

**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**

**Page 2**

**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.**



**Planet Depos**<sup>®</sup>  
We Make It *Happen*<sup>™</sup>

---

# Transcript of Hearing

**Date:** June 22, 2021

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888.433.3767

**Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

**www.planetdepos.com**

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

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

-----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

7

8

9

10

11

12

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

16

17

18

19

20

21

22

23

24

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

17

18

19

20

21

22

23

24

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

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.)

9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

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

CERTIFICATE OF 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



**Planet Depos**<sup>®</sup>  
We Make It *Happen*<sup>™</sup>

---

# Transcript of Hearing

**Date:** June 22, 2021

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888.433.3767

**Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

**www.planetdepos.com**

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

BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----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

7

8

9

10

11

12

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

16

17

18

19

20

21

22

23

24

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

17

18

19

20

21

22

23

24

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?

1 MEMBER VARGULICH: Second.

2 CHAIRMAN WALLACE: All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed.

5 (No response.)

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

8 (Off the record at 7:57 p.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

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

CERTIFICATE OF 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