nd of our Plan Commission. Is there a motion
2 to approve?

3 MEMBER MOAD: So moved.

4 MEMBER WIESE: Second.

5 CHAIRMAN VARGULICH: All those in
6 favor?

7 (Chorus of ayes.)

8 CHAIRMAN VARGULICH: Opposed?

9 Motion passes.

10 Item 5: Wow, I'm going to say this
11 wrong -- Zylstra PUD Lot 1 -- River West Animal
12 Hospital. Item 5 is an application for a PUD
13 preliminary plan for the River West Animal
14 Hospital proposed on Lot 1 of the Zylstra PUD,
15 submitted by Luigi Randazzo. The applicant is
16 ready to make his presentation.

17 Are you ready, sir?

18 MR. RANDAZZO: Yep.

19 CHAIRMAN VARGULICH: All right. When
20 you come up, if you could please introduce
21 yourself -- your name and address -- for our court
22 reporter. Thank you.

23 MR. RANDAZZO: Hello. Good evening.
24 I'm Luigi with Keystone. I'm the architect for

1 the project.

2 THE COURT REPORTER: I have to swear
3 you in.

4 MR. RANDAZZO: Okay.

5 (Witness sworn.)

6 MR. RANDAZZO: Okay. Should I go ahead
7 and jump into the presentation?

8 CHAIRMAN VARGULICH: Please.

9 MR. RANDAZZO: Okay. So tonight we're
10 presenting a [sic] animal hospital project. It'll
11 be new construction -- about 6,000 square feet.
12 It's just a standard animal clinic or animal
13 hospital, so no boarding-type spaces or anything
14 like that -- just your standard animal exam rooms,
15 some treatment rooms. So this is part of a larger
16 PUD district, the Zylstra PUD, with a regional
17 business underlay.

18 So the way -- let's see here. I mean,
19 I can flip through the slides here. So we have a
20 single entrance point, and these are all private
21 driveways that come off of Main Street. So
22 there's about just over 50 parking stalls as
23 people would make their way off of Main Street.
24 So there's a west parking lot, a south parking lot

1 surrounding the building. The building does have
2 one fenced area for an outdoor relief area, which
3 would just have, you know, one pet at a time
4 supervised so there's no outdoor play areas or
5 anything like that.

6 CHAIRMAN VARGULICH: Where will that be
7 on the site?

8 MR. RANDAZZO: So that's on the west
9 side of the building, kind of the backside of the
10 building, so -- and there would be landscaping
11 around it as well as a 6-foot tall fence.

12 The Staff review -- Staff report -- all
13 seems positive. We -- you know, the building
14 architecture seems to meet the intent of the PUD
15 district with a lot of masonry, a gray brick, and
16 some stonework, and then there would be wall
17 signage on the north side of the building, the
18 south side of the building, so the north facing
19 Main Street, the south facing the parking lot.
20 And we would be doing one ground sign as well
21 towards Main Street.

22 So I mean, those are the highlights of
23 the project. The landscaping -- we have a
24 landscape architect. I think the landscaping all

1 meets applicable codes, so yeah. Be happy to
2 answer any questions for you guys.

3 MEMBER GRUBER: Do you have any
4 lighting in the parking lot from the plan?

5 MR. RANDAZZO: Yes. They'll be a
6 series of pole lighting. There should be
7 photometric plan here. So looks like three pole
8 lights, you know, again, for the western part of,
9 the southern parking lot, and a couple wall packs
10 for that back area behind the building.

11 MEMBER GRUBER: Thank you.

12 CHAIRMAN VARGULICH: Other questions?

13 MEMBER EWOLDT: I have a question. On
14 Sheet A-298 -- it's one of the elevate -- you
15 know, architectural elevations in color. I guess
16 the east elevation with that -- what kind of
17 fencing is that? What is that area that's shown
18 on the elevation -- the east elevation?

19 MR. RANDAZZO: So that's the outdoor
20 relief yard. That's a 6-foot tall composite vinyl
21 fence, so a fully screened area. There -- inside
22 of the fenced area is a doorway that would go
23 right into the treatment spaces within the
24 building, and this is where I was mentioning there

1 would be one animal at a time for relief purposes,
2 fully supervised.

3 MEMBER EWOLDT: Okay. Yeah. I was
4 just curious on material, if it was wood that was
5 painted or if it was composite, you know, plastic
6 or something material. Thank you.

7 And I guess I have one follow-up
8 question. Is there a trash enclosure proposed on
9 this -- on your plans currently, and where would
10 that be?

11 MR. RANDAZZO: Yes. So let's see here.
12 So the civil engineer has it at the end of the
13 driveway, so this (indicating) is -- these are the
14 illustrations. So that southern parking lot, kind
15 of where it dead ends, would be a trash enclosure.

16 MEMBER EWOLDT: And what's the proposed
17 material for that?

18 MR. RANDAZZO: So that could be a
19 matching composite fence, like the relief yard --
20 6-foot -- 6-foot high with gates.

21 MEMBER EWOLDT: Staff, correct me --
22 correct me if I'm wrong, don't we -- do we have
23 something in the code that has it be compatible
24 with the new building? I thought that came up

1 with Beef Shack.

2 MS. HITZEMANN: We do, so it likely
3 will be a requirement of some type of screening.

4 MEMBER EWOLDT: Okay.

5 MR. RANDAZZO: Yeah. If that's the
6 case -- I mean, we can do the matching brick,
7 which is gray brick, on the body of the building.
8 So in that case, it would be a masonry enclosure.

9 MEMBER EWOLDT: Okay. Thank you.

10 CHAIRMAN VARGULICH: Other questions
11 anybody?

12 I was curious: Why so much parking? I
13 mean, zoning aside, 50 spaces for a
14 6,000 square-foot building seems like an awful
15 lot.

16 MR. RANDAZZO: So I think there's a
17 decent amount of staff members, you know, I think
18 it could be about 15 or so or more, at each
19 shift -- at any shift -- one shift. I think
20 there's a quicker turnover on some of these exam
21 rooms inside. If I recall correctly, I believe
22 there's about eight exam rooms. And so, you know,
23 assuming all those are in use, plus people
24 arriving for the next appointment as people are

1 leaving, so those are some of the factors on the
2 parking.

3 CHAIRMAN VARGULICH: Okay. And is
4 there a reason you're not connecting to the west
5 driveway? It just seems, like, the whole thing's
6 a dead-end parking lot, especially to the north
7 and -- where you can't turn around. You don't
8 have a designated turnaround. So is there a
9 reason you wouldn't just directly connect to that
10 western driveway?

11 MR. RANDAZZO: Part -- part of the
12 thought process was having people turn and drive
13 into where that main entry is on the south.
14 That's kind of how we arrived here. I -- you're
15 thinking of, maybe, having a secondary egress
16 point there on the west?

17 CHAIRMAN VARGULICH: It just might make
18 it easier for people to, you know, to leave. I
19 mean, I'm sure once somebody's been there, they
20 would know the front of the building is on the
21 south.

22 MR. RANDAZZO: Sure. Sure.

23 CHAIRMAN VARGULICH: It just seems, you
24 know, you have a lot -- I mean, both ends of the

1 parking lot are dead-end, and you, potentially,
2 can turn around in front of the trash enclosure on
3 the east side, but on the north side, currently,
4 there's no way to turn around if those stalls are
5 filled.

6 MR. RANDAZZO: Well, and this sidewalk
7 on the west side of the building is the staff
8 entry, so, really, most of those staff members we
9 talked about would be parking up in what is a
10 dead-end, so they would be there mostly of the day
11 and back out and leave. You know, most of the
12 public would be lower corner, to the south side on
13 the parking.

14 CHAIRMAN VARGULICH: Just something to
15 consider. I didn't know if there was a
16 restriction from, you know, from the PD or
17 something like that.

18 Ellen, Rachel -- are you aware if
19 there's any restriction for them to access that
20 driveway.

21 MS. HITZEMANN: We're not aware of
22 that, but we can look into it. That driveway
23 is -- to the west is a pretty main thoroughfare to
24 get into this development, so it's probably a good

1 idea not to have an access onto it, but we'll
2 check -- we'll double check with PD.

3 CHAIRMAN VARGULICH: And there's a
4 little walk extension to the east, past the end of
5 the parking lot. What -- just curious what that
6 was -- what that was for.

7 MR. RANDAZZO: I think that that might
8 be leading its way toward the trash area, so I
9 wonder if that needs to connect, you know, turn
10 the corner and come down, in case there's cars all
11 parked there.

12 CHAIRMAN VARGULICH: Okay. All right.
13 And then I think, based on your landscape plan,
14 you have one of the pole lights that's in conflict
15 with one of your proposed trees at the southeast
16 corner of the building -- the island. You have a
17 proposed tree -- I'm sorry -- southwest corner of
18 the building -- that island there -- and you have
19 a pole light in about the same place.

20 MR. RANDAZZO: Yeah. So we'll have our
21 photometric consultant take a look at this
22 landscape plan. I think, you know, we want to
23 have a good amount of lighting, but I think that
24 those trees would probably control where -- where

1 the poles would actually end up, so --

2 CHAIRMAN VARGULICH: Obviously,
3 ultimately, you'd want them to not get lost into
4 a --

5 MR. RANDAZZO: Right.

6 CHAIRMAN VARGULICH: -- tree as it
7 matures.

8 MR. RANDAZZO: Yeah. Absolutely.

9 CHAIRMAN VARGULICH: Right. Okay. And
10 there was some comments from Staff related to the
11 landscape plan, that you're missing those street
12 trees along Main Street, and then there was some
13 requirement to increase the width of the
14 foundation planting in a couple of areas.

15 I think you had that -- is that
16 correct, Rachel?

17 MS. HITZEMANN: Yes. So they're
18 required to have at least four street trees, and
19 then 25 percent meets -- at least, of the building
20 foundation -- meets 8-foot width landscape beds,
21 but there are -- is room to accommodate those
22 landscape beds based on this site plan.

23 CHAIRMAN VARGULICH: Okay. All right.
24 And the last question is regarding -- assuming

1 you're going to work out things with Staff on
2 signage, the freestanding sign is within a
3 detention area; is that allowed? And does the PD
4 restrict that?

5 MS. HITZEMANN: I think it's just
6 outside the detention area.

7 CHAIRMAN VARGULICH: Oh, okay. I
8 don't -- I mean, on the plat, it looks like it's
9 in the detention area. Now, that may not be true
10 for the grading, but in the plat, it looks like
11 it's in the detention area, as well as there's
12 electric and technology lines that are running
13 underneath the sign, and I don't know if we allow
14 that also. I don't know who owns the electric
15 that's underground along on Main Street.

16 MS. HITZEMANN: Yeah. So it's located
17 in that easement that's along that street, not
18 necessarily in the detention pond. Firestone also
19 has a sign in a similar location in front of their
20 development, so we'll make sure it kind of comes
21 in line with what Firestone did.

22 CHAIRMAN VARGULICH: Okay. Okay. I
23 mean, we usually have a lot of restrictions
24 related to permanent things overtop of utilities,

1 so I was just curious how that would work.

2 MS. HITZEMANN: The Electric Department
3 didn't have any comments on when they reviewed the
4 plans, but we can double check with them.

5 CHAIRMAN VARGULICH: Okay. That's
6 fine. And then the only comment I would have is
7 on some of the plants that -- I would prefer that
8 you didn't use the -- we recommend not using
9 locust and the Redmond linden. They're overused,
10 number one, and so I think there's better trees,
11 like Kentucky coffeetree, Marmo red maple, London
12 plane tree, swamp white oak, Princeton elm -- I
13 mean, there's some better trees -- instead of
14 reusing locust and linden. And, typically, white
15 pines are not used on commercial sites because
16 they get windburned a lot, so there might be some
17 things, like spruce or large-scale arborvitae,
18 that you could consider. Just from a long-term
19 maintenance standpoint, those might be worthwhile.

20 MR. RANDAZZO: Yeah.

21 CHAIRMAN VARGULICH: But, overall, I
22 think you guys have put a really nice package
23 together, both architecture and, you know -- other
24 than a few minor comments with landscape, you

1 know, a nicely done -- a nicely done project, and
2 it would be nice to see this vacant lot filled in,
3 so thank you.

4 MR. RANDAZZO: Yep. We appreciate
5 that, and I'll pass those notes as well to the
6 landscape architect, so thanks.

7 CHAIRMAN VARGULICH: Any other
8 comments? Questions? That kind of thing.

9 MEMBER EWOLDT: I have one question on
10 the elevation again.

11 CHAIRMAN VARGULICH: Yeah.

12 MEMBER EWOLDT: In terms of, like,
13 drain and downspouts, is it internalized or will
14 it be, like, external gutters and systems like
15 that on the building?

16 MR. RANDAZZO: So this is a hybrid
17 roof, so the profile and the aesthetics is a
18 shingle roof profile. I don't know if you can see
19 the screen. There's also a flat roof area that's
20 kind of hidden behind that, so there are internal
21 drains on the flat area. There'll be two rooftop
22 units, so both. There's internal drains and then
23 the shingles would actually have a gutter and
24 downspout for that portion.

Transcript of Hearing - Lot 1 - River West Animal Hospital
Conducted on May 16, 2023

18

1 MEMBER EWOLDT: Okay.

2 CHAIRMAN VARGULICH: Okay. Seeing
3 nothing else at this point, does anybody have a
4 motion related to this project? This is not a
5 public hearing, so we don't need to go through any
6 of that.

7 MEMBER STUDEBAKER: Sure. Motion to
8 approve Zylstra PUD, Lot 1, River West Animal
9 Hospital application PUD preliminary plan, subject
10 to resolution of all Staff comments prior to City
11 Council.

12 CHAIRMAN VARGULICH: All right. We
13 have a motion --

14 MEMBER MOAD: Second.

15 MEMBER GRUBER: Second.

16 CHAIRMAN VARGULICH: And a second. All
17 right. Any discussion before on the motion?

18 Okay. So motion is to approve the
19 application for PUD preliminary plan for the River
20 West Animal Hospital on proposed Lot 1 of the
21 Zylstra PUD with resolution of all Staff comments
22 prior to the City Council action.

23 Roll call. Laurel Moad?

24 MEMBER MOAD: Yes.

Transcript of Hearing - Lot 1 - River West Animal Hospital
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1 CHAIRMAN VARGULICH: Colleen Wiese?
2 MEMBER WIESE: Yes.
3 CHAIRMAN VARGULICH: Karen Hibel?
4 MEMBER HIBEL: Yes.
5 CHAIRMAN VARGULICH: Zach Ewoldt?
6 MEMBER EWOLDT: Yes.
7 CHAIRMAN VARGULICH: Dave Rosenberg?
8 MEMBER ROSENBERG: Yes.
9 CHAIRMAN VARGULICH: Gary Gruber?
10 MEMBER GRUBER: Yes.
11 CHAIRMAN VARGULICH: Chris Studebaker?
12 MEMBER STUDEBAKER: Yes.
13 CHAIRMAN VARGULICH: Myself? Yes.
14 MR. RANDAZZO: Thank you very much.
15 CHAIRMAN VARGULICH: Thank you very
16 much.
17 All right. Any public comment?
18 Monica, do you want to be our public today? No?
19 MS. HAWK: I like it over here.
20 CHAIRMAN VARGULICH: All right. Fair
21 enough.
22 All right. Any additional things,
23 Ellen or Rachel?
24 MS. HITZEMANN: No.

1 CHAIRMAN VARGULICH: Will we have
2 meetings in June?

3 MS. HAWK: We'll likely be canceling
4 the first meeting.

5 CHAIRMAN VARGULICH: Okay. All right.
6 Fair enough.

7 Everybody's got their weekly
8 development reports, and so it doesn't look like
9 our meeting will be on June 6. It'll be, what,
10 June 20th then?

11 MS. HITZEMANN: To be determined.

12 CHAIRMAN VARGULICH: To be determined.
13 Okay. Sounds good.

14 All right. Is there a motion to
15 adjourn?

16 MEMBER WIESE: So moved.

17 MEMBER EWOLDT: Second.

18 CHAIRMAN VARGULICH: Motion and a
19 second. All those in favor, say aye.

20 (Chorus of ayes.)

21 CHAIRMAN VARGULICH: St. Charles Plan
22 Commission complete at 7:19 p.m. Thank you very
23 much.

24 (Off the record at 7:19 p.m.)

1 CERTIFICATE OF REPORTER - NOTARY PUBLIC

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3 I, Kristine Wesner, CVR, the officer before
4 whom the foregoing proceeding was taken, do hereby
5 certify that the foregoing transcript is a true
6 and correct record of the testimony given; that
7 said testimony was taken by me and thereafter
8 reduced to typewriting under my direction; that
9 reading and signing was not requested; and that I
10 am neither counsel for, related to, nor employed
11 by any of the parties to this proceeding and have
12 no interest, financial or otherwise, in its
13 outcome.

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand and affixed my notarial seal this 21st day of
16 May, 2023.

17

18

Kt Wesner



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20 My Commission Expires: July 02, 2025

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