

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JULY 18, 2017**

Members Present:	Chairman Todd Wallace Tim Kessler Jeff Funke James Holderfield Tom Pretz Peter Vargulich Laura Macklin-Purdy David Pietryla
Members Absent:	Tom Schuetz
Also Present:	Russell Colby, Planning Division Manager Ellen Johnson, Planner Chris Bong, Development Engineering Division Manager Court Reporter

1. Call to order

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

2. Roll Call

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

3. Election of Officers.

This item was tabled to the next meeting.

4. Presentation of minutes of the June 6, 2017 meeting of the Plan Commission.

Motion was made by Mr. Kessler, seconded by Mr. Purdy, and unanimously passed by voice vote to approve the minutes of the June 6, 2017 Plan Commission meeting. Mr. Pretz abstained.

PUBLIC HEARING

- 5. Everbrook Academy, Corporate Reserve Lot 2 (St. Charles, IL (NEC Main and Corporate Reserve) LLC & Pinewood Capital LLC)**
Application for Special Use requesting an amendment to PUD Ordinance 2008-Z-18
Application for PUD Preliminary Plan
Application for Minor Subdivision – Final Plat

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

Minutes – St. Charles Plan Commission

Tuesday, July 18, 2017

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Motion was made by Mr. Kessler and seconded by Mr. Pretz to continue the public hearing to the August 8th Plan Commission Meeting, with a request that the applicant: 1) provide data on internal traffic flow and number of students being dropped off at similar facilities; 2) Attempt to reconfigure the entrance and parking to allow for better circulation; and 3) Attempt to relocate the dumpster.

Roll Call Vote:

Ayes: Holderfield, Funke, Pretz, Vargulich, Peitryla, Purdy, Kessler, Wallace

Nays: None

Absent: Schuetz

Motion carried: 8-0

6. Additional Business from Plan Commission Members or Staff

7. Weekly Development Report

8. Meeting Announcements

a. Plan Commission

Tuesday, August 8, 2017 at 7:00pm Council Chambers

Tuesday, August 22, 2017 at 7:00pm Council Chambers

Tuesday, September 5, 2017 at 7:00pm Century Station Training Room

b. Planning & Development Committee

Monday, August 14, 2017 at 7:00pm Council Chambers

Monday, September 11, 2017 at 7:00pm Council Chambers

9. Public Comment

10. Adjournment at 8:07PM



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Transcript of Meeting- Everbrook Academy, Corporate Reserve Lot 2

Date: July 18, 2017

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In Re: :
Applications for Special Use, :
PUD Preliminary Plan, and :
Minor Subdivision Final Plat; :
Everbrook Academy, Corporate :
Reserve Lot 2. :

REPORT OF PROCEEDINGS
St. Charles, Illinois 60174
Tuesday, July 18, 2017

Job No.: 126922
Pages: 1 - 53
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Meeting- Everbrook Academy, Corporate Reserve Lot 2

Conducted on July 18, 2017

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1 Report of proceedings 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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10 Before Paula M. Quetsch, a Certified Shorthand
11 Reporter, Registered Professional Reporter, and a
12 Notary Public in and for the State of Illinois.

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Transcript of Meeting- Everbrook Academy, Corporate Reserve Lot 2

Conducted on July 18, 2017

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 ELLEN JOHNSON, Planner

14 CHRIS TIEDT, Development Engineering Manager

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

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

4 Tim.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Here.

7 VICE CHAIRMAN KESSLER: Funke.

8 MEMBER FUNKE: Here.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Pietryla.

12 MEMBER PIETRYLA: Here.

13 VICE CHAIRMAN KESSLER: Purdy.

14 MEMBER MACKLIN-PURDY: Here.

15 VICE CHAIRMAN KESSLER: Wallace.

16 CHAIRMAN WALLACE: Here.

17 VICE CHAIRMAN KESSLER: Kessler, here.

18 CHAIRMAN WALLACE: Hi. We haven't met.

19 VICE CHAIRMAN KESSLER: This is David Pietryla.

20 CHAIRMAN WALLACE: I'm Todd. Nice to meet
21 you. I don't want to put you on the spot in front
22 of our large audience, but do you want to just say a
23 couple of word about yourself?

24 MEMBER PIETRYLA: Sure. I'm David Pietryla.

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1 I'm the newest member of the Commission. I've been
2 a long-time resident of the city and professionally
3 have a background in utilities and planning and
4 economic development and so happy to be part of
5 this group.

6 VICE CHAIRMAN KESSLER: Welcome.

7 CHAIRMAN WALLACE: Are you on the east side
8 or the west side?

9 MEMBER PIETRYLA: I'm on the west side of
10 the river.

11 CHAIRMAN WALLACE: All right. Item 3 is
12 election of officers. I think we should table it
13 until we get to a full commission.

14 Is there any objection? Staff, do you have
15 any objection?

16 (No response.)

17 CHAIRMAN WALLACE: All right.

18 Item 4 -- who is missing? Tom?

19 VICE CHAIRMAN KESSLER: Have you heard
20 from Tom?

21 MS. JOHNSON: Tom Schuetz isn't coming, no.

22 CHAIRMAN WALLACE: Item 4, presentation of
23 minutes of the June 6th, 2017, meeting of the Plan
24 Commission.

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1 VICE CHAIRMAN KESSLER: Move to approve.

2 MEMBER MACKLIN-PURDY: Second.

3 CHAIRMAN WALLACE: It's been moved and
4 seconded. Any discussion?

5 (No response.)

6 CHAIRMAN WALLACE: All in favor.

7 (Ayes heard.)

8 CHAIRMAN WALLACE: Opposed.

9 MEMBER PRETZ: I'm going to abstain.

10 CHAIRMAN WALLACE: Public hearing is Item 5
11 on the agenda, and this is for Everbrook Academy,
12 Corporate Reserve Lot 2, St. Charles, Illinois
13 (NEC Main and Corporate Reserve LLC and Pinewood
14 Capital LLC) Application for Special Use Requesting
15 an Amendment to PUD Ordinance 2008-Z-18, Application
16 for PUD Preliminary Plan, and Application for Minor
17 Subdivision Final Plat.

18 Since we don't have a large public presence
19 I'll assume that you understand what the process is
20 for the public hearing. I will start by taking
21 testimony and evidence from you, and we'll ask any
22 questions, and if we feel that enough information
23 has been presented to make a recommendation to the
24 City Council, we'll close the public hearing.

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1 Any questions?

2 (No response.)

3 CHAIRMAN WALLACE: All right. Anyone who is
4 going to testify, if you could raise your hand.

5 (Three witnesses sworn.)

6 CHAIRMAN WALLACE: And when you're speaking,
7 I just ask that you come up to the lectern, state
8 your name, spell your last name, and state your
9 address for the record. All right?

10 First of all, staff, is there anything?

11 MS. JOHNSON: No.

12 CHAIRMAN WALLACE: All right. Go ahead.

13 MR. SCHMUDE: Hi. My name is Bob Schmude.
14 Last name is spelled S-c-h-m-u-d-e. I'm with
15 InSite Real Estate in St. Charles, NEC Main and
16 Corporate Reserve, LLC. We are in Oak Brook,
17 Illinois.

18 We are both the contract purchaser and
19 developer of Lot 1. I'll explain Lot 1 in a little
20 bit. We are both a local and national build-to-suit
21 developer. We focus primarily on retail. Typically
22 we partner up with national retailers, and we build
23 all around the country. In this case it's really
24 nice to be building right here in our back yard.

Transcript of Meeting- Everbrook Academy, Corporate Reserve Lot 2
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1 I've mentioned that we're contract purchaser.
2 We're actually buying the property from Pinewood
3 Capital, LLC, also known as Pauls Corp, who I believe
4 did the original subdivision and set up the original
5 Corporate Reserve PUD.

6 So what we're here for today is we propose
7 to build a 12,000-square-foot daycare and preschool
8 center for Everbrook Academy on approximately
9 1.58 acres at the northeast corner of Main, Route 64,
10 and Corporate Reserve Boulevard.

11 In order to do so, we're here before you
12 today with three applications that the chairman had
13 mentioned. One is a minor subdivision which will
14 divide the existing property into two lots. Hence
15 us buying Lot 1; special use PUD amendment which
16 actually includes one zoning deviation which we'll
17 talk about a little bit later here; and three, a PUD
18 preliminary plan which will demonstrate compliance
19 with the original Corporate Reserve PUD which was
20 established in 2008.

21 Along with me here tonight presenting this
22 case and application is my engineer, Stephanie Thomas
23 with Mackie Consultants, and my architect,
24 Jesse Walker, GreenbergFarrow.

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1 The overall existing property that's outlined
2 in red on this project location map is 4.46 acres.
3 That's the property that we're subdividing. Lot 1,
4 which is the western 1.58 acres will be developed
5 with the Everbrook Academy. Lot 2, which is the
6 remaining eastern 2.88 acres will remain undeveloped
7 at this time and will remain under the ownership of
8 Pinewood Capital, LLC. Both Lots 1 and 2 are zoned
9 BC, Community Business, will remain that way and are
10 both in the Corporate Reserve planned unit development
11 that I mentioned was established in 2008.

12 Everbrook Academy is our tenant. We are
13 essentially -- once we buy the property we'll be the
14 landlord. So we will remain owners of the property,
15 and Everbrook Academy will be our long-term tenant.

16 They're an early education concept that's
17 part of the Learning Care Group, one of the largest
18 learning care companies in the world. They are also
19 the parent company of popular brands such as
20 La Petite Academy, Tutor Time, Childtime, among
21 several others.

22 An Everbrook Academy school can accommodate
23 up to 140 kids at full capacity and approximately 20
24 to 23 staff members.

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1 Everbrook Academy is focused on a STEAM
2 learning program, which as you can see from the
3 slide, STEAM is an acronym for science, technology,
4 engineering, arts, and math.

5 Everbrook Academy utilizes a customized
6 learning pathway. The school is divided into
7 several classrooms that are generally organized by
8 age group. As you can see from this slide, they
9 vary from infants, toddlers and 2s, early preschool,
10 preschool and pre-K, junior and kindergarten, and
11 school-aged before- and after-school clubs.

12 The Everbrook Academy generally focuses on
13 hands-on interactive exercises in technology. The
14 preschool and pre-K kids will actually have access
15 to use an interactive digital table along with
16 handheld tablets, while the before- and after-school-
17 aged children will actually learn basic computer
18 programming and robotics.

19 That's just a basic overview. I don't claim
20 to be an expert on Everbrook, but we are a developer
21 building these in other locations, also. InSite as
22 a company has also built several Goddard schools, one
23 in Warrenville, Oak Brook Terrace, several others
24 around the area and a few out of state. So we have

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1 a lot of experience building these types of facilities.

2 So at this time I'd actually like to
3 introduce Stephanie Thomas with Mackie Consultants
4 to review the plat of subdivision, the site plan,
5 and landscaping.

6 (Member Vargulich entered.)

7 MS. THOMAS: Hi. I'm Stephanie Thomas with
8 Mackie Consultants, and we are the civil engineer
9 and surveyor on this project.

10 This existing aerial photo shows the
11 property that we are going to subdivide as well as
12 the remaining Corporate Reserve property. The
13 existing detention pond northwest of the property is
14 the one that we are tributary to for our development.

15 As mentioned, we are looking to subdivide
16 Lot 2 of the Corporate Reserve and do a new Lot 1
17 and Lot 2. We are proposing that we have a shared
18 access easement between these two lots, and as
19 you'll see on our site plan later, this access
20 easement is basically the center of our driveway
21 through the parking lot.

22 This is our -- both site plans. As you can
23 see, the existing detention pond is located
24 northwest of our property. Our access off of

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1 Woodward Drive, and we have parking stalls off the
2 main access aisle. In the future our neighboring
3 property on Lot 2 will be able to use this access
4 drive. We provide a total of 42 parking stalls with
5 two handicap accessible stalls, an enclosed dumpster,
6 and our 12,000-square-foot building.

7 Surrounding the building we will have outdoor
8 play areas for the children with a variety of
9 amenities, including play structures, and basketball
10 courts, and hard surfaces for them to play on.

11 Existing utilities are available around the
12 site. Sanitary and water stubs are available at the
13 northwest corner of the property, and then our storm
14 water is tributary to the existing pond.

15 Our project has been developed taking into
16 account the remaining Lot 2 while developing our
17 storm sewer, and that will continue to be tributary
18 to the existing detention pond, as well. Our site
19 has been developed within the previously approved
20 storm water calculations and would not require any
21 sort of an increase in detention than what was
22 originally planned for the property.

23 And then as you can see, we have our landscape
24 plan, and in addition to maintaining the existing

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1 mature landscaping along Main Street and Corporate
2 Reserve Boulevard, we're actually going to be
3 enhancing it a little bit. We are on the northwest
4 side of our property providing a number of foundation
5 plantings and some additional trees along Corporate
6 Reserve Boulevard, and then we provide perimeter
7 landscaping around our fenced-in outdoor areas and
8 in parking lot islands. So the landscaping here I
9 think is really going to enhance the site.

10 Then we also have our monument sign in the
11 southeast corner and that will be enhanced by
12 landscape plantings around its foundation, as well.

13 So at this point I will turn over to Jesse
14 walker with GreenbergFarrow.

15 CHAIRMAN WALLACE: What's the dashed line
16 here on the southwest corner?

17 MS. THOMAS: The dashed line -- the one
18 that's on like both sides of the --

19 CHAIRMAN WALLACE: That whole thing.

20 MS. THOMAS: That is an existing sign easement
21 for the Corporate Reserve monument sign.

22 CHAIRMAN WALLACE: Is there a sign there?

23 MS. THOMAS: Yeah. It's kind of like that
24 light neon green color --

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1 CHAIRMAN WALLACE: Oh, I see it.

2 MS. THOMAS: -- southwest of the trees.

3 CHAIRMAN WALLACE: Is it permanent?

4 MR. SCHMUDE: That's a sign for the overall
5 Corporate Reserve Park.

6 VICE CHAIRMAN KESSLER: It doesn't look
7 permanent. It looks like they've been making
8 modifications to it.

9 MR. SCHMUDE: That one is permanent. If I
10 remember right, it's kind of a stone look. It doesn't
11 offer any advertisement for any of the proposed
12 developments. It just says "Corporate Reserve Park,"
13 and it has no additional panels. So that's why
14 we're seeking an individual sign for what we're
15 doing, and I imagine all the other lots as they
16 develop will do the same.

17 MR. WALKER: I'm Jesse Walker at
18 GreenbergFarrow Architecture.

19 Before you are the proposed elevations for
20 this project. The overall look of the proposed
21 Everbrook has been designed in both form and function
22 based on the contemporary school building that Bob
23 has presented to you this evening.

24 The building elevations and exterior materials

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1 proposed for this project have been substantially
2 upgraded from the tenant's standard elevations which
3 are comprised mostly off EIFS. These proposed building
4 finished materials are to be full brick veneer which
5 will be articulated by soldier course detailing,
6 projection of brick coursing through horizontal
7 banding, and by three distinct complimentary brick
8 colors.

9 The brick veneer will receive a contemporary
10 stepped metal cornice to highlight and cap the top
11 of the brick wall. The building entry has been
12 highlighted with specialty finish materials, including
13 prefinished metal panels, fiber cement panels, colored
14 standard glass units, along with a transparent glass
15 storefront.

16 The next slide is our proposed building
17 footprint. Most of the interior space is devoted to
18 classrooms and associated rooms to go with those
19 classrooms. As such, the exterior walls have been
20 articulated accordingly to show unity between the
21 interior and exterior of the building. The exterior
22 walls that are to receive the brick veneer, which is
23 the majority of the building, encompass the area of
24 the interior classrooms and spaces.

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1 The classrooms are arranged as much as possible
2 to provide flat, unarticulated walls for use for
3 display elements and to maximize the usable floor
4 space for the required program and State daycare
5 licensing.

6 Additionally, sidewalks have been provided
7 at the perimeter of the building along with the play
8 area to provide the required building egress from
9 each classroom. The straight -- these straight walls
10 help provide direct access from the classrooms to
11 the front of the building and the exterior to the
12 public play provided directly in its path.

13 The entry and reception areas which are on
14 the plan right, which would be in the top right
15 front south elevation, they've been treated with
16 different materials, building height, and projections
17 to help give hierarchy to the building's facade main
18 entrance and connection to the public.

19 As Bob mentioned before, we are looking to
20 have a deviation from one of the zoning sections,
21 specifically Section 17.06.030.A.1, building facades
22 over 100 feet in length require wall projections and
23 recesses of 3 feet for 20 percent of the facade.
24 This would be along the left side or west elevation

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1 of the facade that we seek that deviation and would
2 be the left side of this plan.

3 Our argument for this is that the west
4 exterior wall, though it is over 100 feet in length,
5 the classrooms make up the entire length of this
6 wall, and so projections and recesses have not been
7 added to this elevation as there's no specific
8 architectural or functional element to highlight
9 along that wall. I believe that any projections or
10 recesses would require a deviation from our tenant's
11 standard footprint and create a more complex egress
12 path, cause undue complexity in the structural
13 system, and increase construction costs.

14 It's our opinion that projecting the west wall
15 to meet this requirement will not add any value --
16 architectural value to the project or the PUD. We
17 believe that the elements that we have provided in
18 our elevation along with the additional landscape
19 plantings will help improve the look of this facade.

20 This concludes our presentation, and I'm
21 happy to answer any questions.

22 CHAIRMAN WALLACE: All right. Questions
23 from Plan Commissioners?

24 MEMBER MACKLIN-PURDY: I have a question.

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1 Can you go back to the landscaping slide and
2 show us how you're making up for that long -- are
3 you adding anymore landscaping to that to try and
4 break up that long wall?

5 MR. SCHMUDER: We are exceeding the landscaping
6 just in general all over the plan. If you look at
7 the staff report, I believe it's under Sections 3C,
8 and B just before it, too. It basically shows all
9 of the existing zoning standards of both the underlying
10 BC code in combination with the more stringent
11 standards of the PUD, and you can see in every place
12 we're meeting or in a lot of cases exceeding those
13 standards.

14 So particularly when it comes to that western
15 side, we have a lot of mature landscaping that's
16 already there. If you've driven by the site, you
17 can actually see that there's already a very nice
18 buffer there. All the plantings in dark that you
19 see there are in addition to. So even though the
20 lighter gray shaded plantings on this plan doesn't
21 look like there's whole lot, when you're out there,
22 they're very mature because they've been there for
23 several years, and they actually are very nice.

24 And I think that our landscape architect has

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1 done a really nice job of kind of adding to that,
2 and rather than sticking a lot of other like larger
3 trees there -- we do have a few bigger shade trees --
4 we're really doing a lot of smaller shrubs. And I
5 believe -- correct me if I'm wrong, but there's a
6 lot of perennials that are proposed over there just
7 on the west side of the sidewalk, and there was a
8 little bit of horse-trading when it comes to -- I
9 think we might have been like a little bit shy on
10 some of the medium-sized shrubs but went over and
11 above with a lot of extra smaller shrubs and
12 perennials to complement what's out there.

13 So we don't have a rendering that actually
14 depicts what that's going to look like, but I can
15 tell you that you're not going to see a lot of that
16 facade. There's a lot of landscaping in there. In
17 fact, I think if I was to have produced a rendering,
18 I think Everbrook Academy would be upset with me
19 because you're not going to be able to see that side
20 of the building at all driving in an eastern
21 direction.

22 But we've done all this to meet the code,
23 and as Jesse mentioned, there's an element of the
24 effect that that articulation would have on the actual

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1 internal classrooms would be such to where it would
2 really change like how the hallways flow and how the
3 classrooms interact with the general corridor. You
4 can see it basically in this slide.

5 That center area, by the way, is like a
6 general play area. It's where some of the interactive
7 educational items are, but it's -- generally the
8 outside perimeter is all classrooms divided by the
9 different age groups, and then that internal room
10 around the internal hallway is where they'll take
11 the children from time to time to do more of the
12 interactive kind of play type of things.

13 MS. JOHNSON: Sorry to interrupt. I wanted
14 to point out one mistake in the staff report on
15 page 5 in the landscaping table. Public street
16 frontage landscaping along Corporate Reserve Boulevard,
17 76 percent of the frontage is supposed to be
18 landscaped. The table says proposed is 61 percent,
19 but actually proposed is 76 percent, so they are
20 compliant with that standard.

21 MEMBER FUNKE: I've got a question.

22 How many students do you anticipate having
23 in one day?

24 MR. SCHMUDE: The capacity of the school is

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1 139, and that's a hard-fixed capacity. It has to do
2 with how they get a license through the -- basically,
3 the State. So that would be the most. There's one
4 other Everbrook facility right now in operation in
5 Michigan, and they're somewhere around 100 students.

6 MEMBER FUNKE: So how many cars do you
7 anticipate for drop-off and pickup at one time?

8 MR. SCHMUDE: It really varies throughout
9 the day because you have everything from infants to
10 before- and after-school-aged children. Their hours
11 are generally 7:00 a.m. to 6:30 p.m. and because of
12 all the different age groups and the different
13 programs that they offer in terms of the times that
14 the kids are there, they're kind of coming and going
15 all day.

16 You know, if it was only kindergarten,
17 they'd all be showing up at the same time, but it's
18 a diverse age group. So they're going to be coming
19 and going, and what I can say is the way they handle
20 their -- the parents is basically they park
21 momentarily, and they formally come in and they do a
22 check-in.

23 So there's no drop-offs; so they formally
24 park and come in. It's a fairly streamlined process.

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1 the cars are probably not in the parking lot for
2 more than a minute or two.

3 MEMBER FUNKE: So it's not a drop-off
4 situation?

5 MR. SCHMUDE: There's no drop-offs allowed
6 even for the older kids.

7 MEMBER MACKLIN-PURDY: My concern is the
8 circulation. Because you've got a dead end, so if
9 you have a lot of people parking there, you've got
10 people pulling out and going back and so that's
11 circulation.

12 MR. SCHMUDE: Generally, they'll have their
13 staff park furthest away from the front door. So
14 you're right that the people coming in and going out
15 will try and get as close as they can to the front,
16 but that's why they're going to have the staff park
17 away from that area so that they can pull in and out
18 and be able to walk in, drop in.

19 So it will be -- during the times when it is
20 busy, the busyness of the area will surely cause all
21 these other parents with children to just naturally
22 take caution and drive slow. I know that from time
23 to time -- I mentioned they have like between 22 and
24 staff members is kind of their capacity. Not all

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1 of those are teachers or daycare professionals; some
2 of those are administrative staff that help kind of
3 organize the incoming and outgoing children. So
4 they're very big on safety; it's a very big concern
5 of a company like Learning Care Group for all their
6 facilities.

7 MEMBER MACKLIN-PURDY: I was going to ask
8 you to just talk to me a little bit about the
9 traffic flow and how you see that working. Is the
10 only entrance then on Woodward Drive?

11 MR. SCHMUDE: It is. So the remaining portion
12 of the lot that we're not subdividing is vacant at
13 this time. So I know that the fellows at Pinewood
14 are talking to some other companies about developing,
15 and it was through that process that they really
16 wanted a cross-access agreement.

17 So right now when it's Everbrook Academy
18 itself there will just be the single access point on
19 Woodward Drive, but because that entire common drive
20 is an easement, they will also have an opportunity
21 to have additional driveways off of that for the
22 neighboring business, and they're also entitled to
23 one other entrance onto Woodward Drive per the PUD.

24 So, eventually, as there's more activity and

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1 more development there, there will be multiple
2 entrances on Woodward Drive, which will eliminate
3 some of the dead ends and cause more opportunity for
4 circulation back onto Woodward.

5 CHAIRMAN WALLACE: And I guess -- are you
6 done? Sorry.

7 MEMBER MACKLIN-PURDY: I had one more.

8 CHAIRMAN WALLACE: Go ahead.

9 MEMBER MACKLIN-PURDY: It's not about parking.
10 I just wanted to know, you know, looking at the --
11 some of the findings of fact, are there any businesses
12 that are not allowed to be within a certain amount
13 of feet for a daycare in the comprehensive plan?

14 MS. JOHNSON: No, not in the City's codes or
15 ordinances.

16 MEMBER MACKLIN-PURDY: I just wanted to
17 ask that.

18 VICE CHAIRMAN KESSLER: Liquor stores?

19 CHAIRMAN WALLACE: What about liquor stores
20 or marijuana dispensaries?

21 MR. COLBY: I'm not certain about that answer.
22 I'd have to refer to the liquor code. It depends
23 how you classify this type of business as a school.

24 VICE CHAIRMAN KESSLER: Well, what are we

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1 classifying it as?

2 MR. SCHMUDE: It's a daycare center and it's
3 actually a permitted use under the BC zoning, and it
4 is also specifically mentioned as a permitted use in
5 the overall PUD. The PUD probably prohibits some of
6 the things you're thinking of in terms of --

7 VICE CHAIRMAN KESSLER: I'm not thinking of
8 that. It seems to me there is something that restricts
9 certain businesses within a certain distance of this
10 type of facility.

11 MEMBER MACKLIN-PURDY: I'm done.

12 CHAIRMAN WALLACE: And I just want to echo the
13 concern I think that's come up here regarding the --
14 regarding the driveway and the parking, I mean, I
15 have 3-year-olds that attended a school much like this
16 for over a year, and I do have some concerns from a
17 public safety standpoint with the parking setup that
18 we have here because of the dead end and the necessity
19 for cars to have to turn around and exit back out
20 the same drive.

21 I took a look at the parking lots that -- at
22 the facilities in Minnesota and Michigan, and I notice
23 that they both have kind of more circular drives as
24 opposed to a dead end in front of the building. Is

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1 there any way that we could reconfigure the driveway
2 to accomplish the same thing?

3 MR. SCHMUDE: Well, the PUD only allows us to
4 have the one curb cut, and it prohibits any access
5 to both --

6 CHAIRMAN WALLACE: I'm not talking about the
7 access. I'm talking about the actual -- you know, if
8 somebody comes and parks and then the whole logistical
9 challenge of having to pull out when there are other
10 cars pulling out and going out the opposite way that
11 they came in as opposed to -- I see on these other
12 two it's just there's one access, but then it's a
13 circle where they can go around to go back out the
14 same way they came in.

15 MR. SCHMUDE: I think if circumstances were
16 different and we, you know, could have a safe second
17 way out say onto Corporate Reserve Drive, which is
18 actually prohibited by the PUD, and obviously so is
19 Main Street, I think we might have another access.
20 Typically any of our retail tenants want as many
21 access points as they can get. In this case we're
22 only allowed one. There will be a second opportunity
23 through the neighboring property when it develops.

24 In terms of taking on your concern about the

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1 actual access, these lanes are both the full width
2 of two-lane access. The drive right now on -- the
3 shared driveway only has a parking lot for one side
4 of it. In the future when it has any parking on the
5 other side of it, it will also have other ways to
6 get in and out of the entire area.

7 In terms of the parking that's out in front
8 of the building, again, 24-foot drive aisles, I
9 believe the parking spaces are actually oversized
10 according to the zoning code. I think they're
11 deeper than they need to be, so they're surely
12 plenty big enough to maneuver.

13 We've actually -- we've made sure that with
14 all the other factors in play, the zoning and the
15 PUD restrictions, that we met every single zoning
16 code requirement from a geometric standpoint.

17 Everbrook Academy, Learning Care Group, they're
18 very comfortable with this site plan. If they weren't,
19 they wouldn't have us build it for them. So from an
20 operational standpoint they feel very good about the
21 traffic patterns.

22 Like I said, everyone has to pull into a
23 parking space and physically walk their child into
24 the building, so it's not like a mad rush of dropping

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1 off and doing a three-point turn. I'm not going to
2 say there aren't people in a rush; people are always
3 behind in today's world, but in general they're
4 parents of children that are going to this school on
5 a daily basis, and I think that they're going to be
6 looking out for one another.

7 VICE CHAIRMAN KESSLER: I notice that the
8 cross-access easement runs all the way -- all the
9 way to the south, all the way to 64. I understand
10 it's not likely you're going to get any kind of curb
11 cut there, especially that close to the entrance of
12 the entire site, but I'm wondering if -- I'm wondering
13 if -- well, two things come to mind for me.

14 One is that because of the circulation
15 issue -- I mean, I understand what you're saying,
16 but you have 100-and-some kids getting dropped off
17 there at specific times in the morning and specific
18 times in the afternoon. Why you couldn't have some
19 sort of -- make some sort of circular turn inside?

20 Because you know they're going to turn into
21 the front of that building, and you have over 100 cars
22 in probably a 20- to 25-minute period of time. That's
23 going to be a nightmare. I don't know why you can't
24 to the southwest corridor of that make a circular

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1 turn on the end, cul-de-sac of some sort. You may
2 have to reconsider some of the -- some of the parking
3 spaces.

4 And then the second thought that comes to my
5 mind looking at the -- when I look at the two lots
6 side by side on Lot 1, this is the smaller of the
7 two. Maybe this lot isn't big enough. Maybe you
8 need more space.

9 We've seen these before. I understand what
10 you're saying; I understand you're saying it all
11 meets code, and as far as the staff is concerned, it
12 does. But we have more than one place in town that
13 meets code that are traffic nightmares, so we bring
14 these things up.

15 The other thing that occurs to me -- and this
16 is something that was done when we were building
17 high schools -- in the empty lot next door, you lease
18 space from them, and you put some parking spaces and
19 a turnaround in there until it's developed. I mean,
20 that's an alternative, too. They did that at the
21 North High School.

22 So I think there are alternatives to mitigate
23 the situation that everybody has brought up. That's
24 the first thing I saw. So I'd like to have you think

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1 about that.

2 MR. SCHMUDER: Anything that would present
3 some sort of turnaround and cul-de-sac is just going
4 to promote the kind of traffic circulation that's
5 against the protocol as far as them being able to --
6 them having to actually park in a designated parking
7 space and walk their children in. So any kind of a
8 turnaround or any kind of cul-de-sac-type feature --

9 VICE CHAIRMAN KESSLER: But you have it on
10 your other two locations; you have a circular drive,
11 pull-in. You don't have that here.

12 CHAIRMAN WALLACE: That way the drives are
13 one-way, and then basically you split the road. You
14 have one way going all the way around getting back
15 to the two-way going out.

16 MR. SCHMUDER: I think the kind of geometry
17 you're talking about doesn't fit on this site. I
18 think that it's a completely different site. I know
19 the Michigan site was very large. In fact, there's
20 even like an adjacent half acre behind the project
21 that they didn't even do anything with. I think
22 maybe someday maybe they'll turn it into a play
23 field, but for right now it's just covered in grass.

24 I mentioned that there are additional

1 constraints over and above the zoning requirements
2 for this particular site. And even above and beyond
3 the PUD we've gone out of our way to preserve the
4 existing landscape that's on this site.

5 Someone had pointed out -- asked about the
6 rectangular dashed line. You can see that's a very
7 large space that currently has a sign with the
8 overall Corporate Reserve Boulevard. Even that sign
9 is set back quite a distance. The landscaping to
10 the north of there are some really nice little pine
11 trees. We're saving those pine trees and actually
12 adding to them. The western landscape buffer is a
13 good considerable distance in from the western
14 property line, and I think we have some utilities up
15 on the north end that we've had to work around in
16 terms of sanitary sewer, electric, and water main.

17 So there's just so many different factors
18 that have caused us to, you know, play around with a
19 few different geometries in order to try to put our
20 best foot forward. I think anything that involves
21 some kind of circular turnaround is just literally
22 not going to benefit us.

23 Going wider, it doesn't do a lot for this
24 particular facility. I mean, it's laid out in a very

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1 strategic way with the classrooms and the hallway.
2 It meets the State standards in terms of ingress and
3 egress. It's not like you can spin a building
4 90 degrees and put the playground in a completely
5 different area. This kind of project can't -- it
6 just can't support that kind of change.

7 So we've done everything we can with meeting
8 the code and making sure that the aisles are plenty
9 wide enough and that there's ample parking where we
10 need it. 42 parking spaces is not what Everbrook
11 Academy is asking for; that's what your local zoning
12 code requires. I think they can get by with less.
13 That's not just trying to save money; it's long-term
14 maintenance responsibilities, ability to have more
15 landscaping as opposed to more pavement.

16 MEMBER FUNKE: So what happens when you have --
17 you have 10 staff are you guys saying at the building?

18 MEMBER VARGULICH: 20.

19 MEMBER FUNKE: Let's just say you have
20 12, 15 cars for staff. You're going to have 27 spaces
21 left over. And you have 120 students?

22 MR. SCHMUDE: As many as 139 at full capacity.
23 But they're not going to all be there at the same
24 time. If any of them are there for more than

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1 five minutes --

2 MEMBER FUNKE: Well, the problem with parking,
3 when they're dropping off, they're going to be
4 parked in the stall if you don't have that drop-off
5 lane is what I'm saying.

6 MR. SCHMUDE: They can't drop off.

7 MEMBER FUNKE: I know. Since they can't drop
8 off, they're going to have to park. So if they're
9 parking, you're going to have a line to get in.

10 MR. SCHMUDE: They're not experiencing that
11 kind of a peak at any of their other facilities in
12 terms of having that many vehicles all showing up at
13 the same time. It's just really not how these kinds
14 of facilities work. Some people will drop their
15 kids off at 6:45; others will drop their kids off at
16 10:00, 11:00. It's going to be spread throughout
17 the day.

18 One of the things that makes childcare nice
19 when it's kind of surrounded by other retail, which
20 is predominantly what you have out here from a
21 zoning standpoint, is the traffic patterns generally
22 don't conflict. Some of the afternoon might a
23 little bit, but a lot of the retail in this type of
24 development, they'll have -- restaurants will have

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1 heavy lunch traffic, late dinner and late night
2 traffic. Whereas, these facilities generally are a
3 little bit more traffic in the morning, a little bit
4 midday with like children that are only there for
5 say half the day, and then another little surge in
6 the afternoon.

7 MEMBER FUNKE: So do you have traffic studies
8 that were completed for any of the other schools
9 that can verify?

10 MR. SCHMUDER: I think we may have done
11 traffic studies more or less just to show like total
12 traffic effect on like surrounding streets. We asked
13 staff very early on if that was going to be something
14 that they were going to require us to do here, and
15 they weren't predominantly because of the fact that
16 this entire park was already designed for uses that
17 are generally more intense than this one, and the
18 roads are all, you know, built and turned over to
19 the City.

20 So we didn't do a traffic study here, and
21 they were never asked at the other facilities to do
22 like internal traffic studies.

23 MEMBER FUNKE: I meant more of a traffic
24 study for the number of people coming in and parking

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1 and at what times to verify they're coming in at
2 6:50, 7:00.

3 MR. SCHMUDE: That data may exist probably
4 more so to do with identifying the peaks in terms of
5 saying there will be this many cars in the a.m. or p.m.

6 MEMBER FUNKE: Right.

7 MR. SCHMUDE: I don't know that they would
8 have like a full, day-long projection of exactly how
9 many cars per hour. Most of the time when you're
10 examining external roads and determining turning
11 lanes and those kinds of things they're focused on
12 the peak hours.

13 So I think that there's some data there, but
14 I don't know that it identifies that full kind of
15 range over the course of the day that you're talking
16 about.

17 I think that obviously this is a public
18 hearing of the Plan Commission, but if it's a concern
19 that you think is going to fester, we'd surely
20 investigate that, and perhaps it could be a condition
21 of a recommendation that we need to show that
22 distribution. Because I'm sure that there's enough
23 schools with a couple of Everbrook Academies that
24 they have and schools that are similar in terms of

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1 La Petite Academy and Tutor Time -- there's a lot of
2 those. If I remember, I think there's 900 daycare
3 early childhood facilities that are owned and operated
4 by the Learning Care Group. So I think that there's
5 a lot of data there that can be interpolated to show
6 that, to demonstrate that.

7 MEMBER FUNKE: That would be nice to see.

8 VICE CHAIRMAN KESSLER: Well, staff, how
9 would we -- if we wanted to see that information,
10 obviously, we'd have to push this.

11 CHAIRMAN WALLACE: Unless we can make a
12 recommendation with the condition that --

13 VICE CHAIRMAN KESSLER: What?

14 CHAIRMAN WALLACE: -- it be presented to staff.

15 MR. COLBY: I think in addition to it being
16 provided to staff, we would also present that
17 information along with the Plan Commission comments
18 to the PUD committee when the project is presented
19 so they have an opportunity to weigh in on it, and
20 they can make the determination if the concern has
21 been addressed.

22 VICE CHAIRMAN KESSLER: Okay. I have
23 another question for you.

24 On the west side, the architecture on the

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1 west side -- first of all, I understand you've done,
2 as you say, over and above, but this is a PUD, so
3 it's a tradeoff between us the City granting a PUD
4 for the public good, and for that we get something
5 and you get something.

6 But is there -- I understand that you don't
7 want to change the configuration, the footprint of
8 the building, but articulations don't necessarily
9 require altering the footprint or the interior of
10 the building at all; it simply means, for example,
11 awnings over the doorways, for example, some sort of
12 simulated pilasters throughout. Why wouldn't that
13 be considered to accommodate that issue?

14 MR. SCHMUDE: I would actually like Jesse,
15 the architect, to tell you about some of the
16 additional things that we've done to actually do
17 some of these architectural features that you're
18 talking about. The specific variation requires a
19 3-foot articulation over 20 percent of the building,
20 which is much more significant than like a pilaster
21 or a decorative soldier course. Awnings obviously
22 don't count as articulation even though we are doing
23 some very interesting architectural elements, and
24 I'll let Jesse kind of rehash some of those.

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1 MR. WALKER: Can you repeat your question?

2 VICE CHAIRMAN KESSLER: Well, I wondered why
3 you wouldn't add some elements to the exterior wall
4 that don't require altering the footprint.

5 MR. WALKER: Part of the --

6 VICE CHAIRMAN KESSLER: Is it a design thing?

7 MR. WALKER: Yeah, I think kind of what I
8 spoke of earlier is that -- where we have the masonry
9 walls, brick veneer walls, they're kind of reading
10 what's happening onto the interior of the building,
11 which is where the classrooms occur. We're creating
12 those straight walls so that Learning Care, the
13 Everbrook Academy model, within their spaces they
14 provide a lot of interactive walls and display
15 interactive elements within the classrooms. So
16 structurally to keep the walls straight and also
17 functionally for the use of the children and the
18 display space, the elements that go on those walls,
19 having those walls to be straight helps improve that
20 and provide location for those different elements.

21 In addition, I didn't mention this earlier,
22 there is a perimeter fence that -- along with that
23 play area fence that encompasses the classrooms on
24 the west side, north side, and east side to help

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1 provide security for the children as they exit the
2 classroom to go to the play area and in addition for
3 egress.

4 VICE CHAIRMAN KESSLER: Do you have a drawing
5 that shows that fence? Do you have a plan that
6 shows that?

7 MR. WALKER: In this plan here you can see
8 the fence runs along here and then around the whole
9 play area.

10 VICE CHAIRMAN KESSLER: I can't see from
11 this drawing.

12 MS. JOHNSON: There's a drawing of the fence
13 on the last page of the packet posting, the end of
14 the plans.

15 MR. WALKER: The fence is 6 feet tall, and
16 on the west side it's about 6 feet from the exterior
17 building wall to provide an egress path along that
18 west side and access to the play area.

19 VICE CHAIRMAN KESSLER: Did you say the
20 distance from the building?

21 MR. WALKER: It's about 6 feet between the
22 building and the fence.

23 VICE CHAIRMAN KESSLER: So all of the --
24 obviously, then all of the landscaping is to the west.

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1 MR. WALKER: Correct. That would be in
2 front of that fence.

3 So in addition to that fence, we've basically
4 provided all of the orientation of the building above
5 that 6-foot fence line. So we have soldier coursing
6 above the window and the doors, and then it's hard
7 to see in this elevation and the scale, but there's
8 some additional brick banding that occurs in this
9 field with a soldier course and then a large stepped
10 metal cornice.

11 So we were trying to utilize these elements
12 to add as much interest and orientation to the
13 building to provide a nice looking facade while
14 trying to maintain that function of our floor plan.

15 VICE CHAIRMAN KESSLER: This real brick?

16 MR. WALKER: Yes.

17 VICE CHAIRMAN KESSLER: And it looks like
18 different colors of brick.

19 MR. WALKER: Yes. So they're proposing
20 three different colors, earth tone colors that would
21 kind of match the brick that would be found in other
22 projects in the area, and all the brick will be
23 sourced in the Midwest.

24 VICE CHAIRMAN KESSLER: By the way, I really

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1 like that entrance. I think it's very nice looking.

2 MR. WALKER: Thank you.

3 CHAIRMAN WALLACE: Any other questions,
4 comments?

5 MEMBER FUNKE: Yes. My last comment would
6 be the location of the dumpster just beyond the
7 front of the building. I don't know if there's a
8 reason for that.

9 MR. SCHMUDE: The dumpster is required to
10 have the same kind of brick as the building. So
11 even though it is a dumpster, it's generally a lot
12 smaller than what you see in retail. These
13 facilities don't use a lot of garbage. So it will
14 be skinned in brick just like the building, and it's
15 in a location that even though it is in the front,
16 it's heavily landscaped around that area. Most of
17 the landscape in that area is existing between the
18 corner and landscaping around the sign. So even
19 though it is kind of in the front -- even though it
20 is in the front, it's kind of tucked to the side and
21 about as far away from the public view as we can
22 get it.

23 We have a building that has frontage on
24 three streets, but we can only exit to one, so it's

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1 one of the other hardships I guess I'd say in terms
2 of having a functional site that looks nice, and
3 we've determined that that was the best operational
4 place. With the added landscaping we're able to
5 kind of conceal that, and like I said, it's also
6 going to be skinned in brick.

7 CHAIRMAN WALLACE: Do you foresee any issue
8 with the dumpster basically being in what really is
9 a turnaround for the last parking spaces?

10 MR. SCHMUDE: No. Because like I said,
11 these kinds of facilities don't produce a lot of
12 garbage. So generally, they'll have a contract with
13 a private garbage company --

14 CHAIRMAN WALLACE: No, from a person turning
15 around standpoint.

16 MR. SCHMUDE: Even then, no, I don't. I mean,
17 I think what you see there is you see the pad for
18 the dumpster. The dumpster itself is a little bit
19 smaller than that. So even if you have a vehicle in
20 that far space, which is another one that's likely
21 to be occupied by a staff member most likely because
22 it's not perfect in terms of the turnaround.

23 CHAIRMAN WALLACE: I agree.

24 MR. SCHMUDE: You can see there's actually

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1 quite a bit of extra space to the south of the
2 dumpster that actually allows more than normal turn
3 around for the vehicles on that end. I think you
4 mentioned, though, that there is the dumpster that
5 occupies the very northern part of that.

6 CHAIRMAN WALLACE: All right. Any further
7 questions, comments?

8 MEMBER MACKLIN-PURDY: I have one.

9 On page 49 in our packet it says, "Building
10 area, 11,959 square feet; number of children, 139;
11 number of staff, 19," and then it says underneath
12 that, "Alternate MPR As Classroom: Number of
13 children, 159; number of staff, 21 plus 4."

14 So what does that mean? Are there options
15 to have up to 159 children?

16 MR. SCHMUDE: I believe that's like only for
17 other facilities. Because when they get their
18 license, they're going to have a strict number of
19 children they can have. I think it's DCFS, they're
20 the agency that actually regulates that, and it's
21 strictly based on square footage. So the only way
22 to have more children would be a larger building.

23 MEMBER MACKLIN-PURDY: Okay.

24 CHAIRMAN WALLACE: Staff, what time frames

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1 are we working with as far as planning and development?

2 MS. JOHNSON: The next PUD meeting is
3 August 14th. There's one Plan Commission meeting
4 before that on August 8th.

5 CHAIRMAN WALLACE: So if this were continued,
6 we wouldn't be slowing them up for planning and
7 development?

8 MS. JOHNSON: If you were to make a
9 recommendation at the next meeting, they could go to
10 the same P & D meeting.

11 CHAIRMAN WALLACE: All right. Further
12 discussion, questions?

13 MEMBER VARGULICH: I just have a small
14 question for maybe staff. Do we have a forester in
15 the city that we use to evaluate how we're doing --
16 we lost a bunch of ash trees and different things
17 like that. It's partially related to your plan.
18 I'm not going totally off topic.

19 MR. COLBY: The City does have an arborist
20 in the public works department, but they deal
21 exclusively with publicly-owned trees, not
22 privately-owned trees.

23 MEMBER VARGULICH: Overall I think the
24 landscaping plan is effective, and I think there's a

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1 lot of plant material along the west facade assuming
2 that you're able to retain all the material that
3 you're identifying, which can sometimes be questionable
4 based on construction practices. So I think it would
5 be good to see if there's any kind of a preservation
6 plan that you're also going to submit to staff related
7 to the protection of that material that you're
8 identifying in the plan.

9 But I think that the trees that you're using
10 are overused throughout the Chicago area, and I would
11 ask that maybe some -- that all the tree species be
12 changed to something less common than the ones that
13 are here. There's nothing wrong with the sizes, and
14 there's nothing wrong with having three or four
15 different species. It's just that these species
16 that you're using are used a lot in the Chicago area,
17 and if we're going to take a lesson from first our
18 elm trees and now our ash trees that continued
19 utilization of this variety of trees will probably
20 have their own demise some day from now. So I think
21 more diversity would be better.

22 MR. SCHMUDE: We can certainly look at that,
23 look for more variety.

24 In terms of the existing landscape, especially

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1 on that west side, we are not even getting into the
2 existing like mulch bed. In fact, we're basically
3 putting like a protective fencing all along that
4 mulch bed.

5 You actually have a full set of landscape
6 plans just because we haven't advanced our plans all
7 the way to final so that we can kind of go through
8 the process in one I guess phase as opposed to a
9 preliminary and final. So you'll see that we are
10 putting up some fencing, and we're not doing
11 anything within what would be the eastern edge of
12 that western landscaped area. We're actually going
13 to be expanding that mulch bed even further east
14 with all of the smaller additional plantings that
15 are shown.

16 And that actually applies to the mulch bed
17 down on the south end, too. If anything we're
18 extending that mulch bed out to that southern curb
19 so it will just be mulched right up to the curb as
20 opposed to having a goofy 2-foot wide trash barrier.

21 And the pad's in a pretty good elevation, so
22 it's not like we're going to be bringing in a lot of
23 dirt or changing the grade a lot. There's a storm
24 water retention reserve on the side of the road.

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1 We're just kind of following the natural drainage
2 pattern that's out there. So it's not going to be
3 as invasive as some of the developments that you'll
4 see in some developments.

5 MEMBER PRETZ: Question for staff. Does the
6 City have a formula that they use in their plantings
7 now in order to protect as far as -- and have a
8 variety of family groups and different subsets to
9 avoid any type of disease problem that may affect a
10 large volume of trees?

11 MR. COLBY: Only with respect to publicly-
12 owned trees. We don't currently have any regulations
13 relating to require a variety of species with
14 private development for privately-owned trees.

15 MEMBER PRETZ: In listening to what Peter
16 said, would it be inappropriate or could it be a
17 possibility? Because if the concern is the mundane,
18 you know, the same old, same old, could the program
19 or the -- you know, the formula that the City is
20 using for the public land, could that be something
21 that could be incorporated into here to help them to
22 give some variety, to make some change or would that
23 be inappropriate?

24 MR. COLBY: It certainly could be a

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1 recommendation based on the design that's been
2 presented. The most appropriate way for staff to
3 enforce that would be to incorporate it into the
4 code, which would require a code amendment.

5 But I think if the Plan Commission has a
6 basis based on the plan that you're reviewing to
7 provide that direction, you can do so.

8 MEMBER PRETZ: Okay. Thank you.

9 CHAIRMAN WALLACE: Further questions, comments?
10 (No response.)

11 CHAIRMAN WALLACE: All right. Then at this
12 point a motion -- unless, Ellen or Russ, do you have
13 anything else?

14 (No response.)

15 CHAIRMAN WALLACE: At this point a motion
16 would be in order.

17 VICE CHAIRMAN KESSLER: I would like to move
18 that we continue the public hearing to our meeting
19 of the --

20 CHAIRMAN WALLACE: August 8th?

21 VICE CHAIRMAN KESSLER: -- August 8th and
22 that we ask the applicant to, number one, provide us
23 with any internal documents laying out traffic --
24 internal traffic flow at other facilities based on

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1 the type of population -- the number of students and
2 type of population in this facility.

3 And, number two, I would like to see some
4 evidence or attempt to reconfigure the entrance and
5 parking to allow for some sort of circulation,
6 in-and-out circulation and just show that -- you know,
7 what you have attempted to do. Because I'm not a
8 designer, but I can tell you this is a problem. So
9 see what you can come up with.

10 And then, third, I'd like to see you come
11 back to us with some other ideas on where to place
12 the dumpster pad. Because where it is right now
13 makes the circulation problem even worse because
14 that's a turnaround right there, and it's sitting
15 right in the middle of a turnaround.

16 So those three things I would ask that the
17 applicant come back to us with. We're not going
18 to -- we're not interfering with the progress of
19 this plan simply because the P & D meeting that you
20 would go to go next is a month away, so we're in
21 between then.

22 So that's my motion.

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

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1 MEMBER PRETZ: I'll second.

2 CHAIRMAN WALLACE: All right. Any discussion
3 on the motion?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Tim.

6 VICE CHAIRMAN KESSLER: Holderfield.

7 MEMBER HOLDERFIELD: Yes.

8 CHAIRMAN WALLACE: Funke.

9 MEMBER FUNKE: Yes.

10 VICE CHAIRMAN KESSLER: Pretz.

11 MEMBER PRETZ: Yes.

12 VICE CHAIRMAN KESSLER: Vargulich.

13 MEMBER VARGULICH: Yes.

14 VICE CHAIRMAN KESSLER: Pietryla.

15 MEMBER PIETRYLA: Yes.

16 VICE CHAIRMAN KESSLER: Purdy.

17 MEMBER MACKLIN-PURDY: Yes.

18 VICE CHAIRMAN KESSLER: Kessler, yes.

19 CHAIRMAN WALLACE: Do I get a vote?

20 VICE CHAIRMAN KESSLER: Oh, Wallace.

21 CHAIRMAN WALLACE: Yes.

22 This concludes Item 5 on the agenda. Do we
23 have to continue Item 6?

24 MR. COLBY: There's no need for the

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1 Commission to take any action on it since it's not a
2 valid item at this time.

3 CHAIRMAN WALLACE: Item 7, any additional
4 business from Plan Commission members?

5 (No response.)

6 CHAIRMAN WALLACE: Staff?

7 (No response.)

8 CHAIRMAN WALLACE: Do we have other items on
9 the agenda for the August 8th meeting?

10 MR. COLBY: Yes. I believe so.

11 CHAIRMAN WALLACE: Okay. Weekly development
12 report, meeting announcements. The August 8th meeting
13 is our next followed by August 22nd, and September 5th.

14 Is that Labor Day? Is that why we're across
15 the street?

16 VICE CHAIRMAN KESSLER: Huh.

17 CHAIRMAN WALLACE: The September 5th meeting
18 is in Century Station.

19 All right. Public comment?

20 (No response.)

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

23 VICE CHAIRMAN KESSLER: So moved.

24 MEMBER VARGULICH: Second.

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1 CHAIRMAN WALLACE: All in favor.

2 (Ayes heard.)

3 CHAIRMAN WALLACE: Opposed.

4 (No response.)

5 CHAIRMAN WALLACE: The St. Charles Plan

6 Commission is adjourned at 8:07 p.m.

7 (Off the record at 8:07 p.m.)

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1 CERTIFICATE OF SHORTHAND REPORTER
2

3 I, Paula M. Quetsch, Certified Shorthand
4 Reporter No. 084-003733, CSR, RPR, and a Notary Public
5 in and for the County of Kane, State of Illinois, the
6 officer before whom the foregoing proceedings were
7 taken, do certify that the foregoing transcript is a
8 true and correct record of the proceedings, that
9 said proceedings were taken by me stenographically
10 and thereafter reduced to typewriting under my
11 supervision, and that I am neither counsel for,
12 related to, nor employed by any of the parties to
13 this case and have no interest, financial or
14 otherwise, in its outcome.

15
16 IN WITNESS WHEREOF, I have hereunto set my
17 hand and affixed my notarial seal this 25th day of
18 July, 2017.

19
20 My commission expires: October 16, 2017

21
22 Paula Quetsch
23 Notary Public in and for the
24 State of Illinois