

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, JUNE 19, 2018**

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Members Present: Chairman Wallace (7:05pm)  
Tom Schuetz  
James Holderfield  
Tom Pretz  
Peter Vargulich  
Tim Kessler  
Laura Macklin-Purdy

Members Absent: Jeff Funke  
David Pietryla

Also Present: Russell Colby, Community & Economic Development Manager  
Ellen Johnson, Planner  
Monica Hawk, Development Engineer  
Rachel Hitzemann, Planner  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

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

**3. Presentation of minutes of the June 5, 2018 meeting of the Plan Commission.**

**Motion was made by Mr. Holderfield, seconded by Mr. Schuetz, and unanimously passed by voice vote to approve the minutes of the June 5, 2018 Plan Commission meeting.**

**4. Election of Officers**

**Motion made by Ms. Purdy, seconded by Mr. Schuetz, and unanimously passed by voice vote to table item #4 - Election of Officers, to a future meeting.**

**MEETING**

**5. Replat of Leroy Oakes Resubdivision (Max Bosso, Ryan Companies)**  
Application for Preliminary Plat of Subdivision

**Motion was made by Mr. Kessler and seconded by Mr. Schuetz to recommend approval subject to resolution of outstanding staff comments and subject to providing a fence around the entire perimeter of the detention pond.**

**Minutes – St. Charles Plan Commission**

**Tuesday, June 19, 2018**

**Page 2**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Vargulich, Kessler, Wallace, Purdy, Schuetz**

**Nays:**

**Absent: Funke, Pietryla,**

**Motion carried: 7-0**

**6. Prairie Centre PUD- Final Plat of Resubdivision No. 1 (Resubidivision of Lot 5)**

Application for Minor Subdivision- Final Plat

**Motion was made by Mr. Kessler and seconded by Ms. Purdy to recommend approval subject to resolution of outstanding staff comments.**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Vargulich, Kessler, Wallace, Purdy, Schuetz**

**Nays:**

**Absent: Funke, Pietryla**

**Motion carried: 7-0**

**7. Additional Business from Plan Commission Members or Staff**

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

Tuesday, July 3, 2018 at 7:00pm Council Chambers- To be cancelled.

Tuesday, July 17, 2018 at 7:00pm Council Chambers

Tuesday, August 7, 2018 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, July 9, 2018 at 7:00pm Council Chambers

Monday, August 13, 2018 at 7:00pm Council Chambers

**10. Public Comment**

**11. Adjournment at 7:19pm.**



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# Transcript of Regular Meeting

**Date:** June 19, 2018

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

REGULAR MEETING  
St. Charles, Illinois 60174  
Tuesday, June 19, 2018  
7:00 p.m.

Job No.: 168449  
Pages: 1 - 24  
Reported by: Joanne E. Ely, CSR, RPR

1 MEETING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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Transcript of Regular Meeting  
Conducted on June 19, 2018

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 TOM PRETZ, Member

7 TOM SCHUETZ, Member

8 PETER VARGULICH, Member

9 ALSO PRESENT:

10 RUSSELL COLBY, Community Development

11 Division Manager

12 ELLEN JOHNSON, Planner

13 MONICA HAWK, Development Engineer

14 RACHEL HITZEMANN, Planner

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Transcript of Regular Meeting  
Conducted on June 19, 2018

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

2 VICE CHAIRMAN KESSLER: This meeting of  
3 the St. Charles Plan Commission is called to  
4 order.

5 Holderfield.

6 MEMBER HOLDERFIELD: Here.

7 VICE CHAIRMAN KESSLER: Schuetz.

8 MEMBER SCHUETZ: Here.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Vargulich.

12 MEMBER VARGULICH: Here.

13 VICE CHAIRMAN KESSLER: Purdy.

14 MEMBER MACKLIN-PURDY: Here.

15 VICE CHAIRMAN KESSLER: Kessler, here.

16 No. 3 on the agenda is presentation of the  
17 minutes of the June 5th, 2018, meeting of the Plan  
18 Commission.

19 Is there a motion to approve?

20 MEMBER HOLDERFIELD: So moved.

21 MEMBER SCHUETZ: Second.

22 VICE CHAIRMAN KESSLER: All in favor.

23 (Ayes heard.)

24 VICE CHAIRMAN KESSLER: No. 4 on the

Transcript of Regular Meeting  
Conducted on June 19, 2018

5

1 agenda is election of officers. Okay. I'm going  
2 to nominate Dave -- no, wait a minute. I suggest  
3 that we table that item until we have a full  
4 Commission.

5 Do we need to make a motion on that?

6 All right. So will somebody make a motion  
7 to the effect that we will table Item No. 4 --

8 MEMBER MACKLIN-PURDY: I'll make a motion.

9 VICE CHAIRMAN KESSLER: -- to a future  
10 meeting --

11 MEMBER MACKLIN-PURDY: To a  
12 future meeting.

13 VICE CHAIRMAN KESSLER: -- to be  
14 determined.

15 MEMBER MACKLIN-PURDY: To be determined.

16 MEMBER SCHUETZ: Second.

17 VICE CHAIRMAN KESSLER: All right. All in  
18 favor.

19 (Ayes heard.)

20 VICE CHAIRMAN KESSLER: Opposed.

21 (No response.)

22 VICE CHAIRMAN KESSLER: All right. And  
23 No. 5 -- we'll keep going here, and Todd will do  
24 the end.



1           No. 5 is replat of Leroy Oakes  
2 Resubdivision, Max Bosso, Ryan Companies,  
3 application for preliminary plat of subdivision.

4           I understand the applicant's flight was  
5 canceled, he won't be here tonight, but Ellen is  
6 going to present; is that correct?

7           MS. JOHNSON: Yes.

8           VICE CHAIRMAN KESSLER: All right. Go  
9 ahead.

10          MS. JOHNSON: Okay. Thank you.

11          Leroy Oakes Business Park is located on  
12 the south side of Dean Street west of Randall  
13 Road. It was constructed around 2006 and includes  
14 three office buildings as well as an additional  
15 vacant building pad.

16          The park was platted as a single lot and  
17 is under common ownership, and then the individual  
18 tenant spaces in the buildings are under condo  
19 ownership.

20          Ryan Companies has requested approval of  
21 the preliminary plat to create a separate lot for  
22 the remaining building pad. That building, the  
23 medical building will be constructed on that pad  
24 and will be under separate ownership.

1           The preliminary plat has been submitted  
2 along with preliminary engineering plans. The  
3 proposed lot is about 33,000 square feet, and it  
4 covers the building footprint and the landscape  
5 areas, plus the front drive.

6           The office building is a single-story  
7 medical office building, and the stormwater  
8 detention facility will also be modified to make  
9 way for an extended paved area to the south.

10          So engineering plans are currently under  
11 review and comments will need to be addressed  
12 prior to City Council approval of the preliminary  
13 plat.

14          VICE CHAIRMAN KESSLER: Okay. Any  
15 questions from the Plan Commission?

16          MEMBER PRETZ: There was a staff -- oh,  
17 I'm sorry. Go ahead.

18          VICE CHAIRMAN KESSLER: Go ahead.

19          MEMBER MACKLIN-PURDY: I don't see -- it's  
20 my understanding this is going to be Valley  
21 Ambulatory?

22          MS. JOHNSON: Correct.

23          MEMBER MACKLIN-PURDY: And I know in the  
24 current space, they have, like, a drive-through

1 parking area, and I was just wondering if -- I  
2 don't see it on here. Maybe I'm missing it.

3 MS. JOHNSON: Yeah. They'll have a  
4 drive-up lane at the front of the building. It's  
5 shown on the plans, on the site plan.

6 MEMBER MACKLIN-PURDY: Okay. What page?

7 MEMBER VARGULICH: The northeast corner of  
8 the building.

9 MEMBER MACKLIN-PURDY: Okay.

10 MS. JOHNSON: The site plan is page 19 of  
11 the PDF.

12 VICE CHAIRMAN KESSLER: Okay. Tom.

13 MEMBER SCHUETZ: There were two things  
14 mentioned under staff comments and maybe I  
15 misunderstood by reading it, but something about  
16 the landscape and the interior is meeting  
17 criteria, and then it appears as though there  
18 might be a few parking spaces missing.

19 Was that addressed?

20 MS. JOHNSON: Yes. So the applicant has  
21 been provided with these comments. They'll need  
22 to comply with these on a revised submittal.  
23 Basically, they may need an additional landscaped  
24 area with an interior parking lot. We just need

1 to see that calculation.

2 There's also the distance between parking  
3 lot islands as to -- on one of the ends. So they  
4 will lose a couple of parking spaces to the  
5 landscaped islands.

6 MEMBER SCHUETZ: So they will address that  
7 later.

8 MS. JOHNSON: Yes.

9 MEMBER SCHUETZ: Okay.

10 VICE CHAIRMAN KESSLER: All right. Tom.

11 MEMBER PRETZ: No. He asked the question.

12 MEMBER VARGULICH: Ellen, I would just ask  
13 that staff follow up with the engineer. Since the  
14 pond is potentially 7 feet deep, I would recommend  
15 that their safety fence go 360 degrees around and  
16 not just three sides.

17 VICE CHAIRMAN KESSLER: Anything else?

18 MEMBER HOLDERFIELD: I have a question.

19 There was some concern about the fire hydrant.

20 Has that been resolved? Has the fire department

21 signed it, or how are they going to deal with

22 that?

23 MS. JOHNSON: I will defer to Monica Hawk,  
24 our engineer.

1 MS. HAWK: Well, currently the water  
2 subdivision is working on --

3 VICE CHAIRMAN KESSLER: Is that on? We  
4 can't hear you.

5 MS. HAWK: How about this? Is this  
6 better?

7 MEMBER HOLDERFIELD: That's better.

8 MS. HAWK: Okay. So the public works  
9 water division is working with our consultants to  
10 analyze the existing fire flows or existing  
11 hydrants in the vicinity of this area.

12 Based on those results, that will  
13 determine what the fire department requirements  
14 will be. So we're kind of currently still working  
15 internally with that with our public works  
16 consultant and the fire department to determine  
17 what the best way is to meet the fire department  
18 requirements and also meet our quality standards  
19 for public works as well for any water issue.

20 MEMBER HOLDERFIELD: So it's being  
21 addressed. That's basically it.

22 MS. HAWK: It is.

23 MEMBER HOLDERFIELD: Okay. Thank you.

24 VICE CHAIRMAN KESSLER: Okay. Nothing

1 else from the Plan Commission?

2 Anything from the audience? The public?

3 (No response.)

4 VICE CHAIRMAN KESSLER: All right. Is  
5 there a motion?

6 Todd, do you want to take over, and I'll  
7 make the motion?

8 CHAIRMAN WALLACE: Sure. Go ahead.

9 VICE CHAIRMAN KESSLER: Okay. I would  
10 move that we recommend approval of the replat of  
11 Leroy Oakes Resubdivision, Max Bosso, Ryan  
12 Companies, application for preliminary plat of  
13 subdivision subject to resolution of all  
14 outstanding staff comments.

15 CHAIRMAN WALLACE: Is there a second?

16 MEMBER SCHUETZ: Second.

17 MEMBER PRETZ: Can I just ask? You added  
18 with their staff comments, but Pete mentioned  
19 about a fence going around that 7 foot. Would  
20 that be included in the staff comments, or is that  
21 a separate item that we have?

22 VICE CHAIRMAN KESSLER: I believe that  
23 would be a separate item. It wasn't a staff  
24 comment, so.

1 CHAIRMAN WALLACE: Okay. So it's been  
2 moved and seconded with staff comments.  
3 Discussion on that motion?

4 MEMBER PRETZ: I think that was an  
5 excellent suggestion. Because it's a deep pond,  
6 that there's some more protection.

7 MEMBER HOLDERFIELD: I can't hear you.

8 MEMBER PRETZ: I think it was an excellent  
9 suggestion to have the pond, since it's at least 7  
10 feet deep, to be enclosed versus three sides as a  
11 safety item, and I think that was an excellent  
12 suggestion.

13 CHAIRMAN WALLACE: So I hear a motion to  
14 amend the main motion to include Pete's comments  
15 regarding enclosing the pond.

16 Is there a second to that motion?

17 MEMBER VARGULICH: I'll second.

18 CHAIRMAN WALLACE: Okay. That was a  
19 motion to amend -- to amend the main motion. Is  
20 there any discussion on that? Okay. This is just  
21 on the motion to amend the main motion.

22 Tim.

23 VICE CHAIRMAN KESSLER: Holderfield.

24 MEMBER HOLDERFIELD: Yes.

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1 VICE CHAIRMAN KESSLER: Schuetz.  
2 MEMBER SCHUETZ: Yes.  
3 VICE CHAIRMAN KESSLER: Pretz.  
4 MEMBER PRETZ: Yes.  
5 VICE CHAIRMAN KESSLER: Vargulich.  
6 MEMBER VARGULICH: Yes.  
7 VICE CHAIRMAN KESSLER: Purdy.  
8 MEMBER MACKLIN-PURDY: Yes.  
9 VICE CHAIRMAN KESSLER: Wallace.  
10 CHAIRMAN WALLACE: Yes.  
11 VICE CHAIRMAN KESSLER: Kessler, yes.  
12 CHAIRMAN WALLACE: Okay. So the main  
13 motion is now to recommend approval subject to  
14 staff comments and enclosing the pond.  
15 All right. Any further discussion on that  
16 motion?  
17 (No response.)  
18 VICE CHAIRMAN KESSLER: Holderfield.  
19 MEMBER HOLDERFIELD: Yes.  
20 VICE CHAIRMAN KESSLER: Schuetz.  
21 MEMBER SCHUETZ: Yes.  
22 VICE CHAIRMAN KESSLER: Pretz.  
23 MEMBER PRETZ: Yes.  
24 VICE CHAIRMAN KESSLER: Vargulich.



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1 MEMBER VARGULICH: Yes.

2 VICE CHAIRMAN KESSLER: Purdy.

3 MEMBER MACKLIN-PURDY: Yes.

4 VICE CHAIRMAN KESSLER: Wallace.

5 CHAIRMAN WALLACE: Yes.

6 VICE CHAIRMAN KESSLER: Kessler, yes.

7 CHAIRMAN WALLACE: All right. That

8 concludes Item 5 on the agenda.

9 Item 6 is Prairie Centre PUD, final plat  
10 of Resubdivision No. 1, resubdivision of Lot 5,  
11 application for minor subdivision, final plat.

12 Russ.

13 MR. COLBY: Yes. This item relates to the  
14 Prairie Centre PUD, which the Plan Commission will  
15 recall, the City approved that PUD in March of  
16 2017, and that PUD ordinance outlined the process  
17 for the property to be subdivided into individual  
18 building lots, but the property was initially  
19 platted in its entirety back in April of this  
20 year.

21 At that time there were blanket easements  
22 granted for access and utility easements for the  
23 entire site. The PUD ordinance allows the  
24 developer the ability to propose additional

1 building lots within the site. There's no  
2 requirement to designate any internal streets for  
3 those building lots. The subdivision can be based  
4 on the phasing that's chosen by the developer  
5 based upon market demand.

6 So what's being proposed is a  
7 resubdivision of what is known as Lot 5 on the  
8 existing subdivision plat of the property, which  
9 is the portion of the property that fronts along  
10 Prairie Street. The proposal is to split that lot  
11 into two parcels.

12 The southern parcel, which is Lot 2, is  
13 the lot where it is planned to have the senior  
14 affordable residential component of the project  
15 constructed on that lot.

16 Staff has reviewed the subdivision plat  
17 and found that it complies with the PUD ordinance  
18 requirements. So we're recommending approval, and  
19 we have representation here. Dave Patzelt of  
20 Shodeen is present.

21 CHAIRMAN WALLACE: Questions?

22 VICE CHAIRMAN KESSLER: I'll ask. I see  
23 two -- the resubdivision is dividing between the  
24 north and south indicating that it's the south lot

1 that would be a proposed senior center?

2 Mr. COLBY: Yes, it is. If you look at  
3 the proposed subdivision plat, it's identified as  
4 Lot 2. Also included in the packet is the  
5 approved site plan which shows the building  
6 numbering, and it's the building that's identified  
7 as Residential C3 and Residential B2.

8 VICE CHAIRMAN KESSLER: Okay. All right.

9 CHAIRMAN WALLACE: Page 11 in the packet,  
10 final plat of subdivision, which is by Compass  
11 Surveying Limited, what is that showing us? What  
12 subdivisions have already occurred?

13 Mr. COLBY: So the entire property has  
14 been platted already. So the plat that shows the  
15 entire site with individual lots, that is the plat  
16 that has been approved by the City and recorded.

17 CHAIRMAN WALLACE: Okay. And so we're  
18 just talking about Lot --

19 MR. COLBY: Lot 5 is the lot that's being  
20 proposed for resubdivision, and that's the portion  
21 of the property along Prairie Street.

22 CHAIRMAN WALLACE: Okay. I understand  
23 now. I'm sorry.

24 Any other questions?

1 MEMBER VARGULICH: Russ, I just want to  
2 ask has the parcel been conveyed to the park  
3 district?

4 Mr. COLBY: It has not. I know the  
5 developer is in discussion with the park district  
6 regarding the potential land donation of what's  
7 identified as Lot 4 on the subdivision plat, which  
8 is the park site on the approved PUD plan.

9 MEMBER VARGULICH: That still hasn't  
10 happened yet?

11 Mr. COLBY: It has not.

12 MEMBER VARGULICH: Any particular reason,  
13 Mr. Patzelt?

14 MR. PATZELT: Is this on? Can you hear  
15 me?

16 It has not been conveyed. It will most  
17 likely not be conveyed until all of the site  
18 development work is done on that parcel, which  
19 includes the stormwater basin.

20 So once all of the construction is done as  
21 part of that development deal, then we find the  
22 lot is acceptable to the park district, and then  
23 convey that lot to the park district.

24 MEMBER VARGULICH: Then the question is is

1 the subdivision from Lot 5 with the intention to  
2 sell Lot 2 of that, or are you leasing that?

3 MR. PATZELT: We are selling that Lot 2 to  
4 GC Development who will be the developer of the  
5 affordable housing product.

6 MEMBER VARGULICH: Just curious. So the  
7 land is being sold there.

8 MR. PATZELT: Yeah. The land is being  
9 sold, yes.

10 CHAIRMAN WALLACE: All right. Any other  
11 questions?

12 (No response.)

13 CHAIRMAN WALLACE: Dave, if you could  
14 just -- this has nothing to do with this, what  
15 we're talking about. Can you remind me if there  
16 were any stoplights that were going to be added  
17 along Prairie Street?

18 MR. PATZELT: There are none.

19 CHAIRMAN WALLACE: Okay. And there are  
20 none proposed.

21 MR. PATZELT: There are none proposed.

22 CHAIRMAN WALLACE: Okay. So as far as we  
23 know --

24 MR. PATZELT: I want to make sure. I

1 believe that was at the Town Center Development  
2 when there was an option after a certain number of  
3 years. Is that right?

4 VICE CHAIRMAN KESSLER: That's what I  
5 recall.

6 Mr. COLBY: It was discussed as part of  
7 the traffic study work that was conducted during  
8 the public hearing. I don't think it ever became  
9 a recommendation of the site.

10 CHAIRMAN WALLACE: I had someone -- I  
11 talked to someone the other day, and they insisted  
12 that there were going to be stoplights going in in  
13 front of the KinderCare and on 14th Street, and I  
14 said, I really don't think so. I think I would  
15 have remembered that. Okay.

16 All right. Thank you.

17 MR. PATZELT: Sure.

18 MEMBER HOLDERFIELD: I have a question.

19 CHAIRMAN WALLACE: Yes.

20 MEMBER HOLDERFIELD: I'm just concerned  
21 about the architectural style that's going to be  
22 continued with these new residential buildings.

23 MR. PATZELT: Yes. Within the PUD, we  
24 have the architectural guidelines, which is a

1 prairie style architecture, and that the plan of  
2 the architecture of the building that GC  
3 Development will be building will come before  
4 staff for architectural review and approval and  
5 will have to be consistent with --

6 MEMBER HOLDERFIELD: Consistent, that's  
7 the word I want to hear.

8 MR. PATZELT: Exactly. Exactly. And we  
9 have seen some preliminary drawings of that and  
10 believe that it is generally consistent, and it is  
11 of a prairie style architecture.

12 That is all forthcoming. It does not have  
13 to come back to the Plan Commission unless we  
14 deviate away from the -- significantly deviate  
15 away from the PUD.

16 MEMBER HOLDERFIELD: Okay. Thank you.

17 CHAIRMAN WALLACE: All right. Any other  
18 comments or questions, Plan Commission? If not  
19 I'll entertain a motion.

20 VICE CHAIRMAN KESSLER: I would make a  
21 motion to recommend approval to the Planning and  
22 Development Committee of the Prairie Centre PUD,  
23 final plat of Resubdivision No. 1, resubdivision  
24 of Lot 5, Application for minor subdivision, final

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1 plat, subject to resolution of any outstanding  
2 staff comments.

3 MEMBER MACKLIN-PURDY: I'll second.

4 CHAIRMAN WALLACE: I'll let her second.

5 All right. Any discussion?

6 (No response.)

7 VICE CHAIRMAN KESSLER: Holderfield.

8 MEMBER HOLDERFIELD: Yes.

9 VICE CHAIRMAN KESSLER: Schuetz.

10 MEMBER SCHUETZ: Yes.

11 VICE CHAIRMAN KESSLER: Pretz.

12 MEMBER PRETZ: Yes.

13 VICE CHAIRMAN KESSLER: Vargulich.

14 MEMBER VARGULICH: Yes.

15 VICE CHAIRMAN KESSLER: Purdy.

16 MEMBER MACKLIN-PURDY: Yes.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Yes.

19 VICE CHAIRMAN KESSLER: Kessler, yes.

20 CHAIRMAN WALLACE: All right. That passes  
21 unanimously. Thank you, gentleman, and thank you  
22 for coming in.

23 And No. 7, additional business, any? Yes?

24 Mr. COLBY: Yes. I just want to take an



1 opportunity to introduce two new staff members.

2 We have present -- you heard from Monica Hawk.

3 She is our new development engineer. She has been  
4 with the city for about three months or so.

5 And next to her is Rachel Hitzemann who is  
6 our new planner.

7 VICE CHAIRMAN KESSLER: Cool.

8 CHAIRMAN WALLACE: All right. Welcome.

9 Weekly development report we received.

10 Any questions on that?

11 (No response.)

12 CHAIRMAN WALLACE: And then announcements.

13 What are we doing on the July 3rd meeting?

14 Mr. COLBY: We are planning to cancel that  
15 meeting.

16 CHAIRMAN WALLACE: Okay. Good.

17 And possibly I will not be here on  
18 July 17th. I don't think that I will be here, so.

19 VICE CHAIRMAN KESSLER: So Todd is not  
20 going to be here.

21 CHAIRMAN WALLACE: I'm not going to be  
22 here.

23 All right. Public comment. There's no  
24 public.

1 I'll need a motion to adjourn.

2 VICE CHAIRMAN KESSLER: I make a motion to  
3 adjourn this meeting of the St. Charles Plan  
4 Commission.

5 CHAIRMAN WALLACE: Second.

6 MEMBER VARGULICH: Second.

7 CHAIRMAN WALLACE: All right. All in  
8 favor?

9 (Ayes heard.)

10 CHAIRMAN WALLACE: Opposed.

11 (No response.)

12 CHAIRMAN WALLACE: The St. Charles Plan  
13 Commission meeting is adjourned at 7:19 p.m.

14 (Off the record at 7:19 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of June, 2018.

My commission expires: May 16, 2020

*Joanne E. Ely*



Notary Public in and for the  
State of Illinois