

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JUNE 22, 2021**

Members Present: Chairman Wallace
Peter Vargulich
Jennifer Becker
Jeffrey Funke
Jim Holderfield
Laura Macklin-Purdy
Suzanne Melton
Laurel Moad

Members Absent: Colleen Wiese

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

1. Call to order

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

2. Roll Call

Chairman Wallace called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the June 8, 2021 meeting of the Plan Commission.

Motion was made by Ms. Melton, seconded by Ms. Macklin-Purdy and unanimously passed by voice vote to approve the minutes of the June 8, 2021 Plan Commission meeting.

**5. Pheasant Run Industrial Park (GSI Family Investments of Arizona, LLC)
Application for Concept Plan**

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

**6. Belle Tire, Lot 1 of Zylstra Center Second Resubdivision (Christopher Enright)
Application for PUD Preliminary Plan**

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

Minutes – St. Charles Plan Commission

Tuesday, June 22, 2021

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Motion was made by Ms. Moad and seconded by Ms. Macklin-Purdy to recommend approval of the Application for PUD Preliminary Plan for Belle Tire, Lot 1 of Zylstra Center Second Resubdivision, upon resolution of staff comments.

Roll call vote:

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

Nays:

Absent: Wiese

Motion carried 8-0

7. Additional Business from Plan Commission Members or Staff

Chairman Wallace announced this was his last meeting as he will soon be appointed to the Kane County Board.

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, July 6, 2021 at 7:00pm Century Station Training Room

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

Tuesday, August 3, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, August 9, 2021 at 7:00pm Council Chambers

10. Public Comment

11. Adjournment at 7:57 p.m.



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Transcript of Hearing

Date: June 22, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION?
OF THE CITY OF ST. CHARLES

-----x
In Re: Pheasant Run :
Industrial Park (GSI :
Family Investments of :
Arizona, LLC) Application :
for Concept Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, June 22, 2021
7:00 p.m.

Job No.: 336728A
Pages: 1 - 36
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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1 PRESENT:

2 TODD WALLACE, Chairman

3 PETER VARGULICH, Vice Chairman

4 JENNIFER BECKER, Member

5 JEFFREY FUNKE, Member

6 JAMES HOLDERFIELD, Member

7 LAURA MACKLIN-PURDY, Member

8 SUZANNE MELTON, Member

9 LAUREL MOAD, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of

13 Community & Economic Development

14 ELLEN JOHNSON, Planner

15 RACHEL HITZEMANN, Planner

16 CIARA MILLER, Economic Development Planner

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P R O C E E D I N G S

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

Roll call. Wallace, here.
Holderfield.

MEMBER HOLDERFIELD: Here.

CHAIRMAN WALLACE: Melton.

MEMBER MELTON: Here.

CHAIRMAN WALLACE: Funke.

MEMBER FUNKE: Here.

CHAIRMAN WALLACE: Vargulich.

MEMBER VARGULICH: Here.

CHAIRMAN WALLACE: Moad.

MEMBER MOAD: Here.

CHAIRMAN WALLACE: Becker.

MEMBER BECKER: Here.

CHAIRMAN WALLACE: Macklin-Purdy.

MEMBER MACKLIN-PURDY: Yup. Here.

CHAIRMAN WALLACE: Wiese.

(No response.)

CHAIRMAN WALLACE: All right. Please join
me in the Pledge of allegiance.

(The Pledge of Allegiance was recited.)

CHAIRMAN WALLACE: All right. We have the

1 minutes from the June 8th, 2021, meeting of the
2 Plan Commission. Is there a motion to approve?

3 MEMBER MELTON: So moved.

4 MEMBER MACKLIN-PURDY: Second.

5 CHAIRMAN WALLACE: Okay. All in favor.

6 (Ayes heard.)

7 CHAIRMAN WALLACE: Opposed?

8 (No response.)

9 CHAIRMAN WALLACE: Motion passes.

10 No. 5 on the agenda is Pheasant Run
11 Industrial Park, GSI Family Investments of
12 Arizona, LLC. This is an application for a
13 concept plan.

14 The Plan Commission will conduct concept
15 plan reviews for applicants before -- or potential
16 applicants before they make an application in
17 order to provide feedback regarding a project.
18 That's what we're doing tonight.

19 And the way that this process works, the
20 applicant will make a presentation. The Plan
21 Commission will give feedback both positive and
22 negative regarding the concept plan; and after the
23 meeting is done, there will be no further action
24 from the Plan Commission until an application is

1 filed.

2 Any questions? Okay. I would just ask --
3 we have a court reporter here in the room. So
4 anyone who wishes to speak, if you could first be
5 recognized by me, and stand up at the lectern,
6 state your name, spell your last name, and state
7 your address.

8 All right. Anything from staff first?

9 MR. COLBY: I'm just going to pull up the
10 plan. The applicant can present.

11 CHAIRMAN WALLACE: Okay. Is the applicant
12 ready?

13 MR. DeROSA: Yes.

14 CHAIRMAN WALLACE: All right.

15 MR. DeROSA: Good evening. My name is Ron
16 DeRosa. D-e-R-o-s-a is my last name. I reside at
17 390 Stone Avenue in Addison, Illinois.

18 Thank you all for taking the time this
19 evening. As you can see by the video screen, we
20 are the owners of the former Pheasant Run golf
21 course. Our intention with the golf course is to
22 turn it into a class A industrial park with four
23 various different buildings of different sizes.

24 Our goal is to continue our relationship

1 throughout the City of St. Charles here. We were
2 the original developers of the First Street
3 project with the current development team that's
4 there. As a matter of fact, I personally built
5 Milestone Row.

6 So we have been -- my business partner and
7 his family live in St. Charles. My manager here,
8 who will come up and talk about the project, also
9 lives in St. Charles. So we've been doing work in
10 St. Charles for quite some time.

11 We felt this project, dormant for probably
12 three or four years on the golf course side,
13 needed some type of development. Through our
14 industrial prowess, we own probably about 4 1/2
15 million square feet of industrial buildings
16 throughout Illinois and probably then another
17 2 1/2 million square feet outside of Illinois.

18 The creation of this park is something we
19 do on a daily basis within our development group.
20 So Ron DeRosa and Ed Greco own Greco/DeRosa
21 Investment Group. That is the finance company
22 that will be putting up these buildings. GSI of
23 Arizona is an LLC that just created the funds to
24 purchase the property.

1 We have got our staff here for any
2 questions. I think that we understand some of the
3 encumbrances and hurdles that we need to overcome.
4 We're happy to be here at this meeting to hear
5 some of the comments so that we can recreate
6 something that I think fits more of the need of
7 the area, as well as the hopes that a couple of
8 the interested tenants already can achieve what
9 they're trying to achieve.

10 As most of the staff know, the industrial
11 market is very hot right now, and we get phone
12 calls on a daily basis about space here, when
13 we're going to get started. Everybody is just
14 kind of anxious to get into a location where they
15 have access to a main road, very close to highways
16 in consideration, and a good port for distribution
17 and storage.

18 So with that said, I'm here for any
19 ownership questions. I'm going to introduce Jeff
20 Possin who is our development person for
21 Greco/DeRosa. He'll walk you through the project.

22 Thank you.

23 CHAIRMAN WALLACE: Thank you.

24 MR. POSSIN: Thanks Ron, and good evening,

1 commissioners. I think Ron did a good job of
2 giving a history of what we plan to do at the
3 former golf course here.

4 THE REPORTER: Could I get your name?

5 MR. POSSIN: It's Jeff Possin,
6 P-o-s-s-i-n, 909 Secretariat Court, St. Charles,
7 Illinois.

8 I think I'd just like to add a few things
9 before we take your comments and questions.

10 As stated in the staff report, there were
11 three primary restrictions we had in trying to
12 design the site plan. One, the DAA has restricted
13 all residential uses to the site. So we're
14 limited in what we can do on the site. Two,
15 there's a maximum height restriction of 50 feet;
16 and three, the third design standard we had to
17 design around, there's a 100-foot natural gas
18 pipeline easement that runs through the property.
19 You can see it on the site plan.

20 So with those three restrictions, we came
21 up with this plan; and with that, we look forward
22 to your comments and questions so we can continue
23 to improve on future submittals.

24 CHAIRMAN WALLACE: All right. Questions?

1 MEMBER MACKLIN-PURDY: Can you tell me a
2 little bit about the traffic flow in the site plan
3 and the areas of entrance and exit?

4 MR. POSSIN: Sure. We are currently
5 working on a traffic study; but as you can see,
6 our primary access is from North Avenue right by
7 the new McGrath, Kautz Road, and then we're
8 working on access agreements with the DAA on Keil
9 and Tower.

10 And then internally, you will see what
11 I'll call Illinois Street. We have internal
12 roadways to get to all the buildings. And right
13 now, those roadways are private, but we are going
14 to look at maybe possibly -- in future submittals
15 maybe dedicating some of the roadways to the City.
16 We don't know yet.

17 MEMBER MACKLIN-PURDY: So Keil Road is a
18 private road; correct?

19 MR. POSSIN: Correct.

20 MEMBER MACKLIN-PURDY: And what would that
21 require in order to get access to that?

22 MR. POSSIN: We just have to work out an
23 access easement with the DAA.

24 MEMBER MACKLIN-PURDY: Those are all my

1 questions right now.

2 CHAIRMAN WALLACE: Jen.

3 MEMBER BECKER: Well, I was just going to
4 follow up on that line of thinking.

5 On the south edge of the plan, it talks
6 about potential access. So could you describe
7 those potential access points? If I missed it, I
8 apologize.

9 MR. POSSIN: Yeah. On Tower Road -- we
10 definitely anticipate at least one access point
11 off Keil, and we're working with the DAA on some
12 access off Tower. We don't know if that will
13 happen at this time, but we wanted to show it just
14 in case, so you could see that we had it.

15 MEMBER BECKER: So a follow-up question is
16 the reason the main private access road running
17 north and south from 64 is skewed to the east, is
18 that just to follow mostly the line of the
19 easement, the gas easement so that you're not
20 putting a road -- so you're maximizing your site?

21 MR. POSSIN: Yes. We really can't build a
22 structure over the gas easement, but we can build
23 roads and parking over that easement. So that was
24 one of the restrictions, and that's why you see

1 buildings 3 and 4 east of the gas line easement.

2 MEMBER BECKER: So if you turn that into a
3 public right-of-way, then whatever configuration
4 of that road would have to meet City standards
5 then; correct?

6 MR. POSSIN: That is correct.

7 MEMBER BECKER: Okay. Thank you.

8 MEMBER MOAD: You have the capacity to
9 house over 1100 trailer stalls, 1100 trailers, and
10 there's over 250 truck docks.

11 THE REPORTER: Can you speak up?

12 MEMBER MOAD: I'm sorry. Sure can. I'll
13 move in.

14 The site plan allows for over 1100 trailer
15 locations and over 250 docks. What kind of
16 traffic impact do you anticipate that being, for
17 example, on North Avenue?

18 MR. POSSIN: Well, as I stated earlier,
19 our traffic study isn't completed yet, but with
20 these access points -- Keil, 64, and Kautz -- I
21 believe we'll be able to handle any of the traffic
22 required by our plan.

23 And I just want to stipulate that the plan
24 has -- we have 193 trailer parks proposed, and

1 then we have a future 125 on the driving range
2 that is currently not owned by us.

3 MEMBER MOAD: Okay. Thank you.

4 MEMBER FUNKE: I just have a couple
5 questions. Overall I like the plan, the site
6 plan. It's well organized. I like how you're
7 separating the cars from the trucks.

8 My only concern would be Industrial
9 Building No. 1, you have a mixture of trucks and
10 cars that are going to be utilizing the same
11 access roads. If there's a way, similar to what
12 you're doing on buildings 2, 3, and 4, of
13 separating the trucks and the cars so that the
14 cars use, you know, separate drive aisles and
15 roads to get into the access points to those
16 areas.

17 MR. POSSIN: Sure. We'll take that into
18 account for our next submittal.

19 MEMBER FUNKE: And then the detention, has
20 this been calculated already, I mean, or is this
21 just assumed?

22 MR. POSSIN: This is preliminary right
23 now; and if needed, we have our civil engineer
24 that can handle any detention questions.

1 MEMBER FUNKE: It would be nice if you
2 could do something that's more, I guess, organic
3 with the detention, maybe create some -- I know,
4 we worked on a project at the Elk Grove Technology
5 Park in Elk Grove, and it's really nice.
6 Retention ponds that create walking paths and what
7 have you.

8 So if you could do something nice with
9 those detention ponds, that's more organic, maybe
10 park-like or more landscaping would be
11 appreciated.

12 MR. POSSIN: Okay.

13 MEMBER FUNKE: Thank you.

14 MEMBER MELTON: Todd, I have a question.
15 It might be to staff.

16 So I noticed in the packet that it's
17 described as partially open space and that they
18 have to coordinate with the park district. What
19 does that mean?

20 MR. COLBY: So the reference to the park
21 district is from the comprehensive plan land use
22 definition for the parks/open space category. So
23 it's really just a reference of what the existing
24 land use designation is --

1 MEMBER MELTON: Okay.

2 MR. COLBY: -- as an existing condition.

3 Then we highlighted in that area that the
4 land uses are more similar to the industrial
5 business park land use category which is -- you
6 know, in looking at the land use change, just
7 highlighting the difference between what's
8 existing and the proposed land use.

9 MEMBER MELTON: Okay. So then if it were
10 changed to M2, that would essentially go away.

11 MR. COLBY: Yes. So the comprehensive
12 plan is a policy guide. It is not a land use
13 regulation. So if this project moves forward,
14 there will be a request to rezone the property to
15 an industrial zoning district; and at that time,
16 we would look at the reference in the
17 comprehensive plan land use, which is why it's
18 highlighted in the memo.

19 MEMBER MELTON: Okay. Thank you.

20 MEMBER VARGULICH: I have a few questions
21 and a couple of comments. I think we've already
22 touched on access. I think access to Tower Road
23 at least with a signalized intersection -- tied to
24 the signalized intersection would be valuable. I

1 would think the DAA would be interested in that
2 just to provide multiple options from their
3 existing properties there that are directly south
4 of you. If there could be an additional one, that
5 would be even better.

6 When you have high levels of traffic,
7 which we'll probably have here, and I know you're
8 still working on your traffic study, I think
9 having multiple ways to get out, because of
10 different issues that can happen for any number of
11 reasons, would be helpful.

12 I think whether it's in the traffic study
13 or on the engineering side given -- I would be
14 interested to see how they're going to distribute
15 where the trucks are coming out because when this
16 is at full buildout, that's a fair amount of truck
17 traffic, new truck traffic that didn't exist
18 before.

19 And whether improvements at Kautz are
20 going to be necessary, you know, down to Illinois
21 or, you know, someplace like that, again,
22 depending on how they see the flow coming. I hope
23 that you're -- I'm assuming your traffic study
24 will take that into account or at least start to

1 look at it at the beginning.

2 MR. POSSIN: Yes. I think it will.

3 MEMBER VARGULICH: All right. I think
4 that there was a note in the staff report about
5 that there's some limitations on what you guys can
6 do with respect to your detention basins, not
7 withstanding Commissioner Funke's comment. But I
8 think you guys will probably fall under the
9 restrictions related to deterring water foul.

10 Typically, what that means, if you're
11 interested to hear more details -- but for Jeff --
12 usually what that means is they have to treat it
13 the same way that McGrath treated theirs, which
14 that was basically gravel. But I would be
15 interested to see what restrictions the DAA puts
16 on you with that.

17 MR. POSSIN: Well, and Ron maybe can
18 answer this better than I can, but one of the
19 things that they have asked is to try and keep the
20 detention ponds as far west as we could away from
21 the airport. So that's why you see -- and plus
22 the water wants to run south along Tower.

23 So that's -- you know, we're limited where
24 we can put it, and right now to the south is the

1 best option. And yes, we're going to do
2 everything we can with landscaping; and if we
3 need, you know, swans or whatever to keep the
4 water foul away or have a service come with dogs
5 to chase the birds out every so often, to be
6 determined, but keeping the birds away is of
7 primary importance to the DAA.

8 MEMBER VARGULICH: To the DAA, yeah. And
9 for good reason, I mean, that's not a --

10 MR. DeROSA: If I could just add to that.
11 And, Jeff, thank you for your comment about the
12 Brennan project because that's how we envision
13 what this park will be. From pheasants instead of
14 elks to water fountains inside the retention
15 ponds.

16 So we have the vision, just as was
17 mentioned, of a more park-like setting than an
18 industrial park, just empty water basins, grass
19 bottoms, more decorative, more potentially
20 aesthetically valuable than just seeing a body
21 of water.

22 So our goal is to create that. What we
23 wanted to do today was just kind of show you that
24 we have allowed for, I think, 17 acres worth of --

1 percent of the detention in the areas that we
2 have.

3 I think our biggest concern -- and, again,
4 it's just a request, but our biggest concern is
5 for the Airport Authority not to have wildlife
6 that will be flying in an area where their flight
7 patterns are. So that's why they've asked us to
8 keep it as far south and as far west as we can.

9 The site only allows us to go south with a
10 little bit of fallout, just a little bit to the
11 north. So we'll take that into consideration.
12 Again good corporate citizens is who we are, and
13 who we want to be, and it's how we are. We own
14 Park 90 in Elgin. You can go out there and see
15 what we've done. We own a parcel in DeKalb.
16 We're building two buildings in the West Chicago
17 technology park. So we take a lot of pride in our
18 buildings and our facilities around them.

19 So I just wanted to add that, too. You
20 know, that's more of the look that we appreciate
21 is a park setting more so than just trailers
22 coming in and out and making diesel smoke. It's
23 more of an aesthetic value for us. Thank you.

24 MEMBER VARGULICH: Is it your intent with

1 the rezoning request to M2 to pursue a PUD? It
2 seems like it in the staff report, but I'm just
3 trying to clarify.

4 MEMBER HOLDERFIELD: I'm sorry, Peter. I
5 can't hear you.

6 MEMBER VARGULICH: I'm sorry. It appears
7 that you're going to request a M2 zoning change,
8 that you're also going to request a PUD; is that
9 correct?

10 MR. POSSIN: That's likely, yes.

11 MEMBER VARGULICH: And so our staff
12 provided us the seven kind of requirements of
13 that. And I would -- I would have to say that you
14 guys are potentially a little bit challenged,
15 based on what I've seen to, I guess, do something
16 that would create a positive reaction, at least
17 for me, on items 2 and 4 of that list, which is to
18 create pedestrian-oriented spaces, et cetera, and
19 then preserve natural vegetation and
20 environmentally sensitive sorts of things.

21 And so if that is true, and for us to
22 evaluate that as a PUD, then we'll have to look at
23 these criteria. So I ask that, you know, when you
24 come back, that you focus on those items. The

1 other five, I think, you know, probably are
2 achievable based on what you're talking about.

3 I think as it stands right now, you guys
4 might be a little challenged on No. 2 and No. 4;
5 but if you can please look at those a little
6 closer when you come back.

7 MR. POSSIN: Okay. We will.

8 MEMBER VARGULICH: And then the last item
9 is with the property basically being a green
10 field. I know it's not. It's a golf course. But
11 being a green field, I'm assuming that there will
12 be lots and lots and lots of topsoil that you
13 don't need anymore.

14 Is it possible to look at integrating some
15 earth berming to separate your use from the two
16 Pheasant Run outparcels to the north of you and
17 also to do some earth berming along Kautz. We
18 haven't seen architecture, and we're, certainly,
19 you know, willing to, you know, look at that.

20 But usually big buildings don't always
21 inspire people from a sense of architecture.
22 There are good examples, and I don't know all the
23 things that you've done. You guys have some, you
24 know, things that you'll show us when you come

1 back. Obviously, we don't need to do that right
2 now.

3 But there might be a way to use some of
4 that topsoil and then provide some buffering for
5 those uses that are adjacent.

6 MR. POSSIN: Yes. As we get further along
7 with our landscape plan, I'm sure we'll
8 incorporate some berming. You're exactly right.
9 We would want to use some of the topsoil on-site
10 versus someplace else. So yes, we'll definitely
11 look at that.

12 MEMBER VARGULICH: All right. And there
13 was a zoning table compiled by staff for use as
14 part of your submittal, I can't -- I don't know
15 exactly. And there was, like, five items that
16 were identified that you were going to say "may
17 need relief on." There was a percentage of
18 overall landscaping, building foundation
19 landscaping, public street frontage landscaping,
20 parking lot landscaping, and the number of parking
21 spaces.

22 I think the whole topic of parking is an
23 important one. Because when I look at your site
24 plan, and I think you guys have done your best

1 to -- or your architect has done his best to
2 comply with the ordinance as it stands right now.

3 I would agree just anecdotally that one
4 space per 1,000 square feet for employees at a
5 warehouse facility seems exceedingly high and like
6 by a factor of 3 or 5, based on kind of what I
7 know of warehouse usage and technology in a
8 warehouse and how those are run today compared to
9 years ago.

10 And so, as part of a PUD, you would be
11 able to talk about, you know, for any one
12 particular building to shift size so as it relates
13 to using the parking. And how that works, because
14 it obviously is somewhat a little bit based on
15 tenants, but I'm sure there's some historical data
16 you can provide or your potential tenants can
17 provide.

18 It would help to -- help our staff and us
19 to talk about reducing that number for you.
20 Because I don't see any use to pave a bunch of
21 parking that virtually no one will ever use from a
22 capital standpoint and from a landscape
23 standpoint.

24 And so I think if that can be addressed --

1 I think if that can be addressed, perhaps some of
2 these other items related to landscaping may not
3 need to be a relief item, if you will, in a PUD
4 submittal. Because you will be able to achieve
5 those items, or maybe your buildings could be a
6 little bit bigger. I'm sure you wouldn't be upset
7 about having bigger buildings to lease.

8 MR. POSSIN: We would welcome that.

9 MEMBER VARGULICH: Right. Right. And
10 understanding there's a balance related to trailer
11 parking and tenants as far as what their
12 operations are and things like that because it
13 looks like -- your building 1 looks like a
14 through-dock type setup and the other three look
15 pretty standard.

16 Reducing the parking, I think, would go a
17 long way to address all those things in
18 combination. And, again, I would like to see you
19 pave less, especially if no one uses it. And then
20 that might give you a place to put some of that
21 topsoil.

22 MR. POSSIN: Okay. We will look into that
23 for further submittals, certainly.

24 MEMBER VARGULICH: Thank you.

1 CHAIRMAN WALLACE: All right. We do have
2 a letter that I will read. It's a letter from
3 Chris I believe it's Smocynski, Perfect Plastic,
4 and it's dated yesterday, June 21st.

5 "Dear St. Charles Plan Commission,

6 "As the owner and president of Perfect
7 Plastic Printing, located at 311 and 345 Kautz
8 Road in St. Charles, I am writing to express the
9 company's concerns over the proposed plan under
10 review whereby the old Pheasant Run golf course
11 property would be used in the development of a new
12 industrial park.

13 "The primary concern we have, as a
14 company, pertains to current traffic patterns and
15 safety issues occurring presently on Kautz Road,
16 and the plan's potential added impact in creating
17 additional hazards and heavier congestion on Kautz
18 Road. In the event this proposal was approved,
19 the safety and efficiency for all businesses
20 currently operating on Kautz Road could be placed
21 at risk.

22 "Perfect Plastic Printing has called
23 St. Charles its home since 1985 and has witnessed
24 the ongoing development of the area surrounding

1 our buildings. Recent traffic adjustments have
2 created a turning lane on Kautz near our
3 properties which has improved the overall safety,
4 but we do not see how Kautz Road could accommodate
5 the additional traffic created by the proposed
6 plan for the golf course property.

7 "A quick calculation from the conceptual
8 site plan lists 1,106 truck trailer stalls, 253
9 truck docks, and parking for approximately 1300
10 cars, when you include all four proposed
11 buildings. For comparison, Perfect Plastic has no
12 truck trailer stalls, five truck docks, and
13 parking for 200 cars.

14 "Your review of these concerns is greatly
15 appreciated. We look forward to our ongoing
16 partnership with the City of St. Charles and the
17 Plan Commission."

18 All right. Any other questions from plan
19 commissioners?

20 (No response.)

21 CHAIRMAN WALLACE: All right. Any
22 questions or comments from any member of the
23 audience?

24 (No response.)

1 CHAIRMAN WALLACE: Okay. Anything
2 additional from staff?

3 I would ask now -- we'll go down the row,
4 I'll start with you, Jennifer, and if you could
5 just say what you like and don't like about the
6 concept plan just to give the potential applicant
7 guidance going forward.

8 MEMBER BECKER: Thank you. I think it's
9 an appropriate land use transitioning out of the
10 old land use, understanding the restrictions under
11 which you're operating. I think that if you try
12 and address the access -- as we continued with our
13 conversation, I started thinking about stacking.

14 When I look at some of the access points,
15 it looks like that may be something that you
16 should take a look at. If the traffic study shows
17 that there are peak hours where you're going to
18 have stacking to access your limited points out
19 onto right-of-ways, that might be something you
20 want to look at. Other than that, I think it's an
21 appropriate land use for the proposal. Thank you.

22 MEMBER FUNKE: I agree with Commissioner
23 Becker. I think you guys -- I think it's a good
24 start, and I look forward to seeing the next

1 proposal.

2 CHAIRMAN WALLACE: Jim.

3 MEMBER HOLDERFIELD: Based on the
4 preliminary plan that I'm seeing tonight, I have
5 no issues with your proposal. I think we'll know
6 more when we see a more defined plan. I think
7 we're all concerned about the traffic patterns.

8 Just looking at it, given on the site plan
9 itself -- I'm sure you've gone through all the
10 engineering and turns and so forth and access
11 points. At this point in time, I think you're on
12 the right path. I'm glad to see it's going to be
13 developed, and I look forward to seeing what's
14 next.

15 CHAIRMAN WALLACE: All right. I agree
16 with what's been said so far. I think it's an
17 appropriate use in that location. I think the
18 limitations placed on the property by the DAA are,
19 you know, difficult, and you're tackling those.
20 Kudos to you.

21 I do think that the traffic issue --
22 traffic is going to be an issue not only on 64 but
23 on Kautz Road especially.

24 You know, traffic going from -- on Kautz

1 Road to 38 to 64 is problematic, and, you know,
2 hopefully at some point, they'll improve that
3 roadway.

4 But I think all in all it's a good use,
5 and I just echo the same comments that the other
6 plan commissioners have made.

7 Laurel.

8 MEMBER MOAD: I likewise echo the comments
9 that have been made. I think it's a terrific use
10 of the golf course, repurposing the land.

11 My largest concern is traffic,
12 particularly the impact on Route 64 getting into
13 town.

14 MR. POSSIN: Okay.

15 MEMBER MELTON: Well, it's super
16 unfortunate that the golf course is going away. I
17 do support the project. I do understand your
18 concerns -- or your restrictions.

19 Again, I also echo all the comments that
20 have been said, not only about the traffic, but
21 about the landscaping and the thoughts around the
22 detention ponds and making sure that -- you know,
23 that aesthetically is what it could be in that
24 area. I think that would bring a lot to that

1 parcel of land. Right now, that is really an
2 eyesore for the community.

3 MEMBER MACKLIN-PURDY: I too feel it's an
4 appropriate land use. I just have a question. Is
5 there any intention on purchasing any of the
6 outlot parcels at this time? Any other ones?

7 MR. DeROSA: I was hoping that would be
8 coming up. Yes. So to talk about traffic and
9 staging and stacking, I can tell you that we're in
10 negotiations right now with the DAA to purchase
11 the driving range. That will primarily be used
12 for those uses, to bring any type of traffic off
13 of Keil Road so there's no stacking on a main
14 road.

15 Again, it's one of their requirements.
16 You can't have stacking of trucks unless they're
17 in a contained zone. So those parcels -- parcel 3
18 is currently under negotiations. We are the
19 contract holder of parcel -- I don't think we have
20 a number, but the Pheasant Run resort as well.

21 So our intention was to create
22 something complete. Unfortunately, current
23 ownership of the Pheasant Run property is not
24 as conducive to that as we are. So we're working

1 through some difficult issues, a couple being cell
2 towers, some being some demolition issues that we
3 would have.

4 And then Gary McGrath is also having some
5 difficulty understanding that it's better to work
6 together than separate to create his roadways and
7 his access points, water lines, utilities.

8 So we are diligently trying to become the
9 owner of the Pheasant Run resort to create -- we
10 own 32 retail centers throughout the State of
11 Illinois. We have a lot of interested parties
12 that would want to be there immediately. We're
13 just hoping we can get ownership -- current
14 ownership to understand the value of us buying it
15 from them.

16 And we're getting there. We've got
17 another 120 days of due diligence before we know
18 that we'll get to a closing. I hope that answers
19 your question.

20 MEMBER MACKLIN-PURDY: I did ask the
21 question because I know that in the past you have
22 had some good combinations of retail and
23 industrial.

24 MR. DeROSA: Yes, yes, we have.

1 MEMBER MACKLIN-PURDY: Because I would
2 like to see retail on Route 64.

3 MR. DeROSA: The east side of town,
4 everybody knows it needs some revitalization. I
5 think that, you know, again, it's -- I can't talk
6 about who we speak to, but we do have a large list
7 of client-based corporate customers that would
8 want to be part of it.

9 Our parent company, Greco & Sons, is a
10 food service provider. That's the relationship
11 and correlation as to why we build our retail
12 centers. It's because we have anchor tenants
13 through our food service that want to be here on
14 North Avenue in St. Charles.

15 So we're hoping. As soon as it happens,
16 I'll be sure to let Russ and staff know that it's
17 moving forward, but we are currently talking about
18 the driving range, and we're very close to signing
19 a contract for that.

20 MEMBER MACKLIN-PURDY: Would you mind
21 giving me the name of the industrial park that was
22 referenced earlier by Commissioner Funke?

23 MR. DeROSA: That is called Elk Grove
24 Technology Park on Higgins Road. It will be

1 something spectacular to see, worth the drive out.

2 MEMBER MACKLIN-PURDY: Thank you. I did
3 want to say that I agree with the points that
4 Commissioner Vargulich brought up. He does bring
5 up a lot of good points. Other than that, thank
6 you.

7 MR. DeROSA: Thank you.

8 I'm sorry. Somebody needs a credit. Our
9 architects were the architects for the technology
10 park as well.

11 MEMBER MACKLIN-PURDY: Okay.

12 MEMBER VARGULICH: I'm, you know, very
13 happy that many parts of the Pheasant Run property
14 are moving forward with redevelopment, and
15 hopefully, you guys are going to take one more
16 step, or at least on this part, as you negotiate
17 other, you know, parcels that have to be
18 purchased. So that's very good. This has been
19 sitting a bit too long. So thank you.

20 MR. DeROSA: We agree.

21 MEMBER VARGULICH: And I don't have
22 anything to add from what we do. Other than I'm
23 totally okay with the land use, and I think there
24 will be things to work on as the submittal moves

1 forward and work with our staff. Thank you.

2 MR. DeROSA: Peter, if I could address
3 your comment about the reduction of parking.
4 Nothing warms a developer's heart more than to
5 hear reduced parking requirement, but we'd be
6 happy to land bank that parking in case the need
7 was there for the future.

8 So if there's a way we could take our
9 topsoil and create future land bank parking areas,
10 we would be happy to do so. It's green space now.
11 If a client came in that needed the additional
12 parking, as long as we have the ability to create
13 it, if needed. But I couldn't agree with you
14 more.

15 Thank you, staff. Thanks, everybody.

16 CHAIRMAN WALLACE: All right. I
17 remembered one other thing. The comprehensive
18 plan for the East Gateway Subarea Plan, you know,
19 one of the things for the overall vision of that
20 subarea is revitalization, subareas, retail areas.

21 And so I think that when you do come up
22 with an application, it would be important, even
23 if it's not a part of the application, to talk
24 about what the intention would be with the outlots

1 that abut North Avenue. Just because, you know,
2 it's a conflict with the comprehensive plan, and
3 that's one of the things that we have to consider,
4 so. All right.

5 MR. DeROSA: Thank you very much.

6 CHAIRMAN WALLACE: Thank you.

7 That concludes Item 5.

8 (Off the record at 7:36 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 29th day of June, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
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Transcript of Hearing

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Belle Tire, Lot 1 :
of Zylstra Center Second :
Resubdivision, Christopher :
Enright, Application for :
PUD Preliminary Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, June 22, 2021
7:36 p.m.

Job No.: 336728B
Pages: 1 - 24
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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1 PRESENT:

2 TODD WALLACE, Chairman

3 PETER VARGULICH, Vice Chairman

4 JENNIFER BECKER, Member

5 JEFFREY FUNKE, Member

6 JAMES HOLDERFIELD, Member

7 LAURA MACKLIN-PURDY, Member

8 SUZANNE MELTON, Member

9 LAUREL MOAD, Member

10

11 ALSO PRESENT:

12 RUSSELL COLBY, Assistant Director of

13 Community & Economic Development

14 ELLEN JOHNSON, Planner

15 RACHEL HITZEMANN, Planner

16 CIARA MILLER, Economic Development Planner

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

2 CHAIRMAN WALLACE: Item 6 is Belle Tire,
3 Lot 1 of Zylstra Center, second resubdivision,
4 Christopher Enright, application for a PUD
5 preliminary plan.

6 MS. JOHNSON: Good evening. Yes. So
7 Christopher Enright has submitted a PUD
8 preliminary plan for Lot 1 of Zylstra Center for a
9 resubdivision which is located along Randall Road.

10 The site plan consists of a
11 10,000-square-foot retail building, which will
12 have eight service bays and two service pits, so
13 essentially 10 service bays. There is a sidewalk
14 along Randall Road with an internal walk
15 connecting to the building, two access drives from
16 internal private PUD roads.

17 The style of the building is composed of
18 primarily a brick veneer, which is consistent with
19 the other buildings in the PUD, a brick style; and
20 then extensive landscaping along the perimeter of
21 the site is provided.

22 I think Chris is going to walk through a
23 short PowerPoint.

24 MR. ENRIGHT: Good evening. My name is

1 Chris Enright, E-n-r-i-g-h-t. I'm at 628 East
2 Parent in Royal Oak, Michigan.

3 I'm the architect of the project, and the
4 architect for all of Belle's projects over the
5 last 20 years. We have also with us this evening
6 Matt Schumacher and Allison Souter from Cage
7 Engineering. They did the site work for our
8 project. They also did the site work for the
9 Culver's which is next door to the south.

10 So our project is -- as indicated, it's in
11 the Zylstra PUD on South Randall Road. It's
12 between the existing Culver's, as I indicated, and
13 the 7-Eleven, and it's in the shadow of Costco,
14 which is to the southwest.

15 This particular location -- the iteration
16 that we're using for this project is what we call
17 our square prototype, which has, as indicated,
18 eight service bays. The term was used service
19 pits. We used to have service pits. They really
20 aren't pits any longer. They're just a depressed
21 slab where they have the alignment equipment.

22 So we don't have anything that actually
23 penetrates the ground as we used to in these deep
24 pits and hoists and things of that nature.

1 Everything is essentially slab on grade at this
2 point.

3 The main entryway faces Randall Road, and
4 the service bays face north. We have eight bays
5 facing north, and then we have the two service
6 bays on the west side which are strictly for the
7 alignments.

8 Parking is on the north side and the east
9 side; and after we went through the City analysis
10 or the Village analysis with the parking, I
11 believe we meet all the aspects of the zoning
12 ordinance for the underlining zoning for the PUD.

13 Belle is a family-owned company for the
14 last 40 years by the Barnes family. They're in
15 the third generation of ownership based in Allen
16 Park, Michigan, and we have about 130 locations in
17 three states, and we have five currently under
18 construction now in Illinois. So we're hoping to
19 be under construction here relatively shortly.

20 We have about 2,000 employees, and with,
21 obviously, plans to grow more. Belle Tire has a
22 hockey league. I'll just blaze through this.
23 We're not taking too much time.

24 As indicated, the service of those parts

1 that are purchased in the showroom are installed
2 in the 10 service bays in the back of the
3 building. There's no transmission, no heavy
4 engine work, no body work. Everything is done
5 inside the building. Belle Tire handles -- the
6 staff handles all of the vehicles in and out of
7 the building. Customers don't go into the service
8 areas, unless it's a special circumstance.

9 We have actually changed some of our
10 equipment to study low-sound emitting equipment.
11 We used to have -- it was all pneumatic before.
12 We're switching over to electric equipment,
13 including battery operated hand tools. We're next
14 to a lot of neighborhoods, and so we're sensitive
15 about sound, and we want to make sure that we're
16 not voiding any noise ordinances with the local
17 community.

18 We have an interceptor system where
19 everything that hits the floor, should hit the
20 floor. Everything is contained before it hits the
21 sanitary system. All the scrap tires are located
22 in a specially designed area in the back of the
23 building. Everything is contained on the inside.

24 Belle has a facility in -- outside of

1 Allen Park, Michigan, that processes all the scrap
2 tires for recycling and other uses. So nothing is
3 ever stacked up outside. There's no trash,
4 garbage, or parts or displays or anything on the
5 outside of the building.

6 The main entry port of the building for
7 customers is the front tower, which we'll get to
8 in a second. So all the business is conducted on
9 the inside of the showroom. The sales staff will
10 greet the customer, and then all the transactions
11 are made at the service pods, and then there is
12 a -- I'm getting ahead of myself here -- customer
13 waiting area.

14 This is one of our new prototypes that
15 we're going to be installing in the buildings in
16 Illinois. So this is our interior package that
17 we're rolling out. So it's based on being more
18 like an automotive dealership. So we have
19 business bars where people can do work during the
20 time that they're sitting there. We've got club
21 size chairs, carpet, as well as ceramic tile.
22 These are the custom fixtures that we're using, a
23 refreshment bar with bottled water and snacks and
24 coffee.

1 So the site -- well, actually, skipping
2 ahead to our site, we're partners with Meijer in a
3 lot of locations. We have 20 locations with
4 Meijer. They're probably our largest outlot
5 developer, but we're also with a lot of these
6 other national outlot sellers as well, and now
7 we're going to be with Costco. We're currently
8 working with Target and Dick's and Home Depot in a
9 number of other cities in Illinois.

10 The exterior of the building, as
11 indicated, is all brick on the outside. We've got
12 the EIFS cornice that sort of caps the top of the
13 building. All the HVAC, all of the -- any kind of
14 venting is all hidden by the parapet. Nothing is
15 seen from the outside of the building.

16 Cast stone detailing around the windows
17 and the arches and some other areas of the
18 building. We always meet or exceed the landscape
19 requirements in any community. Whatever the
20 standards are, we always meet those.

21 This is what the building would look like
22 on the site. The bottom portion is facing Randall
23 Road. We've got the entry tower, as I indicated,
24 and the service bays that are shown to the north,

1 which are all clear glass doors with clear
2 aluminum framing on all the doors.

3 All the showroom windows are clear glass.
4 You can see on the inside of the building when
5 it's in the evening and the lights are on. So
6 there's this sort of furniture store appearance
7 that the building has actually.

8 The windows that are shown as vertical
9 elements on the front and the side of the building
10 are actually striated-type acrylic panels where
11 light comes in and out, and they look like
12 windows, but you can't see anything on the inside.
13 So if there's repairs going on and things of that
14 nature, you can't see it, but it actually appears
15 like a window. So those have been very successful
16 for us.

17 Again, more of the elevations, just
18 detailing out all the specific materials.

19 So back to the site plan again. The west
20 side of the building is where the vehicles will
21 deliver to the building. We expect deliveries to
22 be about twice a week, sometimes three times a
23 week. Deliveries last about half an hour or so.
24 It's always done during business hours. Nothing

1 is ever done off hours.

2 And I'll bring it up. Business hours are
3 Tuesday, Wednesday, and Friday from 8:00 in the
4 morning until 6:00 at night. They're open from
5 8:00 to 8:00 on Monday and Thursday, 8:00 to 5:00
6 on Saturday, and we're always closed on Sunday.
7 We've never been open, any of our projects or
8 buildings, on Sundays. It's always closed.

9 The scrap tires are also picked up from
10 the rear or the west side of the building, and
11 we've got the landscaping portion on the south
12 side with a sidewalk that faces Culver's. Then
13 we're connecting the pedestrian access from South
14 Randall Road with that sidewalk, as indicated.
15 We've got ample parking for clients and for our
16 staff.

17 We like to get a little bit more than 32,
18 but that's pretty much right in our wheelhouse in
19 terms of accommodating parking for all.
20 Typically, we don't have a lot of cars in the lot
21 anyway because they're either being serviced or,
22 you know, dropped off in the morning.

23 We don't have any junk vehicles or
24 moribund vehicles because we don't do a whole lot

1 of heavy service. So, typically, if vehicles are
2 left overnight, we try to bring them inside the
3 building. So we try not to leave anything on the
4 outside of the building at all.

5 This is the landscape plan. You can see
6 that we've landscaped on the perimeter of the
7 building pretty extensively. We're screened
8 pretty much all the way around with a nice buffer
9 between Culver's as well as the commercial to the
10 north. And as shown there, the trash to the
11 northwest is completely enclosed with materials to
12 match the building.

13 So with that, I'm happy to answer any
14 questions you might have.

15 CHAIRMAN WALLACE: All right. Any
16 questions?

17 MEMBER FUNKE: I guess, I really
18 appreciate the architecture of the building. It
19 looks like a really high-quality building with the
20 brick and the stone that you're using throughout.
21 You're using a lot of glass, which I appreciate as
22 an architect. You know, you guys did a great job
23 presenting this too. So it's really refreshing to
24 see something like this.

1 My only question is the trash, you talked
2 about the tire pickup. Is the trash big enough
3 for that, or do they pick that up every night?

4 MR. ENRIGHT: On the outside of the
5 building?

6 MEMBER FUNKE: Yeah.

7 MR. ENRIGHT: That's just for internal
8 garbage on the outside of the building. The tires
9 are all stored on the inside.

10 MEMBER FUNKE: Oh, they are. Okay.

11 MR. ENRIGHT: There's a scrap tire room on
12 the inside of the building where it's at the -- in
13 this case, it's at the southwest corner. So
14 there's just a man door that accesses it, and the
15 truck driver actually has their own key, and they
16 just access it from the outside.

17 MEMBER FUNKE: That's all I have. Thank
18 you.

19 CHAIRMAN WALLACE: All right.

20 MEMBER VARGULICH: I have a couple of
21 small comments or questions.

22 On the civil engineer site plan, there's a
23 60-foot flag pole at the northwest corner that
24 doesn't seem to be coordinated with your landscape

1 plan, mostly because it's not shown on your
2 landscape plan. So something to just kind of
3 coordinate on or look at that as a detail. I
4 mean, I don't have any problem with it as long as
5 it meets our ordinances. It's a pretty big flag
6 pole.

7 MR. ENRIGHT: Yeah. It's our standard
8 pole and flag, and it is a little larger, but it's
9 in scale with the building when it's installed.
10 It seems big, but it's a successful installation
11 when you see it. People are usually pretty happy
12 with it.

13 MEMBER VARGULICH: That's fine.

14 MR. ENRIGHT: I know it's a sensitive
15 issue but it's -- like, I know on the scale and
16 whatnot, but it is a pretty cool thing to see
17 actually.

18 MEMBER VARGULICH: Okay. It seems like
19 there's a few foundation trees that don't quite
20 meet our ordinance. There's potentially some
21 options. A thought, if staff would be in
22 agreement, is to use those on the west buffer, you
23 know, if you can't integrate it into the
24 foundation areas. And overall the plan looks very

1 well put together. So I do like that.

2 And just a small thing, I think on the
3 Randall Road side, the east side, it looks like
4 the files are miss registered because it basically
5 has your landscape beds partially in the Randall
6 Road right-of-way.

7 MR. ENRIGHT: There looks to be a little
8 bit of work on the right-of-way.

9 MEMBER VARGULICH: Typically, you don't do
10 that, at least not without the County's
11 permission.

12 MR. ENRIGHT: I can see that.

13 MEMBER VARGULICH: It might be just a
14 minor registration thing as far as when the files
15 were exchanged. You know, again, typically we
16 don't.

17 MR. ENRIGHT: Well, that's why our
18 engineers are here so they can answer to that. So
19 we'll talk to them after the meeting. Thanks for
20 pointing that out.

21 MEMBER VARGULICH: And then I think there
22 was also a comment from staff regarding the
23 minimum landscape area around your sign that's at
24 the southeast corner.

1 MR. ENRIGHT: Right.

2 MEMBER VARGULICH: A simple fix seems
3 like just sliding it back a little bit.

4 MR. ENRIGHT: Yep.

5 MEMBER VARGULICH: And then everything
6 would be all hunky-dory with that.

7 MR. ENRIGHT: We have never not been able
8 to meet the landscape, I don't want to say,
9 requirements because there may be something, and I
10 don't want to misspeak, but we've always tried to
11 meet the intent. So whatever staff wants to do,
12 we'll do whatever is physically possible to put it
13 in there. So we're happy to work with staff on
14 that.

15 MEMBER VARGULICH: Obviously, the use is
16 fine, and I think this is a really well put
17 together plan and a good looking building, as Jeff
18 and others have commented on. So I look forward
19 to having this lot become a productive part of our
20 community on Randall Road. Thanks.

21 MR. ENRIGHT: Thank you. Looking forward
22 to being here too.

23 MEMBER MACKLIN-PURDY: No comment.

24 MEMBER HOLDERFIELD: I really don't have

1 any issue, but I want to agree with Jeff. I'm
2 just really so pleased with the architecture of
3 the building. We often see not quite this
4 professional. The brick is going to be an asset,
5 and I'm just really impressed with it.

6 MR. ENRIGHT: Thank you. I appreciate
7 that very much.

8 CHAIRMAN WALLACE: This is outside of our
9 scope of review, but you do know that there are,
10 like, four other tire places 200 feet from here;
11 right?

12 MR. ENRIGHT: Yeah. Yes, you know, we do.
13 And what's interesting about that is that a lot of
14 zoning ordinances pretty much segregate us into a
15 spot where because of the intensity of the
16 commercial classification, we find ourselves with
17 that grouping relatively often.

18 So our work -- for instance, our main
19 competitor is Discount. Discount is a little bit
20 different than us because they don't do the
21 service that we do. And so that sets us apart a
22 little bit in terms of what we offer. So we're
23 with them frequently.

24 CHAIRMAN WALLACE: Okay. I just had to

1 ask.

2 MR. ENRIGHT: No. I understand. That's a
3 great question, and it's understandable.

4 CHAIRMAN WALLACE: I mean, you know, it's
5 your business decision, but I agree with what's
6 been said about the architecture. I think that
7 it's excellent. You know, I'm glad to see an
8 attractive -- a lot of times we see boxes, you
9 know, vanilla boxes, but I like what you're
10 proposing here, so.

11 MR. ENRIGHT: Thank you.

12 CHAIRMAN WALLACE: Any other questions or
13 comments before we take action?

14 (No response.)

15 CHAIRMAN WALLACE: Okay. All right.

16 Would anyone like to make a motion on the
17 application?

18 MEMBER MOAD: I'll make a motion to
19 approve it based on staff recommendations.

20 CHAIRMAN WALLACE: Okay. Is there a
21 second?

22 MEMBER MACKLIN-PURDY: I'll second.

23 CHAIRMAN WALLACE: Okay. Seconded. Any
24 discussion on the motion?

1 (No response.)

2 CHAIRMAN WALLACE: Okay. I'll do roll
3 call.

4 Holderfield.

5 MEMBER HOLDERFIELD: Yes.

6 CHAIRMAN WALLACE: Melton.

7 MEMBER MELTON: Yes.

8 CHAIRMAN WALLACE: Funke.

9 MEMBER FUNKE: Yes.

10 CHAIRMAN WALLACE: Vargulich.

11 MEMBER VARGULICH: Yes.

12 CHAIRMAN WALLACE: Moad.

13 MEMBER MOAD: Yes.

14 CHAIRMAN WALLACE: Becker.

15 MEMBER BECKER: Yes.

16 CHAIRMAN WALLACE: Macklin-Purdy.

17 MEMBER MACKLIN-PURDY: Yes.

18 CHAIRMAN WALLACE: Wallace, yes.

19 All right. That passes unanimously, and
20 that concludes Item 6.

21 MR. ENRIGHT: Thank you very much.

22 CHAIRMAN WALLACE: Thank you very much.

23 MR. ENRIGHT: I'll return the favor, I
24 love your building too. I was surprised to see

1 it. I've never been to town before. We're
2 excited to be here.

3 CHAIRMAN WALLACE: All right. Take care.

4 MR. ENRIGHT: Thank you.

5 CHAIRMAN WALLACE: All right. Additional
6 business. I do have one item unless staff has
7 something. No.

8 Okay. This will be my last meeting
9 tonight, and I'm submitting a letter of
10 resignation to the mayor and the City Council. We
11 aren't having a meeting on July 6th. Yeah, that
12 meeting will be canceled? Yeah.

13 On July 13th -- I spoke with the Kane
14 County board chair today, and she's advancing my
15 name to be appointed to the county board.

16 So it has been a pleasure, 17 years, I
17 believe. So who is the next longest serving?

18 MEMBER MACKLIN-PURDY: Me and Jim.

19 CHAIRMAN WALLACE: Okay. Yeah. So it's
20 been a pleasure, and, staff, you have just been
21 excellent. I appreciated all of your help, and
22 you are true professionals. I really appreciate
23 it. So thank you.

24 MEMBER BECKER: So you're going to be my

1 boss now because I work at the County. You're
2 going to be one of my bosses.

3 CHAIRMAN WALLACE: Watch out.

4 MEMBER BECKER: Will you be appointed to
5 the transportation committee do you think?

6 CHAIRMAN WALLACE: No, no.

7 MEMBER BECKER: Okay.

8 CHAIRMAN WALLACE: I don't think so. We
9 talked about committee assignments.

10 MEMBER BECKER: It's the best one.

11 CHAIRMAN WALLACE: Transportation?

12 MEMBER BECKER: Oh, yes.

13 CHAIRMAN WALLACE: Okay.

14 MEMBER BECKER: They have lots of money,
15 lots of money there.

16 CHAIRMAN WALLACE: Yeah. We talked about
17 development and energy. What else? I can't
18 remember.

19 MEMBER BECKER: There's so many
20 committees.

21 CHAIRMAN WALLACE: Yeah. Budget and
22 public health. So yeah, it will be quite a
23 learning curve, I think. And we're being punched
24 in with some pretty major things right away.

1 All right.

2 MEMBER FUNKE: You'll be missed.

3 MEMBER HOLDERFIELD: I can't say the
4 praises of Todd enough. The City of St. Charles
5 has been fortunate to have your leadership. We've
6 gone through some very trying times in this room,
7 from police presence to people actually walking
8 past the podium and you telling them to sit down.

9 And you've always been a steadying
10 influence and guidance and I just -- I'm sad to
11 see you go, but you've been a wonderful asset to
12 this community and the Plan Commission. Thank you
13 very much.

14 CHAIRMAN WALLACE: Thank you, Jim. I
15 appreciate that.

16 All right. We had our meeting
17 announcements.

18 Any other public comment from the public?

19 (No response.)

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

22 MEMBER FUNKE: Motion.

23 CHAIRMAN WALLACE: All right. Is there a
24 second?

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MEMBER VARGULICH: Second.

CHAIRMAN WALLACE: All in favor.

(Ayes heard.)

CHAIRMAN WALLACE: Opposed.

(No response.)

CHAIRMAN WALLACE: The City of St. Charles
Plan Commission meeting is adjourned at 7:57 p.m.

(Off the record at 7:57 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 29th day of June, 2021.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois