

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, JULY 21, 2020**

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Members Present: Chairman Wallace  
Vice Chairman Kessler  
Tom Pretz  
James Holderfield  
Jeffrey Funke  
Laura Macklin-Purdy  
Peter Vargulich  
Suzanne Melton  
Jennifer Becker

Members Absent: None

Also Present: Russell Colby, Asst. Director of Community & Economic Dev.  
Ellen Johnson, Planner  
Rachel Hitzemann, Planner  
Monica Hawk, Dev. Engineer  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

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

**3. Pledge of Allegiance**

**4. Presentation of minutes of the July 7, 2020 meeting of the Plan Commission.**

**Motion was made by Mr. Kessler, seconded by Ms. Purdy and unanimously passed by voice vote to approve the minutes of the July 7, 2020 Plan Commission meeting.**

**5. Election of Officers**

**Motion was made by Mr. Kessler, seconded by Ms. Purdy and unanimously passed by voice vote to nominate Todd Wallace as Chairman.**

**Motion was made by Mr. Pretz, seconded by Ms. Melton and unanimously passed by voice vote to nominate Tim Kessler as Vice Chair.**

**6. 1001 N. 5<sup>th</sup> Ave. (Jeffery Johnson)**

Application for Zoning Map Amendment

- a. Public Hearing (*continued from 7/7/2020*)

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 21, 2020**  
**Page 2**

**Motion was made by Mr. Kessler and seconded by Mr. Pretz to continue the public hearing to August 4, 2020 at 7:00 p.m.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Becker, Wallace**

**Nays:**

**Absent: None**

**Motion carried 9-0**

**7. Pride of Kane County, Southeast corner of Kirk Rd. and E. Main St. (CIMA Developers, LP)**

Application for Map Amendment

Application for Special Use for PUD

Application for PUD Preliminary Plan

a. Public Hearing (*continued from 7/7/2020*)

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

**Motion was made by Mr. Kessler and seconded by Mr. Pretz to continue the public hearing to August 4, 2020 at 7:00 p.m.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Becker, Wallace**

**Nays:**

**Absent: None**

**Motion carried 9-0**

**8. Pine Ridge Park PUD – Petsuites (Charlie Haapala, Bet Equity Investment)**

Application for Special Use (PUD Amendment)

Application for Special Use (Special Use for Pet Care Facility)

Application for PUD Preliminary Plan

a. Public Hearing

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

**Motion was made by Mr. Kessler and seconded by Mr. Pretz to close the public hearing.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Becker, Wallace**

**Nays:**

**Absent:**

**Motion carried 9-0**

b. Discussion & Recommendation

**Minutes – St. Charles Plan Commission**

**Tuesday, July 21, 2020**

**Page 3**

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

**Motion was made by Mr. Kessler and seconded by Ms. Purdy to recommend approval of the Special Use (PUD Amendment), Special Use for Pet Care Facility and PUD Preliminary Plan for Petsuites, subject to resolution of outstanding staff comments prior to City Council action.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Wallace**

**Nays:**

**Abstain: Becker**

**Absent:**

**Motion carried 8-0**

**9. General Amendment (City of St. Charles)**

Ch. 17.24 “Off-Street Parking, Loading and Access” and Ch. 17.30 “Definitions” regarding Aircraft and rail transport rolling stock.

**a. Public Hearing**

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

**Motion was made by Mr. Kessler and seconded by Mr. Funke to close the public hearing.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Wallace, Becker**

**Nays:**

**Absent:**

**Motion carried 9-0**

**b. Discussion & Recommendation**

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

**Motion was made by Mr. Kessler and seconded by Mr. Pretz to recommend approval of the General Amendment.**

**Roll call vote:**

**Ayes: Holderfield, Funke, Vargulich, Pretz, Melton, Purdy, Kessler, Wallace, Becker**

**Nays:**

**Absent:**

**Motion carried 9-0**

**10. Additional Business from Plan Commission Members or Staff - None**

**11. Weekly Development Report**

**12. Meeting Announcements**

a. Plan Commission

Tuesday, August 4, 2020 at 7:00pm Council Chambers

Tuesday, August 18, 2020 at 7:00pm Council Chambers

Tuesday, September 8, 2020 at 7:00pm Century Station Training Room

b. Planning & Development Committee

Monday, August 10, 2020 at 7:00pm Council Chambers

Monday September 14, 2020 at 7:00pm Council Chambers

**13. Public Comment**

**14. Adjournment at 8:32 p.m.**

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# Transcript of 1001 N 5th Avenue

**Date:** July 21, 2020

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888-433-3767

**Fax:** 888-503-3767

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

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Zoning Map :  
Amendment; Property Located :  
at 1001 North 5th Avenue. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, July 21, 2020  
7:01 p.m.

Job No.: 271902A  
Pages: 1 - 11  
Reported by: Paula M. Quetsch, CSR, RPR

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 1001 N 5th Avenue  
Conducted on July 21, 2020

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member, Attending Virtually

5 JEFFREY FUNKE, Member

6 JIM HOLDERFIELD, Member

7 LAURA MACKLIN-PURDY, Member

8 SUZANNE MELTON, Member

9 TOM PRETZ, Member

10 PETER VARGULICH, Member

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12 ALSO PRESENT:

13 RUSS COLBY, Planning Division Manager

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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Transcript of 1001 N 5th Avenue  
Conducted on July 21, 2020

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

2 CHAIRMAN WALLACE: Call this meeting of  
3 the St. Charles Plan Commission to order.

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Funke.

6 MEMBER FUNKE: Here.

7 VICE CHAIRMAN KESSLER: Pretz.

8 MEMBER PRETZ: Here.

9 VICE CHAIRMAN KESSLER: Holderfield.

10 MEMBER HOLDERFIELD: Here.

11 VICE CHAIRMAN KESSLER: Vargulich.

12 MEMBER VARGULICH: Here.

13 VICE CHAIRMAN KESSLER: Purdy.

14 MEMBER MACKLIN-PURDY: Here.

15 VICE CHAIRMAN KESSLER: Melton.

16 MEMBER MELTON: Here.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Here.

19 VICE CHAIRMAN KESSLER: Kessler, here.

20 (The Pledge of Allegiance was recited.)

21 MR. COLBY: Chairman Wallace, just letting  
22 you know that Commissioner Becker is joining us  
23 via Zoom.

24 CHAIRMAN WALLACE: All right. Item 4 is

Transcript of 1001 N 5th Avenue  
Conducted on July 21, 2020

5

1 presentation of minutes of the July 7th, 2020,  
2 meeting of the Plan Commission. Is there a motion?

3 VICE CHAIRMAN KESSLER: So moved.

4 MEMBER MACKLIN-PURDY: Second.

5 CHAIRMAN WALLACE: Okay. It was moved and  
6 is seconded. All in favor.

7 (Ayes heard.)

8 CHAIRMAN WALLACE: Opposed.

9 (No response.)

10 CHAIRMAN WALLACE: Passes unanimously.

11 Item 5 on your agenda is election of  
12 officers. Does anyone wish to offer any motion  
13 regarding that?

14 VICE CHAIRMAN KESSLER: I make a motion to  
15 elect Todd Wallace as chairman for the next term.

16 MEMBER MACKLIN-PURDY: I didn't hear you.

17 VICE CHAIRMAN KESSLER: I move to elect  
18 Chairman Wallace as the continuing chair.

19 MEMBER MACKLIN-PURDY: I second.

20 CHAIRMAN WALLACE: It's been moved and  
21 seconded. And I can never remember from year to  
22 year how we do this. Are there any other  
23 nominations.

24 (No response.)

Transcript of 1001 N 5th Avenue  
Conducted on July 21, 2020

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1 CHAIRMAN WALLACE: Seeing none, I guess we  
2 should take a roll call on this.

3 VICE CHAIRMAN KESSLER: Funke.

4 MEMBER FUNKE: Yes.

5 VICE CHAIRMAN KESSLER: Pretz.

6 MEMBER PRETZ: Yes.

7 VICE CHAIRMAN KESSLER: Holderfield.

8 MEMBER HOLDERFIELD: Yes.

9 VICE CHAIRMAN KESSLER: Vargulich

10 MEMBER VARGULICH: Yes.

11 VICE CHAIRMAN KESSLER: Purdy.

12 MEMBER MACKLIN-PURDY: Yes.

13 VICE CHAIRMAN KESSLER: Melton.

14 MEMBER MELTON: Yes.

15 VICE CHAIRMAN KESSLER: Kessler, yes.

16 CHAIRMAN WALLACE: Did you call Becker?

17 VICE CHAIRMAN KESSLER: Becker.

18 MEMBER BECKER: Yes.

19 CHAIRMAN WALLACE: All right. Thank you.

20 And nominations for vice chairman.

21 MEMBER PRETZ: I'd like to make the motion  
22 to nominate Tim Kessler to continue as vice  
23 chairman for the coming year.

24 MEMBER MELTON: I second that.

Transcript of 1001 N 5th Avenue  
Conducted on July 21, 2020

7

1 CHAIRMAN WALLACE: All right. It's been  
2 moved and seconded. Are there any other  
3 nominations?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Tim.

6 VICE CHAIRMAN KESSLER: Funke.

7 MEMBER FUNKE: Yes.

8 VICE CHAIRMAN KESSLER: Pretz.

9 MEMBER PRETZ: Yes.

10 VICE CHAIRMAN KESSLER: Holderfield.

11 MEMBER HOLDERFIELD: Yes.

12 VICE CHAIRMAN KESSLER: Vargulich.

13 MEMBER VARGULICH: Yes.

14 VICE CHAIRMAN KESSLER: Purdy.

15 MEMBER MACKLIN-PURDY: Yes.

16 VICE CHAIRMAN KESSLER: Melton.

17 MEMBER MELTON: Yes.

18 VICE CHAIRMAN KESSLER: Wallace.

19 CHAIRMAN WALLACE: Yes.

20 VICE CHAIRMAN KESSLER: Becker.

21 MEMBER BECKER: Yes.

22 CHAIRMAN WALLACE: Thank you.

23 On to Item No. 6, which is 1001 North 5th  
24 Avenue, Jeffrey Johnson, application for zoning

1 map amendment, public hearing continued from  
2 7/7/2020.

3 We have -- oh, you know what? -- I  
4 apologize; let me back up for just a second.

5 Just want to make a reminder before we  
6 start -- shall I read this reminder? Okay.

7 A reminder to anyone who is viewing the  
8 meeting from home who would like to make a public  
9 comment, if you're joining the meeting through the  
10 Zoom video call, click the icon labeled  
11 "participants," and then click the button labeled  
12 "raise hand" to indicate that you'd like to speak.

13 If you're joining the meeting through  
14 phone audio, you need to dial "star 9" to raise  
15 your hand. Listen for your name or the last  
16 four digits of your phone number to be called and  
17 then make your comment.

18 All right. And now we have -- these are  
19 McBride; correct? But these are all for the next  
20 one?

21 VICE CHAIRMAN KESSLER: Correct.

22 CHAIRMAN WALLACE: We do have one item for  
23 the 1001 North 5th Avenue. And this is an email  
24 sent from Jeff Johnson to Ellen Johnson, no

1 relation.

2 "Hi, Ellen. We would like to request a  
3 continuance for the public hearing for the  
4 1001 North 5th Avenue project to the August 4th  
5 Plan Commission meeting. The reason for the  
6 continuance is to give us and the owners of the  
7 neighboring property more time to explore and  
8 discuss options and come to an amicable agreement.  
9 We are involved in discussions already, but we  
10 would request more time in order to make sure that  
11 we come to the Commission with a fully thought out  
12 plan that meets the needs of the neighbors, the  
13 needs of the City, and our needs. We will work  
14 diligently to come up with an agreement for the  
15 August 4th meeting. Thank you, Jeff Johnson."

16 Is there a motion to continue to August 4th?

17 VICE CHAIRMAN KESSLER: So moved.

18 MEMBER PRETZ: Second.

19 CHAIRMAN WALLACE: Any discussion?

20 (No response.)

21 CHAIRMAN WALLACE: Tim.

22 VICE CHAIRMAN KESSLER: Becker.

23 MEMBER BECKER: Yes.

24 VICE CHAIRMAN KESSLER: Funke.

Transcript of 1001 N 5th Avenue  
Conducted on July 21, 2020

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1 MEMBER FUNKE: Yes.  
2 VICE CHAIRMAN KESSLER: Pretz.  
3 MEMBER PRETZ: Yes.  
4 VICE CHAIRMAN KESSLER: Holderfield.  
5 MEMBER HOLDERFIELD: Yes.  
6 VICE CHAIRMAN KESSLER: Vargulich.  
7 MEMBER VARGULICH: Yes.  
8 VICE CHAIRMAN KESSLER: Purdy.  
9 MEMBER MACKLIN-PURDY: Yes.  
10 VICE CHAIRMAN KESSLER: Melton.  
11 MEMBER MELTON: Yes.  
12 VICE CHAIRMAN KESSLER: Wallace.  
13 CHAIRMAN WALLACE: Yes.  
14 VICE CHAIRMAN KESSLER: Kessler, yes.  
15 CHAIRMAN WALLACE: Thank you. That  
16 concludes Item 6.  
17 (Off the record at 7:07 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, 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 27th day of July, 2020.

My commission expires: October 16, 2021



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Notary Public in and for the  
State of Illinois

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# Transcript of Pride of Kane County

**Date:** July 21, 2020  
**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Zoning Map :  
Amendment, Application for :  
Special Use for PUD, :  
Application for PUD :  
Preliminary Plan; Pride of :  
Kane County, Southeast corner :  
of Kirk Road and East Main :  
Street. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, July 21, 2020  
7:08 p.m.

Job No.: 271902B  
Pages: 1 - 36  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Pride of Kane County  
Conducted on July 21, 2020

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 Pride of Kane County  
Conducted on July 21, 2020

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member, Attending Virtually

5 JEFFREY FUNKE, Member

6 JIM HOLDERFIELD, Member

7 LAURA MACKLIN-PURDY, Member

8 SUZANNE MELTON, Member

9 TOM PRETZ, Member

10 PETER VARGULICH, Member

11

12 ALSO PRESENT:

13 RUSS COLBY, Planning Division Manager

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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Transcript of Pride of Kane County  
Conducted on July 21, 2020

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

2 CHAIRMAN WALLACE: Item 7 is Pride of Kane  
3 County, Southeast Corner of Kirk Road and East  
4 Main Street (CIMA Developers, LP) Application for  
5 Map Amendment, Application for PUD, Application  
6 for PUD Preliminary Plan.

7 This is a public hearing continued from  
8 7/7/2020 and we do have two -- before I go into  
9 that, this is a public hearing and this is the  
10 opportunity for any applicant to present evidence  
11 for and other people can present evidence against  
12 an application. The Plan Commission will consider  
13 all the evidence and then make a motion to -- or  
14 make a recommendation, rather, to the City Council  
15 Planning and Development Committee whether to  
16 approve or deny the application.

17 What we will do tonight is we will continue  
18 to take evidence, and if the Plan Commission feels  
19 they have enough to make a recommendation, we will  
20 close the public hearing and vote on that  
21 recommendation.

22 Are there any questions?

23 (No response.)

24 CHAIRMAN WALLACE: Okay. There is a court

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 reporter here in the room, and she has to take  
2 everything down, so anyone who wishes to speak  
3 whether, if you're here in the room, please wait  
4 to be recognized by me before speaking, and when  
5 you speak, please state your name, spell your last  
6 name and state your address for the record. If  
7 there's anyone through Zoom that wishes to speak,  
8 the instructions that I read earlier is the way  
9 that we do that.

10 Right now anyone who wishes to offer any  
11 testimony either for or against, I'm going to  
12 swear you in, so if you'll raise your hand.

13 (Whereupon, the witnesses were thereupon  
14 duly sworn.)

15 CHAIRMAN WALLACE: Thank you.

16 MEMBER HOLDERFIELD: Excuse me, Todd. I  
17 have to admit I can't access my screen here. I  
18 have yours.

19 CHAIRMAN WALLACE: Give us just a second  
20 here.

21 (An off-the-record discussion was held.)

22 CHAIRMAN WALLACE: Okay. Before we begin,  
23 are there any questions?

24 (No response.)

Transcript of Pride of Kane County  
Conducted on July 21, 2020

6

1 CHAIRMAN WALLACE: Okay. Ellen, is this  
2 yours? Do you have anything before we start?

3 MS. JOHNSON: No.

4 CHAIRMAN WALLACE: All right. There are  
5 some exhibits. There's an Exhibit A. Exhibits A  
6 and B were both included in the Plan Commission  
7 packet, so I'm not going to read them in, but I will  
8 just identify them. Exhibit A is a letter dated  
9 July 6, 2020, from Jayme Muenz, and Exhibit B is an  
10 email also dated July 6th from Christine Sanchez.  
11 We also have an Exhibit C dated July 20th, and I  
12 will read this because it was not included in the  
13 Plan Commission packets.

14 July 20th, 2020, "Dear Commissioners, I  
15 read the letters from Jayme Muenz and Molly Bryant.  
16 I agree with their conclusion, 'A thorough review  
17 of the plan as a whole makes clear that this  
18 proposal does not meet the requirements or  
19 objectives of the agreed upon plan for development.  
20 Therefore, it would be recommended that the  
21 Commission deny this proposal and allow the  
22 landowner to work with new developers on alternative  
23 plans in conformance with the guidelines in the  
24 comprehensive plan.'

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1           "Does the City of St. Charles have needs  
2 assessment studies? Is a gas station/convenience  
3 store/taco restaurant required for the current  
4 population? Will a new facility detrimentally  
5 affect the current St. Charles businesses?

6           "As an 18-year resident the traffic at the  
7 proposed intersection is already heavy. This is  
8 an observation from a resident of a traffic study  
9 conducted in 2017. In the morning northbound Kirk  
10 Road turning right/east on Main Street, the right  
11 turning lane could have 10-plus cars waiting to  
12 turn. I've passed through this intersection daily  
13 for years while traveling to work. It is already  
14 busy. Will a gas station create additional  
15 traffic on Kirk and North Avenue?

16           "Thank you in advance for reading my  
17 concerns. My thoughts are as a resident I share a  
18 concern for the optics of a gas station/  
19 convenience store/wash car wash combination  
20 project as we enter our city. My concerns are for  
21 existing businesses being pushed aside and if we  
22 are even in need of these services. My concerns  
23 are for traffic on the road currently being used  
24 by both cars and buses transporting students to

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 Wredling Middle School and St. Charles East High  
2 School, Elaine Delves, 1138 Hidden Glen Circle,"  
3 and that is Exhibit C.

4 MS. JOHNSON: Chairman, I'll just note  
5 that Exhibit B is actually from Molly Bryant, not  
6 Christine Sanchez.

7 CHAIRMAN WALLACE: Oh, I'm sorry. I just  
8 looked -- yep, you're correct, Molly Bryant.

9 All right. At this point is the applicant  
10 here? Yes. Would you like to present -- do you  
11 want to make a presentation, or would you just  
12 like for me to open it up for questions?

13 MR. SOLTIS: Well, I guess we could leave  
14 that open. We provided exhibits to Ellen. You've  
15 had a chance to review those. We're here to  
16 answer your questions. We can call out any of the  
17 changes that have been made.

18 My name is Dan Soltis. I'm with CIMA  
19 Developers.

20 CHAIRMAN WALLACE: How do you spell the  
21 last name?

22 MR. SOLTIS: S-o-l-t-i-s, 30W180 Butterfield  
23 Road, and we're the real estate arm of The Pride  
24 Stores, and we're happy to be back in front of the

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 Commission tonight. We were here two weeks ago,  
2 obviously continued. We had a chance to review  
3 all of the --

4 MEMBER HOLDERFIELD: Excuse me, sir.  
5 Could you move closer to the microphone? I can't  
6 hear you.

7 MR. SOLTIS: I'm sorry. We're happy to be  
8 here tonight. We had a chance to review, take a  
9 lot of the recommendations from two weeks ago. We  
10 have made changes to our site plan; we made  
11 changes based off a lot of the recommendations  
12 that we heard.

13 We're here to answer any questions. I can  
14 call out changes on the plan. We have Todd Abrams  
15 is our civil engineer with WT and Steve Corcoran  
16 from Eriksson Engineering regarding traffic  
17 studies to answer any other questions.

18 CHAIRMAN WALLACE: If you could just  
19 outline the changes that you made.

20 MR. SOLTIS: Sure.

21 This one is probably the easiest to see.  
22 One of the recommendations was to connect -- the  
23 last site plan did not have a sidewalk that  
24 connected from the north -- I'm sorry -- the

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 east/west arterial to the site, to the convenience  
2 store entrance area. The suggestion was to maybe  
3 come in on the east side, but we did include a  
4 sidewalk on this west side right here which goes  
5 right to the entrance point at this southwest  
6 corner. We had omitted an exit sidewalk on this --  
7 on this east side door, so now we have added a  
8 sidewalk here which connects down into the  
9 sidewalk area there.

10 Another change, on the last site plan we  
11 weren't clear but we highlighted our outdoor  
12 seating area on the south side of the convenience  
13 store. So we show the six outdoor tables. We --  
14 this line here represents just a fence, aluminum  
15 fencing that would separate the curb from the  
16 outdoor door seating area.

17 We also added a crosswalk which had been  
18 brought up last June. We still would like to talk  
19 to staff and City officials regarding cost for  
20 this crosswalk. I know that the City has gathered  
21 information from KDOT and IDOT on this. We did  
22 and are showing it on the site plan, but we do  
23 still want to talk to the City in regards to, you  
24 know, costs and such.

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 CHAIRMAN WALLACE: Is this a crosswalk  
2 across Main or Kirk?

3 MR. SOLTIS: Kirk. So it would connect  
4 the sidewalk here, right here. Steve can answer  
5 any specific questions regarding that crosswalk.  
6 I can call out, obviously, that has been added to  
7 the plan.

8 We also -- there was a recommendation to  
9 widen this island right here to allow for  
10 additional landscape. We have done that, and I  
11 can get to the landscape plan here as we move  
12 forward.

13 While we're on this plan, there was some  
14 discussion regarding our truck traffic, and just  
15 to clarify, the truck traffic that we had shown  
16 two weeks ago showed the trucks coming in here,  
17 coming through here, filling up at our tank pad  
18 here, and then exiting out off of this south drive  
19 into the Main Street commons.

20 Now, what we actually showed was the fire  
21 apparatus plan, so we wanted to clarify that this  
22 plan is for a fuel truck plan. So this fuel truck,  
23 we control when it can be delivered; we can  
24 control when -- you know, off-peak hours, things

1 like that. But now we have a truck coming in here,  
2 filling up here, and then making this maneuver and  
3 then exiting out on North Avenue and then  
4 proceeding on.

5 Now, what we do show on the fire apparatus  
6 plan, which I can get to in a second, we do show  
7 that this truck can also come through here if it  
8 needed to since we show the model as WB-50 making  
9 that maneuver, as well. We just want to kind of  
10 highlight that and clarify that.

11 MEMBER VARGULICH: You're showing a  
12 maneuver in the northwest corner of the property,  
13 but yet you're showing your pavement across the  
14 line, and that's one of the things you're asking  
15 for is a pavement setback variance, but you're not  
16 showing that you're actually using that pavement  
17 for the fuel truck based on that auto turn there.

18 I'm just wondering, does it make sense to  
19 pull it back in and take one of those things off  
20 the table?

21 MR. SOLTIS: I'll let Todd maybe answer  
22 that a little.

23 MR. ABRAMS: Good evening. My name is  
24 Todd Abrams with WT Group, A-b-r-a-m-s,

1 2675 Kratom Avenue, Hoffman Estates, Illinois.

2           So it's a little difficult to see -- I  
3 just have a little pointer here, but the actual --  
4 the route is actually the truck comes in, travels  
5 westbound, and then turns north and travels in a  
6 counterclockwise direction. That's because tanker  
7 trucks usually want to drop the fuel on the  
8 passenger's side, and that's just for safety  
9 reasons. But you can see if you look really  
10 closely, it needs just about every foot of payment  
11 up on this northerly extent to make the circulation.

12           Perhaps there's a little bit of area right  
13 here that's not quite necessary, but the truck  
14 route almost goes right to that face curb of that  
15 curbing that's on the northerly extent of the  
16 parking lot.

17           Something to keep in mind, too, you know,  
18 this is a -- this is a design program, so in  
19 reality it's maybe a little bit less, but this is  
20 the standard of care, this is what we are supposed  
21 to do in designing a gas station site. We're  
22 supposed to use these programs to design our  
23 parking lots.

24           MR. SOLTIS: I'm trying to think if there's

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1 any other changes on this site plan here before I  
2 move on to the next slide. I don't believe so.

3 This is showing -- and once again, Todd,  
4 since you created that, if you want to go through  
5 the fire apparatus, I want to make sure I don't  
6 flip flop the way the trucks are coming in and out  
7 of here.

8 MR. ABRAMS: Sure. This exhibit has a  
9 truck, a WB-50 truck coming in off of North Avenue,  
10 traveling south and then westbound, traveling  
11 westbound south of the two proposed buildings and  
12 then south of the new canopy traveling in a  
13 clockwise position and then traveling southbound  
14 through the neighbor's property to our south, then  
15 existing out onto Kirk and traveling northbound.

16 One thing I'd like to point out is in the  
17 fire department's comments, they asked us to use  
18 the largest fire truck or use a WB-50 in our  
19 circulation analysis. We just -- originally we  
20 used the WB-50. In our resubmittal recently we  
21 really didn't have time to get in contact with  
22 somebody at the fire department to get the actual  
23 fire truck. So in reality what we're using is a  
24 large semitruck to model the fire truck. So in

1 reality this is a much more conservative  
2 circulation path because it's a semitruck. You  
3 know, if we -- I could say with about 99.9 percent  
4 certainty almost that if we get that actual fire  
5 truck template, we can make the circulation routes  
6 work on this property. Because the WB-50 is much  
7 larger than a fire truck.

8 CHAIRMAN WALLACE: Okay. Other questions?

9 MR. SOLTIS: I'm going to move to a couple  
10 quick color elevations.

11 It had been brought up two weeks ago, as  
12 well, regarding this south elevation -- the outdoor  
13 seating area is here, so there was suggestion to  
14 put additional architectural features. So we have  
15 added a cedar trellis that would extend this portion  
16 of the elevation. It runs 55, 60 feet or so. The  
17 cedar would match the current cedar on the building,  
18 and it would form that architectural feature that  
19 had been brought up.

20 On the car wash elevation, we removed this  
21 car wash sign here on the west elevation. I just  
22 wanted to point that out real quick. Trash  
23 enclosure included, as well, that's the matching  
24 brick with the middle white, painted white to

1 match the building.

2           Landscape, let's see. I know that we had --  
3 and we still hold firm that we are providing  
4 sufficient landscape, but we did add four additional  
5 parkway trees along North Avenue. We added one  
6 additional tree in that new island here, so we've  
7 added five additional trees.

8           We are still -- still do feel that our  
9 landscape plan is sufficient. We're asking for  
10 consideration on this landscape. We still feel  
11 that it's sufficient and it's in line with typical  
12 developments. We still feel that, you know,  
13 obviously, this site is -- it's a convenience, so  
14 visibility, still security is also going to be an  
15 issue, and we're just asking for that consideration  
16 and the same consideration -- I drove up and down  
17 Randall Road, I took a lot of pictures of the  
18 landscape plan. We're asking for the same  
19 consideration that the Cooper's Hawk across the  
20 street got. So that's what we're asking.

21           We're here to answer any questions, and I  
22 think that kind of highlights our modifications.

23           CHAIRMAN WALLACE: All right. Are there  
24 any questions?

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17

1           MEMBER FUNKE: I've got a question regarding  
2 the -- I don't know, did you address anything  
3 regarding the retention pond in the front? We  
4 talked about some details with the landscaping and  
5 kind of addressing that. I know you guys had some  
6 guardrails on the perimeter of that.

7           MR. SOLTIS: We did look at the guardrail  
8 and we didn't -- you know, I went back and forth  
9 with our landscape architect, and there's about  
10 4 feet from the guardrail to the curb. There's  
11 not a lot of area to work with there. So we don't  
12 have any additional changes in regards to that  
13 guardrail.

14           We just felt that anything that we'd try  
15 to add would be a maintenance issue if anything  
16 could be added at all. So we're still -- the  
17 guardrail has a function; it's a security, safety  
18 item, and at this point right now --

19           MEMBER FUNKE: So where is the detail that  
20 shows both of those retention ponds? Do you have  
21 that on here on the drawings? Can you show that  
22 to us?

23           MR. SOLTIS: It should be on my landscape  
24 here. I don't know if it got cut off. I don't

1 know why -- it is on one of the landscape sheets.  
2 I have a photo on a flash drive that I can plug in.

3 So treated timber cedar 10 inch and then  
4 galvanized steel for the posts for security.

5 MEMBER FUNKE: Do you have a section going  
6 the other way through the -- what is that, block  
7 wall? What's the makeup of the wall, the  
8 retention wall?

9 MR. ABRAMS: So we do have a three-teared  
10 wall. They range from somewhere between 2 and  
11 3 feet because City code is maximum for retaining  
12 wall height, I'm sure everyone knows it's 3 feet  
13 tall. So we do have three sets of seat walls or  
14 retaining walls. They'll be -- they are proposed  
15 to be a landscape block-type wall. Usually, the  
16 way I call it out is we specify it by owner, so we  
17 haven't really gotten to that in real solid detail  
18 of the actual block, but, you know, we could make  
19 that look -- the City could definitely recommend  
20 what they would prefer, and I think that's something  
21 we could provide. Right now it's just a standard  
22 8-inch landscape block wall.

23 MEMBER FUNKE: I guess I'm having a hard  
24 time. You're taking up three quarters of the

1 site, you've got this long retention wall, and you  
2 have no detail for it. You know, you have a nice  
3 layout right now with all the trees, and it makes  
4 for a nice entry to the plaza, and I'm just really  
5 having a hard time seeing what this is going to  
6 look like.

7 From the plan, just looking at the plan it  
8 just seems like it's going to be very almost  
9 industrial -- right? -- which is not in keeping  
10 with -- I mean, really, you're doing a 180 from  
11 what's there now.

12 MR. SOLTIS: It's a farm.

13 MEMBER FUNKE: Yes, I know it's a farm.  
14 You're cutting down all the trees and putting in a  
15 3-foot concrete block wall with a guardrail on  
16 top, and it's just not an elegant design solution.

17 MR. ABRAMS: So right now we've got shown  
18 we do have -- you can see -- is it easier to see  
19 on the screen or if I point on your computers?  
20 I'll zoom in a little bit more.

21 So these lines represent the individual  
22 retaining walls. So, for instance, at this location  
23 right here, you know, we would have some shrubbery.  
24 All of these other hatches, this is smaller

1 hatching here and this hatching here is native  
2 prairie seeding. So that will be like a fountain  
3 grass or, you know, a Black-eyed Susan. It will  
4 be a prairie-type planting.

5 And these walls they -- you know, they  
6 look -- they look really nice. You can choose  
7 essentially whichever color you'd like. We probably  
8 want to make sure, you know, some of the colors of  
9 perhaps the trash enclosure kind of tie it into  
10 the buildings, but what you would have is basically  
11 a set of three walls that would have prairie grass  
12 in between the spacing.

13 Each line here, I believe there's a 3-foot  
14 spacing between these block walls. So essentially  
15 what you'd have is, you know, a 3-foot landscape  
16 area, this native seeding, native plantings. Then  
17 you'd have another 2- or 3-foot wall depending on  
18 where you're at which is a block decorative  
19 landscape wall, and then you do have plantings at  
20 various locations throughout the length of wall.

21 I'm not exactly sure what this hatching  
22 is. I'm going to check.

23 MEMBER FUNKE: Are those existing trees on  
24 the south side of that wall?

1 MR. ABRAMS: Those are existing trees.  
2 That might be mulch. I'm trying to figure out  
3 what this hatch is.

4 Yeah, I'm having a hard time figuring out  
5 what that mark is. Perhaps it is mulching. But  
6 right now you do have a -- you know, you've got a  
7 retention pond that's essentially grass surrounding  
8 the pond. And, actually, when -- these actually  
9 turn out -- I wish I could think of an example for  
10 this area. When you actually have these walls  
11 within a retention pond, it actually ends up kind  
12 of being, for lack of a better term, neat. It  
13 ends up looking complete almost.

14 MEMBER FUNKE: I guess my concern is you've  
15 got -- what is it? -- about 600, 500 lineal feet  
16 of galvanized rail. It's going to be standard  
17 like car rail on the side of the road, is that  
18 what you have on that south side?

19 MR. ABRAMS: So there's a railing --

20 MEMBER FUNKE: Right there, yeah.

21 MR. ABRAMS: -- up at the top of the wall.  
22 It's going to be right up against the curb. So  
23 you are going to have these three walls with the  
24 grass in between with landscaping shrubbery in

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1 certain sections.

2 MEMBER FUNKE: Right.

3 MR. ABRAMS: So I mean, there will be  
4 landscaping south of that, south of that guardrail.

5 MEMBER FUNKE: So you understand what I'm  
6 saying. You've got 500 lineal feet and it seems  
7 like it really wasn't -- there wasn't intention  
8 taken for the design of that wall. You don't even  
9 have a section here showing what that looks like.

10 MEMBER MACKLIN-PURDY: I think what Jeff  
11 is asking, is it going to be like guardrail like  
12 on the side of a highway, and you didn't answer that.

13 MR. SOLTIS: It's basically galvanized  
14 steel posts with a cedar board, cedar boards on it.

15 MEMBER FUNKE: It says "galvanized  
16 guardrail." So is it cedar post or is it --

17 MR. SOLTIS: It's not cedar post. The  
18 site plan or the architectural plan --

19 MEMBER FUNKE: Can you go back to that  
20 detail that you have? Detail No. 1.

21 MR. SOLTIS: That's what we're proposing  
22 will go up there.

23 MEMBER MACKLIN-PURDY: Right there?

24 MR. ABRAMS: So you've got a 2-by-12 treated

1 timber rail.

2 MR. SOLTIS: That's not consistent with  
3 the verbiage on the plan but that is our proposal.  
4 It's a cedar and steel post type. It's not a  
5 typical highway-type guardrail. It does have the  
6 cedar feature, and we left the steel post for the  
7 safety and security reasons.

8 MS. HAWK: Chairman Wallace, if I can  
9 offer a question, it might help a little bit if  
10 the presenter is able -- Mr. Abrams, if you're  
11 able to help explain which side of the retaining  
12 wall is the high side and which is the low side.  
13 So, for example, when one is in the drive aisle,  
14 is that the high side, and basically the retaining  
15 walls are below that? Since we don't have a cross  
16 section to help explain when one is on a certain  
17 area what they would be seeing between the south  
18 retention pond and the other retention pond at the  
19 northeast corner.

20 MR. ABRAMS: Certainly. So when you are  
21 in the parking lot south of the car wash, you will  
22 be on the high side. So essentially because we  
23 are -- you know, we're filling in a pond area to  
24 build our driveway.

1           So when you are standing in this parking  
2 lot, you'll have parking lot, then curb, and then  
3 you'll have this guardrail up at the top. And  
4 then this wall steps down. You have a separation  
5 between the curb and the wall, and then it steps  
6 down 3 feet, you have another 3-foot flat space  
7 with the landscaping and the native plantings,  
8 then you have another 3-foot wall and then more  
9 native landscaping plantings, and then you have  
10 this other block wall.

11           So when you are -- and really the perspective  
12 is when you are on this internal drive here, you  
13 are essentially at the elevation of our site more  
14 or less. So you'll be up higher here looking down  
15 at these walls. The walls step down to get down  
16 to the existing pond that's there. So really I  
17 mean, when you're standing -- and this might not  
18 be the greatest picture to look at.

19           MEMBER FUNKE: So you're dropping 6 feet  
20 from the street level? Is that what you're saying?

21           MR. ABRAMS: Yes.

22           MEMBER FUNKE: And you only have a 3-foot  
23 car rail. Doesn't there need by code to be a  
24 fence of some sort to stop someone from falling

1 into that area?

2 MR. ABRAMS: Well, that's what the guardrail  
3 is for. The guardrail is there to prohibit  
4 vehicles from driving over -- you know, over the  
5 curb and then over the retaining walls.

6 The code -- I mean, really where the wall  
7 is -- where the wall is, its tallest in these  
8 areas kind of south of the car wash and south of  
9 the other on-site pond because they're really not  
10 heavily trafficked area by pedestrians, and also,  
11 the guardrail does act as a barrier between  
12 somebody -- if somebody were to be walking within  
13 the middle of the drive aisle. But that guardrail  
14 is there to prohibit vehicles from driving into  
15 the pond.

16 MEMBER VARGULICH: I had a couple more  
17 questions for you.

18 On the plan that you have up right now,  
19 the trash enclosure, I would like to suggest that  
20 you move it north to provide better visibility for  
21 parked vehicles that are using the vacuums when  
22 they back out so they could see traffic coming  
23 from either direction. Because you're asking  
24 people to back out into your east-west driveway,

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1 and if the trash enclosure was maybe moved north  
2 8 feet or so, that might give people who are  
3 backing up better visibility.

4 MR. ABRAMS: I think that makes sense.  
5 That's something we could walk through.

6 MEMBER VARGULICH: You have space to do it.

7 MR. ABRAMS: I think that makes sense.

8 MEMBER VARGULICH: And, also, where you're  
9 connecting to the property to the south, you have  
10 your 24-foot driveway, and you're adding a landscape  
11 island, I think you should add a stop sign and a  
12 stop bar there as you're leaving your property and  
13 entering somebody else's property considering  
14 that's an active parking lot with people parking,  
15 and getting out of their cars, and walking to the  
16 retail directly to the west. It might be nice if  
17 people aren't just speeding into that adjacent  
18 use, if you will.

19 MR. ABRAMS: Sure.

20 MEMBER VARGULICH: You have a stop bar for  
21 people coming into your property, I'm not sure why  
22 you wouldn't have one for people coming out, just  
23 a sign and a stop bar.

24 MR. CORCORAN: Hi, Steve Corcoran,

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1 C-o-r-c-o-r-a-n with Eriksson Engineering,  
2 145 Commerce Drive, Grayslake.

3 We can do that but it's on someone else's  
4 property so we just need their permission. The  
5 cost is nominal but it's not our property to put  
6 that stop bar and stop sign on. But if they're  
7 willing -- I'll let my client agree to that, but  
8 that's not a big deal.

9 MR. SOLTIS: I'll have to review the  
10 recent agreement but I believe that's allowable.  
11 I'll have to check that.

12 MEMBER VARGULICH: I'm just thinking about  
13 people's safety, people parking and then crossing  
14 that -- because there's parking on the east side  
15 of that drive aisle, so presumably you have people  
16 parking and getting out and walking towards the  
17 retail to the west. Want to just be sure cars are  
18 thinking about these things.

19 MR. SOLTIS: Sure. Okay.

20 MEMBER VARGULICH: And the final comment,  
21 which you have I think addressed and been  
22 resistant to, is really more in tune to the bigger  
23 picture of there have been some residents who have  
24 been concerned about the use itself. There have

1     been conversations about how the comprehensive  
2     plan, albeit a guide, has recommended, you know,  
3     that this corner be treated well from a design  
4     standpoint, and landscape, and all those other  
5     features.

6             It really feels like -- if you look at it  
7     off your site, and look at the bank that's on the  
8     northeast corner, and you look at the bank on the  
9     southwest corner, and then you have St. John  
10    Neumann's on the northwest corner. And you look  
11    at that and what you see more of is architecture.  
12    And the two banks, albeit they're on a corner lot,  
13    have turned their drive-thru lanes to the back or  
14    away from the street.

15            I would challenge you to consider moving  
16    your Pride store to the corner so that the  
17    architecture can be more of the feature of the  
18    corner. Understanding that there's probably not  
19    an oil company in this country that doesn't  
20    believe the paradigm should be that their canopy  
21    deserves the corner, I would argue that in our  
22    community that they don't. I don't think that  
23    sliding the canopy directly to the east and flipping  
24    the store would in any way hurt your sales, and I

1 would love to see a study that suggests that.

2 I think then you have architecture on the  
3 corner and not the canopy and fuel pumps, and I  
4 think that that would be a much better presentation  
5 of a highly trafficked and very important  
6 intersection in our city.

7 MR. SOLTIS: Well, I don't know if Todd is  
8 prepared to answer anything from a design standpoint  
9 on that question. I know I'm not prepared to  
10 answer that from an ownership standpoint. I know  
11 I can tell you in recent discussions we've looked  
12 at it. We looked at it back in June, we -- we  
13 looked at it as an option. We heard what the  
14 Commission had mentioned, you know, a year ago.  
15 We -- I think if we would have been able to do  
16 that, I think we would be presenting that today,  
17 but I'd have to talk to ownership.

18 MEMBER VARGULICH: And I would argue that  
19 your site is fully executable, so you lose nothing  
20 from the standpoint of pumps or retail store. The  
21 only thing you would potentially give up is a few  
22 parking spaces. And since you're overparked right  
23 now, you wouldn't be in noncompliance with our  
24 ordinances.

1           So I'm not sure what you need to talk to  
2 ownership about, but I'm sure it's not an easy  
3 discussion because it changes how your relationships  
4 are with other partners like Mobile, or BP, or  
5 whoever you guys park on any one site, but I think  
6 that's a better solution and doesn't hurt your  
7 business model at all.

8           MR. SOLTIS: Well, I think ideally if that  
9 site was -- the dimensions were a little different --  
10 I know in all the sites that we do have, all of  
11 our canopies do front that major arterial.

12           MEMBER VARGULICH: And you're still going  
13 to front the major arterial, which is Main Street.  
14 You're just not going to be on the corner.

15           MR. SOLTIS: Technically, yes because of  
16 the dimensions of this site. To your point, it's  
17 going to be a difficult decision with ownership.  
18 I'll have it --

19           MEMBER VARGULICH: I understand.

20           MR. SOLTIS: -- but I'm not prepared to  
21 make any recommendation or comment on it other  
22 than the I'll have to discuss it.

23           MR. ABRAMS: Can I say something?

24           MR. SOLTIS: Sure.

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1           MR. ABRAMS: I work on quite -- I work for  
2 quite a few gas station clients. And like you  
3 mentioned, typically gas station owners, they want  
4 the canopy right at the intersection because it's  
5 visibility. I've typically -- you know, I've  
6 probably designed about 125 to 150 gas stations in  
7 my career. The majority of them do have -- and  
8 this is a point that Dan brought up -- a majority  
9 of them are canopy -- well, street, drive aisle,  
10 canopy, drive aisle, building. You know, the  
11 building is usually behind the canopy; the  
12 visibility is from the street; you see the canopy  
13 first. That draws people in from the street and  
14 then ultimately brings them to the convenience  
15 store. That's just my experience, 98 percent of  
16 the gas stations I think I've done them that way.

17           MR. SOLTIS: In the industry they call  
18 that the forecourt. We built two sites last year.  
19 I don't know if any of you have been to our  
20 Naperville site, Ogden and North Aurora. I  
21 recommend if you haven't been to it just see our  
22 newest site. That site is no exception. We have  
23 two canopies on that one, and they're both at the  
24 corners so our building is set back.

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1           We built a site in Palatine at Roselle and  
2 Algonquin Road. Same thing, a larger canopy  
3 almost double the size of this on the front.

4           CHAIRMAN WALLACE: Any other questions?

5           (No response.)

6           CHAIRMAN WALLACE: All right. Any comments  
7 or questions from members of the audience?

8           (No response.)

9           CHAIRMAN WALLACE: I don't think we have  
10 anyone coming in online, either. So that brings  
11 it back to Plan Commission. If you feel that you  
12 have enough evidence to be able to make a  
13 recommendation to the Planning and Development  
14 Committee, then the motion to close the public  
15 hearing would be in order.

16           MEMBER PRETZ: I would like for them to  
17 have their discussion with ownership and then come  
18 back. So I'd be in favor of tabling it one more  
19 time here because this is not a typical corner.  
20 The City is speaking in terms of architecture and  
21 a movement of the building, and I understand that  
22 may be the typical gas station, but that's not a  
23 typical corner.

24           So I think that's a major question unless

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1 they would like us to proceed, I think I would  
2 throw it back to them and say, do you want to have  
3 your conversation internally and then come back  
4 and tell us, you know, what the outcome is? But  
5 that's my feeling.

6 CHAIRMAN WALLACE: What do you think? I  
7 mean, you have -- I know that you guys probably  
8 have your schedules that you need to move forward  
9 on, but would you like for the Plan Commission to  
10 consider additional information before closing the  
11 public hearing, or would you ask that we go ahead  
12 with the information that we have now?

13 MR. SOLTIS: Could you give us two minutes?

14 CHAIRMAN WALLACE: Sure. Yep.

15 (Recess taken, 7:52 p.m. to 7:54 p.m.)

16 MR. SOLTIS: Okay. So we would like to be  
17 continued to discuss this internally with ownership  
18 to go back and vet this. If we took a straw pole  
19 today, I don't know how many would vote yea or nay.

20 CHAIRMAN WALLACE: Even -- I have no idea  
21 but even if we made a recommendation to the City  
22 Council to deny it, you're still going to be in  
23 front of Planning and Development. So it doesn't  
24 matter to me either way, but it doesn't mean that

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1 the application would be dead if we recommended  
2 denial. City Council has overridden our denial  
3 recommendations before.

4 But if you prefer to, you know, to ask for  
5 a continuance, we can take a vote on that.

6 MR. SOLTIS: We'll stick with our request  
7 to continue it then.

8 VICE CHAIRMAN KESSLER: I make a motion to  
9 continue the public hearing on Item 7 --

10 MEMBER PRETZ: Second.

11 VICE CHAIRMAN KESSLER: -- until our  
12 August 4th meeting.

13 MEMBER PRETZ: I still second.

14 CHAIRMAN WALLACE: It's been moved and  
15 seconded. Any discussion -- this is just for  
16 continuance right now. All right. Any  
17 discussion?

18 (No response.)

19 CHAIRMAN WALLACE: Tim.

20 VICE CHAIRMAN KESSLER: Becker. Hello,  
21 Becker?

22 MEMBER BECKER: Yes.

23 VICE CHAIRMAN KESSLER: Funke.

24 MEMBER FUNKE: Yes.

Transcript of Pride of Kane County  
Conducted on July 21, 2020

1 VICE CHAIRMAN KESSLER: Pretz.  
2 MEMBER PRETZ: Yes.  
3 VICE CHAIRMAN KESSLER: Holderfield.  
4 MEMBER HOLDERFIELD: Yes.  
5 VICE CHAIRMAN KESSLER: Vargulich.  
6 MEMBER VARGULICH: Yes.  
7 VICE CHAIRMAN KESSLER: Purdy.  
8 MEMBER MACKLIN-PURDY: Yes.  
9 VICE CHAIRMAN KESSLER: Melton.  
10 MEMBER MELTON: Yes.  
11 VICE CHAIRMAN KESSLER: Wallace.  
12 CHAIRMAN WALLACE: Yes.  
13 VICE CHAIRMAN KESSLER: Kessler, yes.  
14 CHAIRMAN WALLACE: That's Item 7. Thank  
15 you, gentlemen.  
16 (Off the record at 7:57 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, 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 27th day of July, 2020.

My commission expires: October 16, 2021



\_\_\_\_\_  
Notary Public in and for the  
State of Illinois

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# Transcript of Pine Ridge Park PUD

**Date:** July 21, 2020  
**Case:** St. Charles Plan Commission

**Planet Depos**  
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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Application for Special Use :  
(PUD Amendment), Application :  
for Special Use (Special Use :  
for Pet Care Facility), :  
Application for PUD :  
Preliminary Plan; Pine Ridge :  
Park PUD - PetSuites. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, July 21, 2020  
7:57 p.m.

Job No.: 271902C  
Pages: 1 - 26  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

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

7

8

9

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 Pine Ridge Park PUD  
Conducted on July 21, 2020

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JENNIFER BECKER, Member, Attending Virtually

5 JEFFREY FUNKE, Member

6 JIM HOLDERFIELD, Member

7 LAURA MACKLIN-PURDY, Member

8 SUZANNE MELTON, Member

9 TOM PRETZ, Member

10 PETER VARGULICH, Member

11

12 ALSO PRESENT:

13 RUSS COLBY, Planning Division Manager

14 ELLEN JOHNSON, Planner

15 MONICA HAWK, Development Engineer

16 RACHEL HITZEMANN, Planner

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Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

4

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

2 CHAIRMAN WALLACE: Item 8 is Pine Ridge  
3 PUD, PetSuites (Charlie Haapala, Beta Equity  
4 Investment) application for a special use (PUD  
5 Amendment), application for special use (Special  
6 use for pet care facility), application for PUD  
7 preliminary plan.

8 And you were sworn in at the beginning of  
9 the last hearing?

10 MR. DEMCHINSKI: I was, yes. Good evening,  
11 Commissioners, Keith Demchinski, D-e-m-c-h-i-n-s-k-i.  
12 I'm with TM Crowley & Associates. I believe the  
13 applicant that you see in your packet is actually  
14 Beta Equity Investment, which is a subsidiary of  
15 TM Crowley. We are a third-party developer for  
16 PetSuites. On the phone Jared Kenney, our civil  
17 engineer is also -- not on the phone but on Zoom  
18 and can answer any questions that come up there  
19 for the site plan.

20 CHAIRMAN WALLACE: Jared, are you there?

21 MR. KENNEY: Yes.

22 CHAIRMAN WALLACE: All right. Thank you.  
23 Just want to make sure you're with us.

24 Go ahead.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

5

1 MR. DEMCHINSKI: For the record, I'm at  
2 501 Pennsylvania Parkway, Suite 160, Indianapolis,  
3 Indiana 46280.

4 Again, my name is Keith Demchinski. For  
5 those of you who aren't familiar with PetSuites,  
6 PetSuites is a pet resort for both dogs and cats  
7 with services that range from boarding, to  
8 daycare, to grooming and training. They offer  
9 luxury suites with raised beds, personal TVs, room  
10 service believe it or not, housekeeping. They  
11 also offer classic suites with plush beds that  
12 happen to be on the floor, room service, and also  
13 daily housekeeping. This is truly the Ritz Carlton  
14 for dog and cat daycare.

15 The hours of operation for the daycare and  
16 grooming and training is seven days a week between  
17 6:30 a.m. and 8:00 p.m. There is overnight boarding  
18 service, as well. A mature resort employs around  
19 25 employees. A new resort will start roughly with  
20 about 15, with about 3 to 4 full-time employees to  
21 begin with.

22 The cleaning procedures -- as I know some  
23 of these questions will come up, so I'll speak to  
24 some of these quickly. The cleaning procedures:

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

1 The facility gets a thorough cleaning daily. So  
2 both indoor and outdoor. Any solid waste gets  
3 picked up immediately, it's put into an enclosed  
4 trash can, and then it is taken to the dumpster  
5 facilities, the refuse facilities daily, as well.  
6 There's also spot cleanings from time to time both  
7 indoors and outdoors throughout the day.

8 I'll speak to some of the noise control  
9 policies in mitigation of noise when I get to the  
10 site plan here in just a few moments.

11 As far as the site's concerned, the location  
12 is just west of Randall Road on Main Street just  
13 on the west side of Aldi. There is a full-turn,  
14 full-movement intersection here just on the east  
15 side of Aldi at Oak Street and Main Street and a  
16 right-in/right-out access just to the west of  
17 that. The proposed medical office building that  
18 came through back in April was approved just to  
19 the east side of our site. Total size, total  
20 acreage is 1.2 acres, and the -- as was mentioned  
21 before, the district would be the Pine Ridge  
22 Regency Estates PUD.

23 Tonight we're requesting a special use  
24 amendment to the PUD to add pet care facility as a

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

7

1 special use, and then we're also asking for a  
2 special use for the pet care facility on this  
3 particular site. We're also asking for approval,  
4 or I should say not approval but a favorable  
5 recommendation for the preliminary site plan,  
6 as well.

7 Just some information regarding the site  
8 plan. As I mentioned, the access to this site is  
9 to the east just on the east side of the medical  
10 office building. There is a -- we are in the  
11 process right now of negotiating access easement  
12 as well as shared parking, which you can see kind  
13 of the light-colored shaded area there just to the  
14 east of our property. There's also an access point  
15 along the private road to the north of our  
16 property, making access from that point, as well,  
17 a one-way drive runs along -- that runs west along  
18 the north portion of the building there, and then  
19 another exit point from just north of where the  
20 location is to get back to the private road back  
21 east and out to -- back out to Main Street.

22 There's parking along the east side of the  
23 building. The main entry to the building is along  
24 the east elevation.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

8

1           Outdoor -- outdoor play area is to the  
2 north, and that's surrounded -- both the north  
3 side and the west outdoor areas are surrounded  
4 by a private -- 7-foot private vinyl fence. On  
5 the west side of the building, those are individual  
6 outdoor play areas. Those are not kennels and  
7 those are used for dogs that might have behavior  
8 issues will be put in those to isolate them. If  
9 the dog is injured, they may go in those individual  
10 play areas, or if a dog has social issues, believe  
11 it or not, for any reason they may go in those  
12 isolated areas, as well.

13           The play area to the north of the building,  
14 there are three different synthetic turf play  
15 areas for dogs. They group them by size. There's  
16 also a pool at the northeast corner of that play  
17 area and two canopies for shade for the dogs,  
18 as well.

19           As far as stormwater is concerned, it is  
20 all off site. All of the stormwater -- if I go  
21 back to the aerial, you can see just north of  
22 Woodward Drive there are a few detention ponds.  
23 All of the water discharges into those detention  
24 ponds on the north side of Woodward Drive.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

9

1 MEMBER VARGULICH: The detention pond  
2 directly to your west, is that part of the same  
3 stormwater system, or does it belong to another  
4 property owner?

5 MR. DEMCHINSKI: It's not. Jared, maybe  
6 you can speak to that a little bit better than I.

7 MR. KENNEY: Sorry; I was muted. No, that  
8 is for a separate development. The storm sewer  
9 runs north/south along the western property line  
10 that ensures that the stormwater is collected and  
11 then adequately directed toward the basin storage  
12 at Woodward Drive.

13 MEMBER VARGULICH: Thank you.

14 MR. DEMCHINSKI: As far as the floor plan is  
15 concerned, I apologize, this is actually turned --  
16 or was turned 180 degrees. So the entry is  
17 actually on the left side of this plan where we  
18 have a lobby, there's some additional play --  
19 indoor play areas for dog daycare.

20 The area highlighted in red there is for  
21 cat boarding, and then what you see there  
22 highlighted in green is for -- it's for the dog  
23 boarding, dog kennels, and between the cat and dog  
24 kennel areas, it makes up roughly 40 percent of

1 the entire building area.

2 There's some additional employee spaces,  
3 break room, offices, a meeting room. And then the  
4 grooming station, grooming area is on the plan,  
5 the plan north there in between the two dog kennel  
6 spaces.

7 We've incorporated earth tones into this  
8 building. It's a masonry concrete building with  
9 split-face concrete, so there's some texture to  
10 it. We incorporated articulation in the building  
11 facade, as well, along the south -- particularly  
12 on the south and east sides which are the most  
13 visible. We've also incorporated a lime green  
14 metal panel which is consistent with PetSuites'  
15 brand along the south elevation, and that also  
16 incorporates the PetSuites logo and is consistent  
17 with the lime green canopies, horizontal canopies  
18 that you see over many of the doors and windows  
19 around the building, as well.

20 You can see the play yards, the play areas  
21 on the east elevation on the right-hand side and  
22 then the west elevation, the left-hand side there.  
23 So that is the play area surrounded with the  
24 7-foot opaque fence.

1           As far as the design standards for the  
2 planned unit development, we're required for  
3 50 percent of the building facades that front onto  
4 public right-of-way or circulation roads to be  
5 enhanced. So these graphics show the area that's  
6 proposed for -- or that we're showing as enhanced  
7 elements to the architecture, which is over  
8 50 percent.

9           The one deviation that we are requesting  
10 is to Exhibit 4A, development standards and design  
11 criteria. Section 71A of the architectural  
12 standards which states that walls over 100 feet  
13 should incorporate offsets, projections, or  
14 recesses a minimum of 3 feet in depth extending  
15 over 20 percent of the facade, we're able to  
16 achieve that on the south and the east elevations.  
17 The north elevation, which is primarily obscured  
18 by fence, we're requesting a projection of only  
19 8 inches given that it's obscured, number one, by  
20 the fence but also so that that 3-foot projection  
21 in the play yard wouldn't infringe on the  
22 circulation within that play yard, as well. So  
23 that is the one deviation from the PUD that we're  
24 requesting tonight.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

12

1           And then as far as the landscaping is  
2 concerned, we are -- per the staff review comments  
3 we are making some modifications to the landscape  
4 plan particularly along Main Street. We'd be  
5 increasing the amount of trees, shrubs, perennials,  
6 and grasses within the 50-foot landscape buffer in  
7 addition to some of the other comments received  
8 from staff. But the landscape plan that's before  
9 you tonight includes a number of canopy trees,  
10 evergreen trees at the corners of the building,  
11 and then also some foundation landscaping and  
12 additional landscaping around the fence and site  
13 to help soften large spans of walls and fence.

14           I think with that we're happy to answer  
15 any questions that you may have.

16           MEMBER FUNKE: I'll start off. On the  
17 east elevation you have some sort of -- on the  
18 right side of the building you have some sort of  
19 graphics on there. What is that?

20           MR. DEMCHINSKI: So that's consistent with  
21 a lot of the buildings that are constructed for  
22 PetSuites. It's actually just a channel light in  
23 the shape of a dog playing.

24           MEMBER FUNKE: Oh, okay.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

1 MR. DEMCHINSKI: It's a fun element that  
2 we incorporate into the buildings, but it's not --  
3 you know, it doesn't stand out a lot. It's  
4 minimized.

5 MEMBER FUNKE: All right. And then the  
6 trash enclosure, do you guys have elevations  
7 for that?

8 MR. DEMCHINSKI: We don't have elevations  
9 now, but it will be the same split-face material  
10 that the building is constructed of.

11 MEMBER FUNKE: Okay, thanks.

12 VICE CHAIRMAN KESSLER: I have a question.  
13 I'm not real clear on a comment here. You talk  
14 about -- what was it? Oh, so the use standards it  
15 says that -- you indicate in your application you  
16 would like the flexibility to allow outside time  
17 to be 6:30 p.m. to 8:00 p.m., while 7:00 is our  
18 new standard. Then it goes on to say. However,  
19 there shall be no animals outdoors between 7:00 a.m.  
20 and 7:00 p.m.

21 MS. JOHNSON: That was my comment. That  
22 was meant to note that the applicant noted in the  
23 application that they would like to have some  
24 flexibility in allowing a longer day, time for

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

14

1 outside from 6:30 to 8:00, and I just noted that per  
2 our current standards we only permit 7:00 to 7:00.

3 VICE CHAIRMAN KESSLER: Okay. And there's  
4 some discussion about the landscaping, the  
5 landscape proposal that has been submitted, and  
6 there are many comments by staff regarding meeting  
7 the standard, our standard. You haven't addressed  
8 that. I mean, is that an issue?

9 MR. DEMCHINSKI: No. We're committing to  
10 addressing all the landscape comments to be in  
11 compliance with code. So that will be addressed.  
12 Moving forward we will be revising the landscape  
13 plan to address those comments, absolutely.

14 VICE CHAIRMAN KESSLER: Okay. That's all  
15 I have.

16 CHAIRMAN WALLACE: Other questions?

17 MEMBER VARGULICH: I have some questions.  
18 The -- is it possible to extend your sidewalk on  
19 the east side down to Main Street as the medical  
20 facility did to connect to the sidewalk?

21 MR. DEMCHINSKI: That's something -- so  
22 one of the recommendations by staff was to connect  
23 our sidewalk to Main Street, which we intend to  
24 do. I'm not sure if it is feasible to extend it

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

15

1 directly south because there is a swale that runs  
2 along the south edge of those buildings. However,  
3 there might be an opportunity to extend it east  
4 and connect to the medical building sidewalk,  
5 which would achieve the same -- you know, the same  
6 thing, I believe. Maybe a little bit more direct  
7 if it were to extend south, but I'm not sure if  
8 that's feasible from a grading standpoint.

9 MEMBER VARGULICH: Okay. And there were  
10 some staff comments related to the parking, the  
11 parking count and kind of some of the driveway  
12 lifts. It seems like from your building on the  
13 east side over to the medical facility it's pretty  
14 much just a variety of asphalt and a couple little  
15 islands, which given your effort that you're  
16 putting into the building seems a disconnect --

17 MR. DEMCHINSKI: Sure.

18 MEMBER VARGULICH: -- from an aesthetic  
19 standpoint. So I think there are certainly some  
20 things that were commented on and could be done to  
21 not really hinder your parking but certainly add  
22 some landscape areas that would help to provide a  
23 better look and feel and direct traffic effectively.

24 And then, also, at the west end of that

1 one-way driveway down by the refuse container --  
2 enclosure, if someone is driving westward, and  
3 since there's nowhere else to go but to basically  
4 do a 180 to leave, that seems like a really  
5 difficult turn given that the island there is only  
6 a couple of feet wide. Your car is going to be  
7 parallel and adjacent to that island, and somehow  
8 you've got to turn 180 in a 20-foot-wide street or  
9 so, private street. Has your engineer looked at  
10 the ability for most cars to even be able to do  
11 that other than a Cooper?

12 MR. DEMCHINSKI: We will -- I guess first,  
13 to address your first comment, we are looking at  
14 the geometry of the parking areas to the east of  
15 the building. We'll likely be incorporating some  
16 larger islands to help soften the parking lot  
17 within that area without losing parking spaces.

18 I know there's mention that we could  
19 possibly reduce the amount of parking spaces from  
20 10 to 5. I think in that area because it is  
21 adjacent to the main entry we would like to  
22 maintain those 10 parking spaces, and if we're  
23 able to reduce parking spaces along the north,  
24 particularly northwest where it's further away

Transcript of Pine Ridge Park PUD  
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17

1 from the main entry, we'd prefer to lose a few  
2 spaces there rather than the front of the building.  
3 But there are certainly some opportunities to add  
4 some green space and islands in the parking lot to  
5 make that -- to soften that space.

6           Regarding the northwest corner where you  
7 would exit onto private road, I think it would --  
8 and Jared, maybe you can speak to this a little  
9 bit more, but I think we'd sign that private road  
10 to show that it's a one-way drive and do not enter  
11 any further, you know, west of where our entry is --  
12 our access point is on the east side there, the  
13 northeast side.

14           MEMBER VARGULICH: Isn't there a lot -- a  
15 development lot to the north of you?

16           MR. DEMCHINSKI: There is, yes.

17           MEMBER VARGULICH: So --

18           MR. DEMCHINSKI: Undeveloped. It's vacant  
19 today.

20           MEMBER VARGULICH: I'm saying there is a  
21 lot that could be developed for a future user, and  
22 if that driveway is intended to use two-way  
23 traffic, it seems right now that whoever is turning  
24 out and needing to turn to go back east is actually

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

18

1 going to turn into oncoming traffic potentially at  
2 a future point.

3 MR. DEMCHINSKI: Right. Well, traffic  
4 would be coming out and then going -- yeah,  
5 running east.

6 MEMBER VARGULICH: Right.

7 MR. DEMCHINSKI: I see your point. It is  
8 a tight turn. There may be some opportunities  
9 especially if we were to lose a few parking spaces  
10 at that northwest corner to get a larger radius on  
11 that turn. So that's certainly something we could  
12 look at.

13 MEMBER VARGULICH: I would agree.

14 I have an additional question perhaps for  
15 your engineer. I don't know which sheet it is,  
16 but one of the drawings that we were given, I  
17 think it's utilities and grading, there's --  
18 there's PVC pipe that's shown as kind of underground  
19 running along the north side of the north exercise  
20 area and on the west side of those individual  
21 kennel areas. Can you speak to what that's for?

22 MR. KENNEY: Absolutely. So that  
23 underdrain is there to collect any runoff that  
24 would get into those synthetic turf areas. And

1 the fence sits actually on a concrete curb, if you  
2 will, that would act as a barrier in preventing  
3 problems with the drainage there. So we've  
4 installed or added that underdrain to collect any  
5 runoff that would get into that synthetic turf  
6 area to prevent any unwanted water from ponding in  
7 those areas.

8 MEMBER VARGULICH: And for the developer,  
9 if I understood earlier, you said that these areas  
10 are cleaned daily, if not more depending on  
11 necessity.

12 MR. DEMCHINSKI: That's correct.

13 MEMBER VARGULICH: So I'm trying to  
14 understand what happens to all the runoff from the  
15 cleaning outside. It appears from the grading  
16 plan that it drains into the storm basins that are  
17 located along the north property line on the  
18 driveway, and then that is all taken to the ponds  
19 to the north, if I'm following the grading plan  
20 and whatnot.

21 MR. DEMCHINSKI: It is.

22 MEMBER VARGULICH: So forgive the  
23 indelicacy but isn't that a lot of pollutant load  
24 on a pond that may not have been designed to

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

20

1 address that?

2 MR. DEMCHINSKI: It's relatively minimal  
3 compared to the pollutants that run off from  
4 vehicles -- you know, other pollutants that are  
5 certainly more hazardous than that. And the  
6 amount is very minimal when it is washed off.

7 MR. KENNEY: And I would add that the  
8 solid waste is collected. It's not just simply  
9 sprayed into the turf. So it's really -- any  
10 potential liquid pollutants would be further  
11 diluted by the runoff prior to getting all the way  
12 to the basin.

13 MEMBER VARGULICH: Apparently, our  
14 engineering or stormwater management regulations  
15 don't feel that's an issue.

16 MR. DEMCHINSKI: It's a fair question and  
17 one that's been asked many times, but based on the  
18 dilution and the small amounts when you look at  
19 the big picture, it hasn't been an issue that we  
20 have had to address in the past.

21 MEMBER VARGULICH: Fair enough. Okay.

22 MEMBER MACKLIN-PURDY: I have a question.  
23 So the entrance is on the east elevation, correct,  
24 the main entrance for the pet care facility?

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

1 MR. DEMCHINSKI: The main entrance will --  
2 yes, east or here to the northeast.

3 MEMBER MACKLIN-PURDY: And Main Street is  
4 the main corridor?

5 MR. DEMCHINSKI: It is, uh-huh.

6 MEMBER MACKLIN-PURDY: So there were some  
7 staff comments about additional signage possibly  
8 being added to the south -- or no, actually the  
9 north elevation.

10 MEMBER MELTON: I think it's the south.

11 MEMBER MACKLIN-PURDY: South elevation.

12 MR. DEMCHINSKI: I believe there's a  
13 recommendation to incorporate signage.

14 MS. JOHNSON: On the south elevation along  
15 Main Street. I think the recommendation was to  
16 raise that limestone projection to mimic the east  
17 side and then add signage since that is along  
18 Main Street.

19 MEMBER MACKLIN-PURDY: So I just wondered  
20 if that was --

21 MR. DEMCHINSKI: It's something that we  
22 can certainly look at. I know that there is a  
23 logo here on the panel. We're also proposing --  
24 we're also proposing a sign here in front of the

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

22

1 building, as well.

2 MEMBER MACKLIN-PURDY: A monument sign?

3 MR. DEMCHINSKI: A monument sign.

4 MEMBER VARGULICH: I just have one comment.

5 I like the tones, and the architecture, and split-  
6 face, and all sorts of discussions about that.

7 The 6- or 7-foot fence is noted on the elevations  
8 to be white. I might suggest a tan, or a gray, or  
9 a charcoal that might blend a little better with  
10 the tones that you selected for the architecture  
11 because it seems like it will stand out, not  
12 blend in.

13 MR. DEMCHINSKI: I think we can certainly  
14 look at changing the color of that from white.

15 CHAIRMAN WALLACE: All right. Any other  
16 questions, comments?

17 (No response.)

18 CHAIRMAN WALLACE: All right. If the Plan  
19 Commission feels they have enough information to  
20 make a recommendation to Planning and Development  
21 Committee, then a motion to close the public  
22 hearing would be in order.

23 VICE CHAIRMAN KESSLER: So moved.

24 MEMBER PRETZ: Second.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

23

1 CHAIRMAN WALLACE: All right. It's been  
2 moved and seconded. Any discussion on the motion?

3 (No response.)

4 CHAIRMAN WALLACE: Tim, roll call.

5 VICE CHAIRMAN KESSLER: Becker.

6 MEMBER BECKER: Yes.

7 VICE CHAIRMAN KESSLER: Funke.

8 MEMBER FUNKE: Yes.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Yes.

11 VICE CHAIRMAN KESSLER: Holderfield.

12 MEMBER HOLDERFIELD: Yes.

13 VICE CHAIRMAN KESSLER: Vargulich.

14 MEMBER VARGULICH: Yes.

15 VICE CHAIRMAN KESSLER: Purdy.

16 MEMBER MACKLIN-PURDY: Yes.

17 VICE CHAIRMAN KESSLER: Melton.

18 MEMBER MELTON: Yes.

19 VICE CHAIRMAN KESSLER: Wallace.

20 CHAIRMAN WALLACE: Yes.

21 VICE CHAIRMAN KESSLER: Kessler, yes.

22 CHAIRMAN WALLACE: All right. Thank you.

23 Moving on to 8D, discussion and

24 recommendation, is there a motion?

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

1           VICE CHAIRMAN KESSLER: I would make a  
2 motion to recommend approval to the Planning and  
3 Development Committee of the Pine Ridge application  
4 for special use PUD amendment, application for  
5 special use for pet care facility, and application  
6 for PUD preliminary plan with a condition requiring  
7 resolution of all staff comments.

8           MEMBER MACKLIN-PURDY: I'll second.

9           CHAIRMAN WALLACE: All it's been moved and  
10 seconded. Any discussion on the motion?

11           (No response.)

12           CHAIRMAN WALLACE: Tim.

13           VICE CHAIRMAN KESSLER: Becker.

14           MEMBER BECKER: I have to abstain. I have  
15 a preexisting contractual situation with the  
16 developer's engineering consultant, so I will be  
17 abstaining.

18           VICE CHAIRMAN KESSLER: Funke.

19           MEMBER FUNKE: Yes.

20           VICE CHAIRMAN KESSLER: Pretz.

21           MEMBER PRETZ: Yes.

22           VICE CHAIRMAN KESSLER: Holderfield.

23           MEMBER HOLDERFIELD: Yes.

24           VICE CHAIRMAN KESSLER: Vargulich.

Transcript of Pine Ridge Park PUD  
Conducted on July 21, 2020

1 MEMBER VARGULICH: Yes.

2 VICE CHAIRMAN KESSLER: Purdy.

3 MEMBER MACKLIN-PURDY: Yes.

4 VICE CHAIRMAN KESSLER: Melton.

5 MEMBER MELTON: Yes.

6 VICE CHAIRMAN KESSLER: Wallace.

7 CHAIRMAN WALLACE: Yes.

8 VICE CHAIRMAN KESSLER: Kessler, yes.

9 CHAIRMAN WALLACE: All right. That passes  
10 8 yeses, 0 nos, 1 abstention, and that concludes  
11 Item 8 on our agenda. Thank you.

12 (Off the record at 8:26 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, 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 27th day of July, 2020.

My commission expires: October 16, 2021



\_\_\_\_\_  
Notary Public in and for the  
State of Illinois

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# Transcript of General Amendment

**Date:** July 21, 2020

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
General Amendment (City of :  
St. Charles), Ch. 17.24, :  
"Off-Street Parking, Loading :  
and Access" and Ch. 17.30, :  
"Definitions" regarding :  
aircraft and rail transport :  
rolling stock. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, July 21, 2020  
8:26 p.m.

Job No.: 271902D  
Pages: 1 - 11  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of General Amendment  
Conducted on July 21, 2020

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 General Amendment  
Conducted on July 21, 2020

1       PRESENT:

2               TODD WALLACE, Chairman

3               TIM KESSLER, Vice Chairman

4               JENNIFER BECKER, Member, Attending Virtually

5               JEFFREY FUNKE, Member

6               JIM HOLDERFIELD, Member

7               LAURA MACKLIN-PURDY, Member

8               SUZANNE MELTON, Member

9               TOM PRETZ, Member

10              PETER VARGULICH, Member

11

12       ALSO PRESENT:

13              RUSS COLBY, Planning Division Manager

14              ELLEN JOHNSON, Planner

15              MONICA HAWK, Development Engineer

16              RACHEL HITZEMANN, Planner

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Transcript of General Amendment  
Conducted on July 21, 2020

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

2 CHAIRMAN WALLACE: Item 9 is General  
3 Amendment (City of St. Charles), Ch. 17.24,  
4 "Off-Street Parking, Loading and Access" and  
5 Ch. 17.30, "Definitions" regarding aircraft and  
6 rail transport rolling stock.

7 MS. JOHNSON: Staff has recently dealt  
8 with a code enforcement issue regarding storage of  
9 airplane -- parts of disassembled airplanes on  
10 residential property. Existing code provisions do  
11 not address the storage of airplanes or generally  
12 aircraft on property in the city. Staff is  
13 proposing to add provisions regarding outdoor  
14 storage of aircraft, as well as rail transport and  
15 rolling stock because this is also not addressed  
16 in the code. So the following amendments are  
17 proposed.

18 First is to define these two items,  
19 aircraft and rail transport rolling stock. And  
20 then to require the aircraft and rail transport  
21 rolling stock or parts thereof to be stored inside  
22 a permanent structure within residential,  
23 commercial, and office districts. So the outdoor  
24 storage of those types of items would not be

Transcript of General Amendment  
Conducted on July 21, 2020

1 permitted.

2 VICE CHAIRMAN KESSLER: So how many  
3 incidents have you come across of late?

4 MS. JOHNSON: There was one particular  
5 incident.

6 VICE CHAIRMAN KESSLER: Just one?

7 MS. JOHNSON: Yes. It pointed to a gap in  
8 our code.

9 VICE CHAIRMAN KESSLER: Interesting. So  
10 tell me about it. What is this incident that  
11 we're responding to here? Tell me about it.

12 MR. COLBY: So I can speak to that. So it  
13 was -- we have within the city code in Title 8,  
14 Health and Safety Regulations addressing junk,  
15 trash, and refuse, and the storage of junk or  
16 refuse on private property can be declared a  
17 nuisance, and there's a list of items that are  
18 considered to be junk or trash, and it spells out  
19 limited to "worn out, wrecked, or abandoned," and  
20 there's a list of items, trucks, tractors,  
21 machinery of any kind, any parts thereof, old ice  
22 boxes, refrigerators, and stoves.

23 The items that we're proposing in this  
24 zoning amendment, aircraft and train rolling

Transcript of General Amendment  
Conducted on July 21, 2020

6

1 stock, those items are not specifically identified  
2 here. There will be an amendment made to this  
3 section to add those items so that they could be  
4 identified as junk, trash, or refuse.

5 The difficulty is the code language in  
6 this code talks about items being worn out,  
7 wrecked, or abandoned. From a code enforcement  
8 standpoint it can be disputed if one is storing  
9 parts or sections of one of these items that  
10 doesn't necessarily constitute a worn out,  
11 wrecked, or abandoned item. So although we will  
12 be adding them to this section to enforce Title 8,  
13 we also felt that it was necessary to add this to  
14 Title 17 so that from a zoning standpoint  
15 regardless of the condition of these items we can  
16 declare that they're not permitted to be stored  
17 out of doors.

18 So it's really sort of a back-up  
19 restriction for zoning to enhance the City's  
20 ability to enforce this code requirement.

21 VICE CHAIRMAN KESSLER: So somebody has got a  
22 junk airplane or junk rail car outside their house?

23 MR. COLBY: Correct.

24 VICE CHAIRMAN KESSLER: All right.

Transcript of General Amendment  
Conducted on July 21, 2020

7

1 CHAIRMAN WALLACE: Any questions?

2 (No response.)

3 CHAIRMAN WALLACE: Comments.

4 MEMBER BECKER: Thank you. Will this  
5 allow the City to deal with this particular issue,  
6 or will this particular issue be grandfathered in  
7 because it was preexisting?

8 MR. COLBY: That is to be determined. The  
9 City's interest would be to try and utilize this  
10 code from an enforcement standpoint, but if it can  
11 be demonstrated that the item was in place prior  
12 to the code being enacted, it may not be possible  
13 to enforce.

14 MEMBER BECKER: Well, I hope it works for  
15 you. That sounds like a really complex situation.

16 VICE CHAIRMAN KESSLER: It does. Very  
17 interesting.

18 CHAIRMAN WALLACE: All right. Any other  
19 questions, comments?

20 (No response.)

21 CHAIRMAN WALLACE: All right. Is there a  
22 motion to close the public hearing?

23 VICE CHAIRMAN KESSLER: So moved.

24 MEMBER FUNKE: Second.

Transcript of General Amendment  
Conducted on July 21, 2020

1 CHAIRMAN WALLACE: It's been moved and  
2 seconded. All in favor -- well, sorry, roll call.

3 VICE CHAIRMAN KESSLER: Becker.

4 MEMBER BECKER: Yes.

5 VICE CHAIRMAN KESSLER: Funke.

6 MEMBER FUNKE: Yes.

7 VICE CHAIRMAN KESSLER: Pretz.

8 MEMBER PRETZ: Yes.

9 VICE CHAIRMAN KESSLER: Holderfield.

10 MEMBER HOLDERFIELD: Yes.

11 VICE CHAIRMAN KESSLER: Vargulich.

12 MEMBER VARGULICH: Yes.

13 VICE CHAIRMAN KESSLER: Purdy.

14 MEMBER MACKLIN-PURDY: Yes.

15 VICE CHAIRMAN KESSLER: Melton.

16 MEMBER MELTON: Yes.

17 VICE CHAIRMAN KESSLER: Wallace.

18 CHAIRMAN WALLACE: Yes.

19 VICE CHAIRMAN KESSLER: Kessler, yes.

20 CHAIRMAN WALLACE: Do we have a motion?

21 VICE CHAIRMAN KESSLER: I make a motion to  
22 recommend approval to the Planning and Development  
23 Committee for a general amendment brought by the  
24 City of St. Charles, Chapter 17.24, "Off-Street

Transcript of General Amendment  
Conducted on July 21, 2020

9

1 Parking, Loading and Access," and Chapter 17.30  
2 "Definitions" regarding aircraft and rail  
3 transport rolling stock.

4 MEMBER PRETZ: Second.

5 CHAIRMAN WALLACE: All right. That's been  
6 moved and seconded. Discussion on the motion?

7 (No response.)

8 CHAIRMAN WALLACE: Tim, roll call.

9 VICE CHAIRMAN KESSLER: Becker.

10 MEMBER BECKER: Yes.

11 VICE CHAIRMAN KESSLER: Funke.

12 MEMBER FUNKE: Yes.

13 VICE CHAIRMAN KESSLER: Pretz.

14 MEMBER PRETZ: Yes.

15 VICE CHAIRMAN KESSLER: Holderfield.

16 MEMBER HOLDERFIELD: Yes.

17 VICE CHAIRMAN KESSLER: Vargulich.

18 MEMBER VARGULICH: Yes.

19 VICE CHAIRMAN KESSLER: Purdy.

20 MEMBER MACKLIN-PURDY: Yes.

21 VICE CHAIRMAN KESSLER: Melton.

22 MEMBER MELTON: Yes.

23 VICE CHAIRMAN KESSLER: Wallace.

24 CHAIRMAN WALLACE: Yes.

Transcript of General Amendment  
Conducted on July 21, 2020

10

1 VICE CHAIRMAN KESSLER: Kessler, yes.

2 CHAIRMAN WALLACE: All right. Thank you.

3 Any additional business from Plan  
4 Commission members or staff?

5 (No response.)

6 CHAIRMAN WALLACE: Development report,  
7 announcements. Obviously, we're having a meeting  
8 on August 4th. Do we have some planned beyond  
9 that, the 18th? Do you know?

10 MS. JOHNSON: No.

11 CHAIRMAN WALLACE: All right. Any public  
12 comment?

13 (No response.)

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

16 VICE CHAIRMAN KESSLER: So moved.

17 MEMBER FUNKE: Second.

18 CHAIRMAN WALLACE: Moved and seconded.  
19 All in favor.

20 (Ayes heard.)

21 CHAIRMAN WALLACE: This meeting of the  
22 St. Charles Plan Commission is adjourned at  
23 8:32 p.m.

24 (Off the record at 8:32 p.m.)

Transcript of General Amendment  
Conducted on July 21, 2020

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, 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 27th day of July, 2020.

My commission expires: October 16, 2021



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Notary Public in and for the  
State of Illinois