

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, JULY 7, 2020**

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

Members Absent: Chairman Wallace
Jennifer Becker

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

1. Call to order

Vice Chair Kessler 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 June 16, 2020 meeting of the Plan Commission.

Motion was made by Ms. Purdy, seconded by Mr. Vargulich and unanimously passed by voice vote to approve the minutes of the June 16, 2020 Plan Commission meeting.

5. Election of Officers

Motion was made by Mr. Pretz, seconded by Ms. Melton and unanimously passed by voice vote to move to continue item to next meeting.

6. Bartlett United Pentecostal Church, 525 S. Tyler Rd. Unit L (Chance Badertscher, Lavelle Law Ltd.)

Application for Special Use

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. Pretz and seconded by Ms. Purdy to close the public hearing.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

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 Ms. Purdy and seconded by Mr. Pretz to recommend approval of the Special Use with three conditions: 1) The maximum number of people at any given church service shall not exceed 97; 2) Church services shall not be held before 7:00 p.m. on weekdays or before 12:00 p.m. on Saturdays; and 3) The Special Use for a Place of Worship granted for Units M1 and M2 under Ordinance No. 2019-Z-14 shall be terminated.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

7. 1001 N. 5th Ave. (Jeffery Johnson)
Application for Map Amendment
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. Pretz and seconded by Ms. Purdy to continue the public hearing to July 21, 2020 at 7:00 p.m.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

8. General Amendment (STC Morse, LLC)
Ch. 17.14 “Business and Mixed Use Districts” to add Drive-Through Facility (standalone) as a Special Use in the CBD-1 District.
a. Public Hearing

Minutes – St. Charles Plan Commission
Tuesday, July 7, 2020
Page 3

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

Vice Chair Kessler noted the public hearing for Item #8 and Item #9 have been combined.

Motion was made by Ms. Purdy and seconded by Mr. Pretz to close the public hearing for Items #8 and #9.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

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 Ms. Purdy and seconded by Mr. Pretz to recommend approval of the General Amendment.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

- 9. BMO ATM, Southeast corner of Riverside Ave. and Illinois Ave. (STC Morse, LLC)**
Application for Special Use
- a. Public Hearing

The public hearing for Item #9 was held and closed under Item #8.

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 Ms. Purdy and seconded by Ms. Melton to recommend approval of the Special Use.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

Minutes – St. Charles Plan Commission

Tuesday, July 7, 2020

Page 4

- 10. 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

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

Motion was made by Mr. Pretz and seconded by Ms. Melton to continue the public hearing to July 21, 2020 at 7:00 p.m.

Roll call vote:

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

Nays:

Absent: Wallace, Becker

Motion carried 7-0

- 11. Additional Business from Plan Commission Members or Staff - None**
- 12. Weekly Development Report**
- 13. Meeting Announcements**
 - a. Plan Commission
 - Tuesday, July 21, 2020 at 7:00pm Council Chambers
 - Tuesday, August 4, 2020 at 7:00pm Council Chambers
 - Tuesday, August 18, 2020 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, July 13, 2020 at 7:00pm Council Chambers
 - Monday, August 10, 2020 at 7:00pm Council Chambers
- 14. Public Comment- None**
- 15. Adjournment at 9:15 p.m.**



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Transcript of Hearing

Date: July 7, 2020

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Bartlett United :
Pentecostal Church, 525 :
South Tyler Road, Unit L, :
Application for Special :
Use :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, July 7, 2020
7:00 p.m.

Job No.: 271901A
Pages: 1 - 19
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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1 PRESENT:

2 TIM KESSLER, Vice Chairman

3 JEFF FUNKE, Member

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 TOM PRETZ, Member

8 PETER VARGULICH, Member

9

10 ALSO PRESENT:

11 RUSSELL COLBY, Community Development
12 Manager

13 ELLEN JOHNSON, Planner

14 RACHEL HITZEMANN, Planner

15 MONICA HAWK, Development Engineer

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

2 VICE CHAIRMAN KESSLER: Good evening
3 everyone. Welcome to the St. Charles Plan
4 Commission, our second COVID meeting. We have a
5 few more people here. We have almost the entire
6 Commission here. We're missing a couple members.

7 Just a couple of housekeeping. You see
8 everybody is masked, the seats are socially
9 distanced; but for sure we would ask that as you
10 enter or leave the room or come up for public
11 comment, that you wear your mask. You can remove
12 it when you speak, when you speak up here.

13 A little bit different. It's in-person
14 and virtual. So there are people that are on the
15 phone, and there are people who are also present
16 via Zoom.

17 So we'll just start our meeting and record
18 it as we normally do. When we get to public
19 comment for the five -- four public hearings that
20 we have, we'll make some comments as to how people
21 can participate with that.

22 So start out with our roll call, Funke.

23 MEMBER FUNKE: Here.

24 VICE CHAIRMAN KESSLER: Pretz.

Transcript of Hearing
Conducted on July 7, 2020

5

1 MEMBER PRETZ: Here.

2 VICE CHAIRMAN KESSLER: Holderfield.

3 MEMBER HOLDERFIELD: Here.

4 VICE CHAIRMAN KESSLER: Vargulich.

5 MEMBER VARGULICH: Here.

6 VICE CHAIRMAN KESSLER: Purdy.

7 MEMBER MACKLIN-PURDY: Here.

8 VICE CHAIRMAN KESSLER: Melton.

9 MEMBER MELTON: Here.

10 VICE CHAIRMAN KESSLER: Kessler, here.

11 And I would like to start with the Pledge
12 of Allegiance, if you care to participate.

13 (The Pledge of Allegiance was recited.)

14 VICE CHAIRMAN KESSLER: Item 4 on our
15 agenda is the presentation of minutes of the
16 June 16th, 2020, meeting of the Plan Commission.

17 Is there a motion to approve?

18 MEMBER MACKLIN PURDY: Moved.

19 MEMBER VARGULICH: Second.

20 VICE CHAIRMAN KESSLER: Okay. It's been
21 moved and seconded.

22 Item No. 5 on our agenda is election of
23 officers.

24 MR. COLBY: We do need to vote on it.

1 VICE CHAIRMAN KESSLER: Oh, I'm sorry.

2 All in favor of the presentation of
3 minutes say aye.

4 (Ayes heard.)

5 VICE CHAIRMAN KESSLER: All opposed.

6 (No response.)

7 VICE CHAIRMAN KESSLER: All right. Item
8 No. 5 is the election of officers, and I'm not
9 sure if we want to make a recommendation, whoever
10 wants to make a motion, that we can table this
11 until we have a --

12 MEMBER PRETZ: I'll make that motion to
13 table it to our next meeting.

14 VICE CHAIRMAN KESSLER: Second?

15 MEMBER MELTON: I'll second that.

16 VICE CHAIRMAN KESSLER: All in favor.

17 (Ayes heard.)

18 VICE CHAIRMAN KESSLER: Opposed.

19 (No response.)

20 VICE CHAIRMAN KESSLER: All right. Item
21 No. 6 on our agenda is Bartlett United Pentecostal
22 Church, 525 South Tyler Road, Unit L, Chance
23 Badertscher, Lavelle Law Limited, application for
24 special use.

1 This is a public hearing. This is the
2 first of our four public hearings, and I'll give
3 you a little instruction on public hearings most
4 of you know, but first, the applicant will present
5 their application.

6 The Plan Commission will then ask
7 questions, make comments to the applicant
8 regarding their presentation.

9 Next, we'll invite the audience. We'll
10 start with the audience in the room and extend it
11 to the virtual audience as well.

12 The applicant will then have a chance to
13 make a final statement or answer any questions
14 that come up during the questioning or comment
15 period; and if the Plan Commission has determined
16 that we have enough evidence to make a
17 recommendation to the City Council, we'll close
18 the public hearing.

19 The new procedure that we instituted
20 earlier this year is we will then move to a
21 discussion of the item and a recommendation to the
22 City Council committee. We'll do that for each
23 public hearing. So we'll have the public hearing.
24 When we close the public hearing, we'll have a

1 discussion and make our recommendation before we
2 move on to the next one.

3 So I'm going to ask that anybody in this
4 room who wishes to speak, who intends to speak for
5 any of these public hearings, if you're a
6 presenter or a member of the audience, to please
7 raise your hand and be sworn in.

8 (Witnesses sworn.)

9 VICE CHAIRMAN KESSLER: And we'll ask the
10 virtual participants to be sworn in as they're
11 called upon at that time.

12 Finally, before you speak, this is
13 specifically for the people in this room, please
14 wait to be recognized by me. We have a court
15 reporter here that's taking down a record of the
16 proceedings, So only one can speak at a time.

17 When you do speak, I'd ask that you come
18 to the lectern, remove your mask, and then you
19 state your name, spelling your last name, and give
20 your address for the record. All right.

21 So moving on to Item 6, the application
22 for special use by Bartlett United Pentecostal
23 Church. We have an applicant here. Is the
24 applicant here? We do have an applicant.

1 Okay. It's your turn.

2 MR. BADERTSCHER: Good evening. I'm
3 Chance Badertscher from Lavelle Law. My last name
4 is Badertscher, B, as in Bravo, -A, as in alpha,
5 -D, as in delta, -E as in echo --

6 MEMBER HOLDERFIELD: Excuse me, sir.
7 Could you speak a little louder?

8 MR. BADERTSCHER: Yes.

9 HOLDERFIELD: Up here with these panels --

10 MR. BADERTSCHER: Absolutely.

11 VICE CHAIRMAN KESSLER: Pull the mic up
12 there. There you go.

13 MR. BADERTSCHER: A little better. Great.

14 Chance Badertscher from Lavelle Law. Last
15 name Badertscher, B, as in bravo, -A, as in alpha,
16 -D, as in delta, -E as in echo, -R, as in Romeo,
17 -S, as in Sierra, -C, as in Charlie, -H, as in
18 hotel, -E, as in Echo, and -R, as in Romeo.

19 VICE CHAIRMAN KESSLER: You've done that
20 before.

21 MR. BADERTSCHER: 13 times a day or so.

22 I'm here with Jeff Jenneman, treasurer of
23 the United Pentecostal Church.

24 THE REPORTER: What was the name?

1 MR. BADERTSCHER: Jeff Jenneman, J, as in
2 Juliet, -E, as in echo, -N, as in November, -N, as
3 in November, -E, as in echo, -M, as in Mary, -A,
4 as in alpha, -N as in November.

5 So I'm the applicant for the United
6 Pentecostal Church. We're looking for a special
7 use permit to move the church from -- or into 525
8 South Tyler Road in St. Charles. The church was
9 previously in Unit M. They have now sold that
10 unit, and we are now hoping to move to Unit L.

11 We have submitted the application, I
12 guess, and I have a presentation available, but
13 the PDF is apparently on the fritz. The site map
14 is basically the same as the previous location,
15 just one unit over.

16 Here's the site map. There we go. And
17 here is the floor plan. On the left you can see
18 the floor plan as it exists now, which basically
19 is an office and warehouse, and we plan on turning
20 that into the sanctuary as you see on the right.

21 Currently, we have about 25 parishioners.
22 So we don't expect a huge crowd. Services are
23 only going to be held Sunday afternoons and
24 Thursday evenings. So we don't expect there to be

1 any impact on parking with the other businesses
2 that are currently in this association.

3 We've got plenty of room to keep the 25
4 people there. The church has been in St. Charles
5 now for six years. They've provided excellent
6 service. We've had no problems whatsoever with
7 the previous units, and we don't expect any in the
8 future.

9 At this time, I'd ask if you have
10 questions for us.

11 VICE CHAIRMAN KESSLER: All right. Thank
12 you.

13 So you're moving from L to M.

14 MR. BADERTSCHER: M to L.

15 VICE CHAIRMAN KESSLER: Or M to L.

16 MR. BADERTSCHER: Yes, sir.

17 VICE CHAIRMAN KESSLER: Okay. It's just a
18 size issue?

19 MR. BADERTSCHER: Just due to size. Any
20 other issues with Unit M?

21 MR. JENNEMAN: Issues no, but the first
22 one they bought --

23 THE REPORTER: I can't hear you. Can you
24 speak up?

1 The barbershop that purchased the building
2 from us, they wanted the building. They needed to
3 move into that space, and L became available, so
4 we purchased L.

5 MR. BADERTSCHER: L is a bigger space for
6 us?

7 MR. JENNEMAN: It's better set up for a
8 church. It's a 1500-square-foot warehouse. So it
9 works better for open space, which is more of what
10 we would need. It just seemed like a good fit.

11 MR. BADERTSCHER: Better space for
12 everything we want to do.

13 VICE CHAIRMAN KESSLER: Plan
14 Commissioners, any questions?

15 MEMBER PRETZ: One, when you're speaking,
16 if you can just make an effort to speak louder.

17 MR. BADERTSCHER: Okay.

18 MEMBER PRETZ: And then the other
19 gentleman when he goes to speak, if you'll come up
20 because I can't hear.

21 MR. BADERTSCHER: He was just saying --

22 MEMBER PRETZ: I got the gist.

23 MR. BADERTSCHER: Okay.

24 VICE CHAIRMAN KESSLER: Okay. Plan

1 Commissioners, any questions?

2 (No response.)

3 VICE CHAIRMAN KESSLER: Okay. There were
4 a couple of recommendations that staff made,
5 actually, three. 1 was the maximum number of
6 people at any given church services shall not
7 exceed 97; No. 2 is that church services shall not
8 be held before 7:00 p.m. on weekdays or before
9 12:00 p.m. on Saturdays; and No. 3, the special
10 use for a place of worship granted for Units M1
11 and M2 under Ordinance No. 2019-Z-14 shall be
12 terminated.

13 Do you have any issues with 1 or 2?

14 MR. JENNEMAN: No.

15 MR. BADERTSCHER: No, sir.

16 VICE CHAIRMAN KESSLER: Because their
17 recommendation was actually made as a condition of
18 the recommendation for approval.

19 MR. BADERTSCHER: I'm sorry. I didn't
20 hear.

21 VICE CHAIRMAN KESSLER: Staff recommends
22 that those three items become a condition for.
23 That's their recommendation. So I just want to
24 make sure that there's no problem.

1 Okay. Anybody in the visible audience?

2 (No response.)

3 VICE CHAIRMAN KESSLER: Okay. Then anyone
4 in our virtual audience who are viewing the
5 meeting or listening to the audio that would like
6 to make a public comment regarding the application
7 for special use for the Bartlett United
8 Pentecostal Church, 525 South Tyler Road, Unit L?

9 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 would like to
13 speak. If you're joining the meeting through
14 phone audio, you need to dial star 9 to raise your
15 hand.

16 So do we have anyone here? Any takers?

17 And then if you have indicated that you
18 would like to comment, listen for your name or the
19 last four digits of your phone number to be
20 called, and then make a comment.

21 MS. HITZEMANN: I don't see any hands
22 raised.

23 VICE CHAIRMAN KESSLER: Then we will move
24 on here. So any other comments or questions from

1 the Plan Commission?

2 (No response.)

3 VICE CHAIRMAN KESSLER: Any more comments
4 or questions from the audience in the room?

5 (No response.)

6 COMPUTER SPEAKER: You are muted.

7 VICE CHAIRMAN KESSLER: Who? I am?

8 COMPUTER SPEAKER: You are unmuted.

9 MS. HITZEMANN: I'm sorry.

10 VICE CHAIRMAN KESSLER: Thank you for
11 that.

12 Then if the Plan Commission believes they
13 have enough information to make a recommendation,
14 we can entertain a motion to close the public
15 hearing.

16 MEMBER PRETZ: I'll make that motion.

17 MEMBER MACKLIN-PURDY: Second.

18 VICE CHAIRMAN KESSLER: All in favor.

19 (Ayes heard.)

20 VICE CHAIRMAN KESSLER: Opposed.

21 (No response.)

22 VICE CHAIRMAN KESSLER: Do we need a roll
23 for this, Russ?

24 MR. COLBY: Yes. For a recommendation.

1 VICE CHAIRMAN KESSLER: Very good. Well,
2 do we need for closing the public hearing?

3 MR. COLBY: No.

4 VICE CHAIRMAN KESSLER: Okay.

5 Then we move to Section B of this
6 application, and that is discussion. Any
7 discussion of the Plan Commission regarding this
8 application?

9 (No response.)

10 VICE CHAIRMAN KESSLER: Okay. Then if
11 anyone is interested, we can entertain a motion.

12 MEMBER MACKLIN-PURDY: I'll make a
13 recommendation for approval of Bartlett United
14 Pentecostal Church, 525 South Tyler Road, Unit L,
15 Chance --

16 MR. BADERTSCHER: Badertscher.

17 MEMBER MACKLIN-PURDY: -- Badertscher,
18 Lavelle Law, Limited.

19 VICE CHAIRMAN KESSLER: Okay.

20 MEMBER PRETZ: Before I second -- before I
21 go and second it, adding staff recommendations? I
22 didn't hear.

23 MEMBER MACKLIN-PURDY: Comments, yeah.

24 VICE CHAIRMAN KESSLER: So would you say

1 to -- would you say it's to any staff comments and
2 then the three items that staff is recommending?

3 MEMBER MACKLIN-PURDY: And then the three
4 items that staff recommends.

5 VICE CHAIRMAN KESSLER: Okay.

6 MEMBER MACKLIN-PURDY: Yes.

7 VICE CHAIRMAN KESSLER: Great.

8 MEMBER PRETZ: I'll second that.

9 VICE CHAIRMAN KESSLER: So we have a
10 motion and second to recommend approval to the
11 City Council committee.

12 And subject to resolution of any
13 outstanding staff comments and including these as
14 a condition for recommendation. Do you understand
15 that? Okay. Good.

16 Then we'll take a vote.

17 Funke.

18 MEMBER FUNKE: Yes.

19 VICE CHAIRMAN KESSLER: Pretz.

20 MEMBER PRETZ: Yes.

21 VICE CHAIRMAN KESSLER: Holderfield.

22 MEMBER HOLDERFIELD: Yes.

23 VICE CHAIRMAN KESSLER: Vargulich.

24 MEMBER VARGULICH: Yes.

Transcript of Hearing
Conducted on July 7, 2020

18

1 VICE CHAIRMAN KESSLER: Purdy.

2 MEMBER MACKLIN-PURDY: Yes.

3 VICE CHAIRMAN KESSLER: Melton.

4 MEMBER MELTON: Yes.

5 VICE CHAIRMAN KESSLER: Kessler, yes.

6 Okay. That concludes Item No. 6.

7 Thank you, gentlemen.

8 MR. BADERTSCHER: Thanks so much for your
9 time.

10 (Off the record at 7:16 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of July, 2020.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois



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Transcript of Hearing

Date: July 7, 2020

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: 1001 North 5th :
Avenue, Application for :
Zoning Map Amendment :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, July 7, 2020
7:16 p.m.

Job No.: 271901B
Pages: 1 - 46
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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Transcript of Hearing
Conducted on July 7, 2020

1 PRESENT:

2 TIM KESSLER, Vice Chairman

3 JEFF FUNKE, Member

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 TOM PRETZ, Member

8 PETER VARGULICH, Member

9

10 ALSO PRESENT:

11 RUSSELL COLBY, Community Development
12 Manager

13 ELLEN JOHNSON, Planner

14 RACHEL HITZEMANN, Planner

15 MONICA HAWK, Development Engineer

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

2 VICE CHAIRMAN KESSLER: Okay. That brings
3 us to Item No. 7 on the agenda, which is
4 1001 North Fifth Avenue, Jeffery Johnson,
5 application for zoning map amendment.

6 This again is a public hearing. Okay. So
7 the same comments that I made prior to the
8 previous public hearing apply again.

9 We are ready for the applicant to make
10 their presentation.

11 MR. SPANIOL: Thank you.

12 VICE CHAIRMAN KESSLER: Are you guys all
13 the same family?

14 MR. SPANIOL: Oh, yeah, can you tell?

15 VICE CHAIRMAN KESSLER: You should
16 probably socially distance, and I'm going to ask
17 one at time here.

18 MR. JOHNSON: I'm Jeffery Johnson. I
19 would like to introduce Rich Spaniol and Chad
20 Carlson, our chief inspector for the owners of the
21 property, and I think Rich will be presenting for
22 us. Thank you.

23 MR. SPANIOL: All right. Thank you. I'm
24 talking loud enough I'm sure.

1 VICE CHAIRMAN KESSLER: Yes, you are.

2 MR. SPANIOL: Okay. So a couple things.
3 I think it's important that you know who is making
4 the purchase and the residents that are part of
5 this purchase, and we're all from St. Charles.
6 I've been in St. Charles for, like, 15 years. I
7 have a daughter that goes to St. Charles East.
8 I've been on the St. Charles School District
9 Safety Board. I'm part of the swim community.
10 I've done a lot of different things in
11 St. Charles.

12 My partners -- Chad has been in
13 St. Charles for 22 years. He's raised a couple
14 kids going to St. Charles East, and actually he's
15 gone to a couple three or four properties in
16 St. Charles where he's done some rehab work inside
17 of them.

18 And then my other partner who actually is
19 present tonight in the room is Jeff Johnson. He's
20 our contractor. He's been in St. Charles for
21 basically his whole life. I think his claim to
22 fame is the Brown mansion or one of the mansions
23 that he's gone and he's created some of the
24 updated woodwork and so on.

1 What we're trying to accomplish in this
2 agenda is to take this property at 1001 North 5th
3 Avenue -- currently it has some restrictions on
4 the zoning right now. So if I just jump to this,
5 hopefully, we can move through. I already talked
6 about who we are.

7 So there's two parcels on the property.
8 There's one that has a house on it, and the house
9 was built in 1925, and it basically faces
10 Route 25. And then there's another parcel on the
11 property that basically faces Delnor Avenue.

12 Combined they qualify for a residential
13 one property, but they're two separate parcels.
14 So one is around 15,000 square feet. The other
15 one is 11,000 square feet. So they're
16 nonconforming. Either one is a nonconforming RS-1
17 property.

18 So what we're asking to do is to change
19 the zoning basically on these two properties to
20 RS-2. By doing that, they'll qualify for
21 residential properties. We can update the one
22 that sits on 25 facing, and quite frankly, if
23 you've been on Route 25, you'll notice this home.
24 It's a beautiful home built in 1925.

1 It was a grand property at one point in
2 time, but now it's pretty much rundown to bare
3 bones. What our goal is to do is to try to take
4 it up to, you know, current standards but maintain
5 the architectural integrity of the property.

6 And then our goal is also to take the
7 second parcel and turn that into a residential
8 parcel and be able to build a single-family home
9 on that one. So that's kind of the whole gist of
10 what we're trying to do.

11 By doing that, I think, you know, we will
12 be able to generate, obviously, more tax revenue
13 for the City if we create two nice new properties
14 in the St. Charles area; and, obviously, you can
15 create a better environment for the current --
16 right now if you went over to the property, it's
17 kind of overgrown, the two parcels.

18 One parcel really hasn't ever been
19 developed and is totally overgrown, where you have
20 to do a lot of landscaping just to get it started;
21 and the first one is, obviously, you've got some
22 issues, but we can address them through our
23 construction.

24 So basically, that's what we're asking to

1 do, take it from an RS-1 to a RS-2. And really by
2 doing this, we'll be able to fund our first
3 property and then be able to fund our second
4 property by making those adjustments. And then we
5 feel that it would be, you know, additional tax
6 revenue for the City once you put two different
7 people in there. And I do know there's an
8 initiative in the City to infill some of these
9 properties, these empty lots and vacant lots
10 around the City.

11 So at the end of the day, I think it's --
12 you know, we're trying to create, you know, a
13 whole cohesive neighborhood in that area. If you
14 know the area at all, there's been a couple of
15 different updates done on the other side of the
16 block where they've updated two homes, one that
17 faces Route 25 and the one at the corner on 3rd
18 Avenue.

19 So I think I go down to the picture right
20 here, this is kind of our drawing of it, so you
21 can kind of get an idea. At the bottom on my
22 right is the existing home, and it has an existing
23 concrete garage on it, and it kind of shows you
24 where it is.

1 Then if you kind of look at that line to
2 the left, we have basically drawn what we think
3 our new home would like look, just kind of
4 utilizing the information we have available.

5 Now, again, it's going to -- based on what
6 we have, it's going to be all the setbacks from
7 the restrictions from the different zoning laws.
8 So we've already measured all of that for you.

9 So now I hope you have some questions.

10 VICE CHAIRMAN KESSLER: All right. Any
11 questions from the Plan Commission members?

12 MEMBER MELTON: I do.

13 VICE CHAIRMAN KESSLER: Go ahead.

14 MEMBER MELTON: So on the existing house,
15 the driveway is off of 5th Street. Is that the
16 gravel drive that goes to the concrete garage?

17 MR. SPANIOL: No. It doesn't make it all
18 the way to the garage, and you bring up a good
19 point, and I wanted to kind of frame this up right
20 now. That driveway takes you out to Route 25.

21 If I had my choice, which I'd like to have
22 my choice on this, I'd like to put that driveway
23 on Delnor Avenue. It's a lot safer coming in.
24 I've actually tried to make that turn into that

1 driveway, and it's a driveway right before the
2 street. So people don't know that you're turning
3 into a driveway versus the street. So for me, I
4 would want to put the driveway to the Delnor side,
5 and therefore, it creates a little bit of the same
6 kind of entrance that we'd have in the second
7 house as well.

8 VICE CHAIRMAN KESSLER: Okay.

9 MEMBER HOLDERFIELD: I'd just like to ask,
10 at this site, I couldn't quite see the existing
11 house for the trees and bushes around it, but it's
12 classic architecture.

13 MR. SPANIOL: Yeah.

14 MEMBER HOLDERFIELD: You're showing what I
15 see on the screen here a footprint of the proposed
16 house.

17 MR. SPANIOL: Of what?

18 MEMBER HOLDERFIELD: You have the
19 footprint to the proposed house --

20 MR. SPANIOL: Yeah.

21 MEMBER HOLDERFIELD: -- from Lot No. 2 or
22 Parcel 2.

23 MR. SPANIOL: Yeah.

24 MEMBER HOLDERFIELD: Okay. Do you have

1 elevational views of what you plan to erect there?
2 Is it going to be complementary to this classic on
3 the corner or --

4 MR. SPANIOL: Absolutely. Again, sir,
5 that's kind of why I like to start up and say that
6 I'm from St. Charles, and I know St. Charles, and
7 I think that we would want to bring in a home that
8 represents St. Charles. And I know the
9 Pottawatomie area, and that area is an older
10 neighborhood. So we certainly want to have our
11 architecture represent that type of environment
12 there.

13 MEMBER MACKLIN-PURDY: I have a question.
14 Have you had any discussions with the
15 neighboring properties?

16 MR. SPANIOL: Well, we know that -- we
17 sent the survey out, and I know that Jeff has had
18 a couple of conversations with a couple of the
19 neighbors, but I have not personally.

20 MR. JOHNSON: I can speak to that.

21 MEMBER MACKLIN-PURDY: Specifically, the
22 lot to the west.

23 MR. JOHNSON: Yes. I believe they are
24 actually here tonight. I have spoken to them, and

1 I've spoken to their neighbors as well that kind
2 of back up to the corner of Parcel No. 1. I
3 wasn't able to speak to the house next to the
4 north --

5 THE REPORTER: Can you speak up?

6 MR. JOHNSON: Oh, I'm sorry.

7 Yes, I spoke to the people to the west
8 directly and their neighbors to the north. I did
9 not speak to the neighbors directly to the north
10 of the existing house.

11 VICE CHAIRMAN KESSLER: Okay. Jeff.

12 MEMBER FUNKE: I have a question regarding
13 you have a setback in the front yard of 40 feet to
14 the one corner. It's the southeast corner. What
15 is the garage to that porch? Do you have the
16 dimensions for that? Is that going to adhere to
17 the zoning code in RS-2?

18 MR. JOHNSON: So the setback for the front
19 yard is actually 30 feet, but I was trying to
20 maintain as many of the setbacks for RS-1 as I
21 could, just to make it fit in the neighborhood.
22 So the same for the setbacks on the side, I
23 believe. The side yard setbacks for RS-2 are a
24 total of 16 feet for both sides. We have 20 feet

1 on either side so a total of 40 feet.

2 We really don't want to try and grab the
3 lot or anything like that. Again, that was just
4 drawn on here as a placeholder at this point. We
5 don't have solid plans. We just wanted to show
6 that an average house would fit on this lot.

7 VICE CHAIRMAN KESSLER: Okay.

8 MEMBER VARGULICH: I'm sorry. So the
9 setbacks that you're showing --

10 MR. JOHNSON: Yes.

11 MEMBER VARGULICH: -- are they more
12 consistent with the current zoning or the --

13 MR. JOHNSON: The setbacks are more
14 consistent with the current zoning. We could fill
15 a lot more of the lot with the RS-2 zoning.

16 MEMBER VARGULICH: And the existing house
17 meets the current setbacks; right?

18 MR. JOHNSON: Yes. The existing house
19 does, but it does not meet the minimum lot size.

20 MEMBER VARGULICH: So this is more about
21 the issue of the lot size.

22 MR. JOHNSON: Right.

23 MEMBER VARGULICH: You're more interested
24 in maximizing the --

1 MR. JOHNSON: Right. The setback
2 wasn't --

3 MEMBER VARGULICH: -- the setbacks.

4 MR. JOHNSON: Right. The setback wasn't a
5 problem. It's just the overall lot size is the
6 issue that we have.

7 VICE CHAIRMAN KESSLER: Okay. All right.
8 This may be more for staff, but I notice in the
9 packet there's -- let's see if I can find it --
10 kind of a map on page 5 that shows properties
11 that -- in the packet it talks about 18 or so
12 properties that don't meet the zoning requirements
13 for RS.

14 Right there. So how often do we encounter
15 this in these neighborhoods? I mean, is this spot
16 zoning? It seems to me that -- go ahead.

17 MS. JOHNSON: Are you referring -- are you
18 referring to how often do we encounter it in every
19 rezoning request in --

20 VICE CHAIRMAN KESSLER: I mean in these
21 neighborhoods. These are individuals. This is
22 spot zoning. I mean, it's a pretty common
23 occurrence that we spot zone in these old
24 neighborhoods but --

1 MS. JOHNSON: Yeah. So this map shows --
2 it's in regard to lot size, and the red dots show
3 the parcels -- all of these properties are zoned
4 RS-1. The red dots show the parcels that do not
5 meet the lot size requirements in the RS-1
6 District, including the subject property. We just
7 included this to show that there is a precedent in
8 the neighborhood for smaller lot areas.

9 I don't know the reason why this
10 neighborhood was zoned RS-1 versus RS-2 when the
11 City was rezoning this. I don't know that --
12 remember that, but we just wanted to provide some
13 context regarding lot size.

14 VICE CHAIRMAN KESSLER: And I guess the
15 question is more academic because that's quite a
16 few properties that aren't -- don't meet the
17 minimum lot requirement. So if anything was ever
18 done in those properties, it would have to be
19 rezoned, I mean, if you were to rebuild or add on.

20 MS. JOHNSON: Yeah. There's a provision
21 in the nonconformity section of the zoning code
22 that allows a single-family home on an existing
23 single-family home -- if there's an undersized lot
24 that contains a single-family home, a

1 single-family home can be rebuilt upon that
2 nonconforming lot. So those properties remain
3 buildable for a single-family home even though
4 they're nonconforming.

5 VICE CHAIRMAN KESSLER: Well, if that's
6 the case, then why do they need to rezone this?
7 Oh, because there was never a single-family home
8 on there.

9 MR. SPANIOL: Correct.

10 VICE CHAIRMAN KESSLER: Got it. Okay.

11 MEMBER PRETZ: Can I just ask --

12 VICE CHAIRMAN KESSLER: Sure.

13 MEMBER PRETZ: -- as long as we're talking
14 about that, the two properties just to the north.
15 They're under 18,000. Do we know what the square
16 footage of those are?

17 MS. JOHNSON: I don't have that. I could
18 look that up.

19 MEMBER PRETZ: Yeah. My curiosity was is
20 it closer. Are they -- you know, I can't figure
21 it out because of the shapes, if they're closer in
22 square footage towards the 11,000 or the 15,000.

23 MR. CAPISTA: I think the one to the north
24 is 17,000.

1 MEMBER PRETZ: You're 17,000.

2 MR. CAPISTA: Roughly.

3 MEMBER PRETZ: Okay.

4 THE REPORTER: Who said that?

5 MR. CAPISTA: Dave Capista.

6 VICE CHAIRMAN KESSLER: Are you going to
7 come up and speak?

8 MR. CAPISTA: Yes, I am.

9 VICE CHAIRMAN KESSLER: We'll get his
10 name. We'll get it. Okay.

11 All right. Thank you. Any other
12 questions?

13 Go ahead.

14 MEMBER FUNKE: I have one more quick
15 question. You said the neighbor to the west, you
16 spoke to them, and they agreed to your plan?

17 MR. JOHNSON: I don't know what their
18 feelings are, but they are here tonight.

19 MEMBER FUNKE: What? I'm sorry.

20 MR. JOHNSON: I don't know what their
21 feelings are, but they are present tonight.

22 VICE CHAIRMAN KESSLER: They're here.

23 MEMBER FUNKE: Okay.

24 VICE CHAIRMAN KESSLER: They're here in

1 the audience.

2 All right.

3 MR. JOHNSON: Thank you.

4 VICE CHAIRMAN KESSLER: All right. So any
5 other questions or comments? I'm sorry.

6 MR. SPANIOL: Leave it up. Okay.

7 VICE CHAIRMAN KESSLER: Yeah. That's fine.
8 Any other questions or comments from the
9 Plan Commission?

10 MEMBER PRETZ: I just have one comment.

11 VICE CHAIRMAN KESSLER: Go ahead.

12 MEMBER PRETZ: And that would be I
13 believe -- I'm sorry. I can't remember your name.

14 MR. SPANIOL: Rich.

15 MEMBER PRETZ: Rich. Okay. Thank you.

16 That this is more from an invite
17 perspective, that these two parcels don't fall
18 under historic preservation review; but as an
19 invitation, since you're talking about
20 architecture, an open invitation to go before that
21 commission to just speak and talk about it and get
22 their input to help you with your architectural
23 selections.

24 MR. SPANIOL: Okay. You're talking --

1 VICE CHAIRMAN KESSLER: Come on up. We've
2 got a court reporter. You've got to -- sorry.

3 MR. SPANIOL: So you're speaking to the
4 potential new building or the existing?

5 MEMBER PRETZ: I would say both.

6 MR. JOHNSON: Okay.

7 MEMBER PRETZ: Just as a courtesy, and
8 that way they can give you from more consultative
9 without any real direction, consultative to kind
10 of discuss it. They can help with your
11 architectural selections in order to make sure
12 that it's cohesive as far as the styles that you
13 want to ultimately produce for those lots.

14 MR. JOHNSON: Absolutely. Absolutely.
15 Thank you.

16 MEMBER PRETZ: But it's free.

17 MR. SPANIOL: Yeah. And actually we had
18 one of the alderman go to the property with us
19 about two weeks ago and walk through the property
20 with us, the actual home. And he was very anxious
21 to get the museum community into the property
22 because there is some stuff in the property; and
23 he says, you know, once you guys make the purchase
24 and everything goes forward, we want to get our

1 museum people in here just to see if there's any
2 artifacts that we could potentially take out and
3 represent the City with. Just as kind of a
4 follow-up to what you said.

5 VICE CHAIRMAN KESSLER: Very good. Thank
6 you.

7 All right. So we're going to move to the
8 public portion, and I understand that there are
9 some people -- three people here from the
10 neighborhood. And I'd like to ask is Bob
11 Snodgrass present? Okay. Very good.

12 So would you like to make a comment?

13 MR. SNODGRASS: Sure. So my name is Bod
14 Snodgrass. That's S-n-o-d-g-r-a-s-s. I live at
15 300 Delnor Avenue with my wife, Kristen, who is
16 here with me tonight.

17 We've lived in St. Charles for 41 years,
18 something like that.

19 VICE CHAIRMAN KESSLER: Who's counting?

20 MR. SNODGRASS: Yeah. Who's counting.

21 Anyway, I appreciate that the attempt was
22 made to talk to me on a Friday afternoon when I
23 was busy trying to get ready for something, and we
24 had a very short conversation, traded a couple of

1 e-mails, and we never really had a real
2 conversation I don't feel.

3 I have with me tonight -- as I understand
4 it, since I have frontage on that property of at
5 least 20 percent, I have the ability to make a
6 written protest against this, and I've got that
7 paperwork with me tonight that I can provide to
8 somebody if you'd like me to.

9 VICE CHAIRMAN KESSLER: Is that something
10 that we'll take?

11 MR. SNODGRASS: Ellen Johnson told me that
12 would be the appropriate thing to do. I've got
13 copies also.

14 VICE CHAIRMAN KESSLER: Okay. I'll take
15 them.

16 MS. JOHNSON: You can provide that to
17 staff.

18 So the written objection that he's
19 referring to is, indeed, in the zoning ordinance.
20 Basically, if 50 percent of the property owners of
21 the frontage, same frontage as the subject
22 property submit a formal objection, that forces a
23 two-thirds majority vote at City Council to
24 approve the map amendment.

1 So this written objection would be
2 provided to the City Council's planning and
3 development committee.

4 VICE CHAIRMAN KESSLER: So it probably
5 wouldn't be germane to our discussion here
6 tonight.

7 MR. SNODGRASS: Yeah.

8 VICE CHAIRMAN KESSLER: Okay. Very good.

9 MR. SNODGRASS: Okay. So there are
10 details in here that I have with respect to the
11 application and some statements in there that I
12 don't think are correct. But in general, we're
13 maintaining in this protest that we would have a
14 loss of privacy through this change.

15 The subject property right now is RS-1.
16 The existing house is in pretty poor condition,
17 but it is certainly meeting the requirements of
18 RS-1 as far as the setback on the rear yard. Our
19 property is going to the west.

20 For whatever reason, I think because it's
21 a corner lot, we don't have actually a rear yard.
22 So we don't have any setback back there. We have
23 a fenced backyard, what we call our backyard,
24 which is really a side yard according to the

1 building control. And it's got a deck on it. We
2 spend a lot of time out there in the summertime.
3 We've got four-season windows in our -- in the end
4 of the house that faces that property.

5 And if this house was sited there on that
6 new lot, it would actually have the ability to
7 look right down our hallway. So that's how
8 invasive this would be for us.

9 I also feel that it would not be in
10 keeping with the -- with this side of the block
11 that we're on as far as the way that this house
12 would be situated. I don't think it would be a
13 benefit to our property value either.

14 And so that's the general consensus of
15 what I've got in this written statement that I've
16 got some detail in. Do you want me to read any of
17 that?

18 VICE CHAIRMAN KESSLER: No. That's
19 actually a letter -- the protest goes to the City
20 Council and speaks to their -- you know, their
21 ability to vote on it.

22 MR. SNODGRASS: Right.

23 VICE CHAIRMAN KESSLER: If you wanted to
24 be -- I have some questions about the property I

1 was curious about and your presentation, but we'll
2 give this to staff, if you'll hand it to staff,
3 and then it goes to the City Council.

4 MR. SNODGRASS: Okay.

5 VICE CHAIRMAN KESSLER: All right. Can I
6 ask about your house. I'm looking at it here --

7 MR. SNODGRASS: Sure.

8 VICE CHAIRMAN KESSLER: -- in this drawing
9 and I see -- does your home meet the setbacks of
10 the RS-1?

11 MR. SNODGRASS: Our home does not. Our
12 home, I think, might have predated that. When
13 that house was sited, it would have been around
14 1967 or so, something like that. I have no idea
15 what the zoning was there at that time.

16 I had at one time inquired with the
17 building department about putting a shed or an
18 addition on; and they basically said, No, you
19 would not meet the setback if you did that. And
20 they at that time told me that I had no rear yard
21 effectively since I was on a corner lot the way
22 the house was sited. So I'm kind of land locked
23 right there.

24 So effectively what happens if this zoning

1 request goes through, we would lose 30 feet of
2 setback or potential setback on -- even on that
3 lot because the rear yard for the existing
4 property that they're at, the subject property,
5 actually has a rear yard, and that's a 50-foot
6 setback there. So now this would effectively make
7 it a 20-foot setback.

8 VICE CHAIRMAN KESSLER: All right. Any
9 questions or comments from the Commission?

10 MEMBER FUNKE: I've got a question.

11 Right now on your side yard, you know, on
12 the east side of your lot, do you have any trees,
13 or are the trees on the other lot? I see some
14 trees on it that could add some screening. Are
15 there any trees or shrubs or anything --

16 MR. SNODGRASS: The trees that are there
17 are right on that property line, a few of them.
18 So it's questionable whose they really are, whose
19 responsibility they really are. But right now
20 there's a Catalpa, a couple of Catalpas and a
21 Cottonwood, a large Cottonwood, and a large
22 Bur Oak.

23 My guess is that if a house was to go onto
24 that second parcel, on the lot in the subject

1 property, that there would probably have to be a
2 lot of trees taken down as well.

3 If you go past the line of the side yard
4 to the north or the line along Delnor Avenue and
5 go into that backyard, that portion of that parcel
6 is actually not in bad shape as far as being taken
7 care of. It's a little overgrown. Those trees
8 need to be trimmed, but, generally speaking, it's
9 not in too bad of shape there.

10 MEMBER FUNKE: What's the distance on that
11 side yard?

12 MR. SNODGRASS: Say it again.

13 MEMBER FUNKE: What's the distance? What
14 distance is your house off the side yard on the
15 east property line?

16 MR. SNODGRASS: Off the east property, I'm
17 not exactly sure.

18 MEMBER FUNKE: What would you guess?

19 MR. SNODGRASS: 20 feet.

20 MEMBER FUNKE: 20?

21 MR. SNODGRASS: Yes.

22 VICE CHAIRMAN KESSLER: That may be a
23 little less on the north side corner.

24 MR. SNODGRASS: The north corner may be a

1 little less. I don't know. I have never measured
2 that, so.

3 VICE CHAIRMAN KESSLER: Okay. Any other
4 questions or comments?

5 (No response)

6 VICE CHAIRMAN KESSLER: All right. Thank
7 you.

8 MR. SNODGRASS: Very good.

9 VICE CHAIRMAN KESSLER: Make sure that
10 letter gets to staff.

11 Anybody else in the -- yes, sir. State
12 your name and address, please.

13 MR. CAPISTA: Good evening. I'm Dave
14 Capista, and I live at 1015 North 5th Avenue, in
15 St. Charles.

16 VICE CHAIRMAN KESSLER: Would you spell
17 your name, please.

18 MR. CAPISTA: C-a-p-i-s-t-a.

19 VICE CHAIRMAN KESSLER: Thank you.

20 MR. CAPISTA: I have a lot directly to the
21 north of this property. A few things here. Some
22 of this is about the property. Some of it goes to
23 you directly as Council members.

24 This is a little bit of a strange

1 situation. Meaning, this house normally -- or
2 houses are side by side. This one is kind of
3 turned 90 degrees, which I think is part of the
4 problem with it, which leads to only a 20-foot
5 setback from the current house that's there and a
6 20-foot setback to the Snodgrass's.

7 I don't think in reality that's going to
8 help either of the current house's property value
9 or the Snodgrass's property value. Right now this
10 house has -- as it is, it's virtually a house in
11 their backyard the way it sits right now looking
12 at it. But that's neither here nor there. That's
13 really not my concern.

14 From my standpoint, it's kind of in the
15 back of my lot. It's probably not that much
16 bothersome. I don't think it's going to help or
17 hurt me one way or the other.

18 VICE CHAIRMAN KESSLER: I don't mean to
19 interrupt you, but can you tell me which house is
20 yours?

21 MR. CAPISTA: The one directly to the
22 north with the red dot on it.

23 VICE CHAIRMAN KESSLER: Okay. Got you.

24 MR. CAPISTA: This one right here.

1 VICE CHAIRMAN KESSLER: Got it. Got it.
2 Okay.

3 MR. CAPISTA: That's fine. From my
4 standpoint, it's probably not going to hurt or
5 help me. I certainly understand Mr. Johnson's
6 desire to develop this property. But I think
7 something that -- I don't want to pick apart, you
8 know, the findings in this fact sheet. Some of
9 them I think is probably over optimistic on the
10 value of the property.

11 This is an unapproved lot. Most of the
12 utilities are probably underground. So that piece
13 of property on the side between the Snodgrass's
14 and this property is a major utility feed for the
15 City. This Commonwealth Edison, 39 feet, that
16 goes to the main substation.

17 Delnor Avenue also has a fairly large
18 utility corridor that runs along there with public
19 communications. The power is probably
20 underground. I don't know about water and sewer.
21 Whether it's at the street or not, I can't tell.
22 These are things for Mr. Johnson and maybe for you
23 to consider too.

24 But the thing that really I think stands

1 out in the proposal is when I look at the zoning
2 for this area, it's typically zoned RS-1. And I
3 understand why they want to split this lot. I
4 don't know how this happened, but it was two lots.
5 There are undersized lots out here.

6 But if you look through this chart, if
7 this is acceptable to move this to RS-2 for this
8 lot, why not for some of the other lots. I mean,
9 somebody is going to move or something. It's,
10 like, I'm going to divide my lot and make it RS-2.
11 They did it over here. They should do it for me
12 too.

13 So this neighborhood I think should be
14 considered by the Board whether -- maybe it should
15 be RS-2. The times change. They are RS-1 right
16 now. Maybe as the population grows and the
17 density grows, maybe this should be RS-2. I think
18 that's for you to think about, and I'll leave you
19 with that. I don't have anything more to say.

20 VICE CHAIRMAN KESSLER: Okay. Very good.
21 Thank you.

22 Interesting, because it was kind of my
23 question about all of these different
24 nonconforming, but it seems like the noncompliance

1 laws in the ordinance covers that to a certain
2 extent.

3 All right. Anybody else in the physical
4 audience that would like to speak to this?

5 (No response.)

6 VICE CHAIRMAN KESSLER: All right. I
7 would say anybody in our virtual audience if
8 you're joining the meeting from Zoom, click the
9 icon labeled participants and click the button
10 labeled raise hand, if you would like to speak.
11 If you're joining the meeting through phone audio,
12 you need to dial star 9 to raise your hand.

13 Then listen for your name or the last four
14 digits of your phone number, and then wait to be
15 called on, and Rachel will tell us.

16 Has anybody raised their hand?

17 MS. HITZEMANN: I don't see any hands.

18 VICE CHAIRMAN KESSLER: Very good. Thank
19 you.

20 All right. Any other questions or
21 comments from the Plan Commission?

22 MEMBER VARGULICH: I actually have a
23 question for staff.

24 VICE CHAIRMAN KESSLER: Go ahead.

1 MEMBER VARGULICH: Currently, there's two
2 parcels, and parcel one, the west parcel is the
3 size it is. There's nothing in the ordinances
4 that would allow them to build a house without
5 having to change the zoning even though it's an
6 existing parcel that's already there?

7 MS. JOHNSON: Correct. Because the parcel
8 has never contained a home. So it's never been
9 built on, so it's not covered under that
10 nonconformity clause that allows construction on
11 that undersized lot.

12 MEMBER VARGULICH: Thank you.

13 VICE CHAIRMAN KESSLER: Okay. All right.
14 If the Plan Commission believes that we have
15 enough information to close the public hearing, I
16 would entertain a motion to close the public
17 hearing.

18 MEMBER PRETZ: Well, before we do, I
19 wanted to just make a comment or a recommendation
20 as far as we have the developers sitting here, and
21 then we have the property to the west and the
22 property to the north.

23 And it would seem to me, unless there's
24 something with that second parcel that can't place

1 the house appropriately, that maybe we don't close
2 the public hearing, have them go and still have
3 another conversation, figure that out amongst
4 themselves, and then come back, and finish off to
5 see if there isn't any objections by west and
6 north, and that gives us more harmony.

7 VICE CHAIRMAN KESSLER: We could do it
8 through public hearing, or we could not make a
9 recommendation.

10 MEMBER PRETZ: I'll leave it to you,
11 whatever you think is more logical, and if they're
12 willing.

13 VICE CHAIRMAN KESSLER: Basically it comes
14 down to do you have enough information to make a
15 recommendation? If the Plan Commission believes
16 they don't have enough information to make a
17 recommendation, then we would leave it open.

18 So is there someone that would make a
19 motion to close the public hearing?

20 (No response.)

21 VICE CHAIRMAN KESSLER: Okay. Then we're
22 not closing the public hearing.

23 So we won't go into our -- so I guess what
24 we're asking is for more discussion between the

1 owners, the existing property owners surrounding
2 this parcel, and the applicant to come to some
3 resolution. And so that means that we would
4 continue this public hearing to our next meeting.
5 Our next meeting is July 21st.

6 So it goes from here to July 21st, and if
7 we believe at that time we have enough information
8 to close the public hearing, we will make a
9 recommendation at that time.

10 MEMBER MACKLIN-PURDY: Can I just clarify
11 something?

12 VICE CHAIRMAN KESSLER: Sure.

13 MEMBER MACKLIN-PURDY: The owner to the
14 north, I can't remember his name.

15 VICE CHAIRMAN KESSLER: This gentleman
16 right here.

17 MEMBER MACKLIN-PURDY: You weren't
18 necessarily opposed. You were just bringing up
19 some issues that you thought should be addressed
20 before they consider building a home on that
21 property; correct?

22 MR. CAPISTA: Kind of. If you want my
23 opinion, I would rather this area remain RS-1.
24 This will be the only case with RS-2, and I think

1 it opens up precedent to allow for more of that in
2 this neighborhood, and I think that's what needs
3 to be more considered.

4 I do not want this to be an RS-2
5 neighborhood, to be honest with you. So I guess
6 from that standpoint, I'm opposed to moving to
7 RS-2. I don't know how much I hate having this
8 house here. You know, it's not in my backyard, so
9 I wouldn't be terribly upset about it. I'm away
10 from it. I'm more towards Route 25. It's kind of
11 like over there someplace for me. It's there, but
12 it's really not bad.

13 It's just kind of weird because the houses
14 are all side-by-side down the street. This one is
15 kind of in the middle of the block, and it's
16 turned 90 degrees. I think that's kind of what
17 caused the problem for people here a little bit.
18 I mean, their backyard is now my side yard. In
19 theory, I can put something next to my fence with
20 a side standoff, and it's in their backyard too.

21 So I don't think this really helps
22 anybody. I mean, I don't know what you do with
23 it, though. I mean, I totally understand
24 Mr. Johnson's desire to build on this lot. At the

1 same time, I don't really want to stand in the way
2 of an effort or progress for the City. As I say,
3 I know things are getting more congested all the
4 time. That's natural. Our response is to go to
5 RS-2, et cetera, et cetera.

6 So I mean, technically if somebody asked
7 me for just a one unit change on something, RS-1
8 or RS-2, I would usually probably say, well, okay.
9 I'm not going to be too opposed to it. But if you
10 wanted three or four on here, I would probably say
11 no way. One unit change, I guess, that would
12 be okay but extension -- okay. Does that help?

13 MEMBER MACKLIN-PURDY: Well, the red dots
14 are the proposed RS-2; correct?

15 MEMBER VARGULICH: No.

16 MR. JOHNSON: The red dots, I guess, are
17 noncompliant. Correct. Okay.

18 MEMBER MACKLIN-PURDY: They're
19 noncompliant.

20 MR. JOHNSON: Correct.

21 MEMBER MACKLIN-PURDY: Okay. Got it.

22 MR. CAPISTA: But as I say, my lot goes up
23 to 17,000, just a little bit under. How that
24 happened, I don't know. How some of them happened

1 where you have two parcels and a house on it
2 that's really not even close. I mean, the reason
3 I think this happened is because one owner owned
4 both of them at the time, so it wasn't really an
5 issue. But now, you're talking two different
6 owners going onto these lots. This will be the
7 first time that happened.

8 MEMBER MACKLIN-PURDY: Okay.

9 MS. HITZEMANN: We have a raised hand.

10 VICE CHAIRMAN KESSLER: Okay.

11 MS. HITZEMANN: I'll unmute them. Are you
12 there?

13 MS. BARRETTE: Hi.

14 MS. HITZEMANN: Go ahead.

15 MS. BARRETTE: I was just going to say o
16 my perspective and it's my -- (inaudible).

17 MS. HITZEMANN: We're having a hard time
18 hearing you. Can you speak up and try again?

19 MS. BARRETTE: Sure. Can you hear me now?

20 MS. HITZEMANN: It's a little better.

21 MS. BARRETTE: Okay.

22 MS. HITZEMANN: Yeah. Can you hear us?

23 MS. BARRETTE: I can hear you. Yep.

24 I was a little confused about

1 the property. The house facing the property on
2 Route 25 -- (inaudible).

3 MS. HITZEMANN: You're still breaking up.
4 Are you on speakerphone? Are you still there?

5 MS. BARRETTE: Yes.

6 MS. HITZEMANN: We're going to try again.

7 VICE CHAIRMAN KESSLER: Well, can you hear
8 her individually without running it through the
9 sound system, and then could we repeat that?

10 MS. HITZEMANN: I'm through the sound
11 system so I'd have to --

12 VICE CHAIRMAN KESSLER: Okay.

13 MS. HITZEMANN: -- log in through --

14 VICE CHAIRMAN KESSLER: It's the sound
15 system.

16 MS. HITZEMANN: I'll see if somebody in
17 the other room can hear them.

18 VICE CHAIRMAN KESSLER: She's trying to
19 call. She's attempting to call.

20 Just think in a few years, this will all
21 be normal.

22 MS. HITZEMANN: Is anybody there?

23 VICE CHAIRMAN KESSLER: While we're trying
24 to figure this out, going back to the Plan

1 Commission then, should we decide to continue the
2 public hearing, we'll need a motion and a second
3 to do that. And in the motion, we should specify
4 the date, which should be the next meeting.

5 MEMBER FUNKE: I've got a quick question.
6 Can I ask a quick question?

7 VICE CHAIRMAN KESSLER: Sure. Go ahead.

8 MEMBER FUNKE: To the south, is that RM-2
9 right across the street?

10 VICE CHAIRMAN KESSLER: Yes.

11 MS. JOHNSON: Yes. That's the assisted
12 living community.

13 MEMBER FUNKE: So how many units do we
14 have across the street? What's the density? Do
15 you know?

16 MS. JOHNSON: I don't know off the top of
17 my head.

18 MEMBER FUNKE: Okay. So you have RS-1
19 that's right next to RM-2.

20 MS. HITZEMANN: If you can hear me, can
21 you dial 630-762-6927 and talk to Ciara, and she's
22 going to see if she can relay your comments to us
23 because I think your audio is breaking up in here.

24 We'll see if she calls again, then maybe

1 they can hear her. I think it's her audio versus
2 our audio.

3 VICE CHAIRMAN KESSLER: I'm sorry. Say
4 that again.

5 MS. HITZEMANN: I think it's her audio,
6 the audio on her end versus our audio.

7 VICE CHAIRMAN KESSLER: Got you.

8 It sounds like she was outside or in her
9 car or something.

10 MS. HITZEMANN: Yeah. We'll see if she
11 calls them.

12 VICE CHAIRMAN KESSLER: We'll get used to
13 this. An unusual development, we have four public
14 hearings tonight. In all the years that I've been
15 doing this, we haven't had four; but given the
16 conditions today, that's why we have to do it.

17 MR. CAPISTA: Just one comment that Jeff
18 made, the units to the south are RS-2s. The RS-2s
19 are basically assisted living centers.

20 VICE CHAIRMAN KESSLER: Right.

21 MR. CAPISTA: So everybody understands.

22 VICE CHAIRMAN KESSLER: Thank you.

23 Any luck, Russ?

24 MR. COLBY: No. Okay.

1 VICE CHAIRMAN KESSLER: Well, we're going
2 to move -- go ahead. What were you going to say?

3 MS. HITZEMANN: We're going to try to
4 relay the phone number once more.

5 So if you can hear me, you can call
6 630-762-6927 and talk to Ciara, and hopefully she
7 can hear and relay your comments to the
8 Commission.

9 VICE CHAIRMAN KESSLER: Excuse me, Russ,
10 while we're waiting, could you do something about
11 these fans? The vent is right here, and I'm in a
12 wind tunnel.

13 MR. JOHNSON: You know, while we're
14 waiting, if I could just jump in as well and just
15 say that we are willing to work with both
16 neighbors on either side to reach an agreeable
17 solution. The last thing we want to do is have
18 anyone feel put out or pushed out of their home.

19 There's plenty that we can do as far as,
20 you know, shifting the potential home or the
21 landscaping screening.

22 VICE CHAIRMAN KESSLER: That's great.
23 Good.

24 MS. HITZEMANN: She's calling the other

1 line so hopefully we will be able to --

2 VICE CHAIRMAN KESSLER: Thank you.

3 All right. We're getting a call. All
4 right.

5 Do you know, Staff, I think what we should
6 consider is old music. That would be a good idea.
7 What do you think, Jim?

8 MS. MILLER: Hi, I'm Ciara Miller, the
9 economic development planner for the City. The
10 caller who was trying to speak through the
11 speakers just called me on the land line back
12 there. Her name is Kerstin Barrette. She is the
13 property owner of the parcel.

14 She wanted to make the comment that the
15 parcel does not -- it's not 90 degrees. It does
16 face front. It faces Route 25. And she
17 reiterated that they're the owners of the parcel
18 and that the sale of the parcel is contingent on
19 this zoning approval going through.

20 VICE CHAIRMAN KESSLER: Okay. Very good.
21 Thank you. Did everybody get that? No?

22 MEMBER HOLDERFIELD: Just clear up what
23 she said.

24 VICE CHAIRMAN KESSLER: Okay. The caller

1 identified herself as the owner of the subject
2 property, and that the property was not sitting at
3 a 90-degree angle to the other properties, and
4 that it fronted on Route 25, and that the sale of
5 the property is contingent on the ability to
6 rezone and build an additional house on the
7 property.

8 MS. MILLER: Yes. I just confirmed with
9 her that that is her message, and she would also
10 like to add that it would help this property to
11 not be an eyesore.

12 VICE CHAIRMAN KESSLER: And that this
13 rezoning and purchase would help the property not
14 to be an eyesore.

15 MR. CAPITA: I just want to clarify my
16 comment that the 90-degree turn wasn't for the
17 existing property. I agree completely that her
18 property does face Route 25. The 90-degree turn
19 is for the new property that's been proposed. If
20 there was any confusion, I apologize.

21 VICE CHAIRMAN KESSLER: Okay. Very good.
22 Thank you.

23 All right. Rachel, no other hands raised?

24 MS. HITZEMANN: I don't see any.

1 VICE CHAIRMAN KESSLER: Calls.

2 All right. So we're at the point where
3 the Plan Commission, if there's no other comments
4 or questions, where we're deciding if we're going
5 to close or continue the public hearing. So I
6 would entertain a motion with respect to one of
7 those.

8 MEMBER PRETZ: I'd like to make a motion
9 to table the --

10 VICE CHAIRMAN KESSLER: Continue.

11 MEMBER PRETZ: -- to continue the public
12 hearing until our next meeting, which is scheduled
13 for July 21st.

14 VICE CHAIRMAN KESSLER: All right. A
15 second?

16 MEMBER MACKLIN-PURDY: I'll second.

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

19 (Ayes heard.)

20 VICE CHAIRMAN KESSLER: Opposed?

21 (No response.)

22 VICE CHAIRMAN KESSLER: All right. That
23 motion passes. The public hearing for Item No. 7,
24 1001 North 5th Avenue, Jeff Johnson, application

1 for zoning map amendment public hearing is
2 continued to Tuesday, July 21st.

3 Thank you, gentlemen. Thank you ladies
4 and gentlemen.

5 (Off the record at 8:05 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of July, 2020.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois



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Transcript of Hearing

Date: July 7, 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 :
to Add Drive-Through :
Facility as a Special use :
in the CBD-1 District and :
Application for a Special :
Use for BMO ATM at the :
Corner of Riverside and :
Illinois :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, July 7, 2020
8:05 p.m.

Job No.: 271901C
Pages: 1 - 30
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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Transcript of Hearing
Conducted on July 7, 2020

1 PRESENT:

2 TIM KESSLER, Vice Chairman

3 JEFF FUNKE, Member

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 TOM PRETZ, Member

8 PETER VARGULICH, Member

9

10 ALSO PRESENT:

11 RUSSELL COLBY, Community Development
12 Manager

13 ELLEN JOHNSON, Planner

14 RACHEL HITZEMANN, Planner

15 MONICA HAWK, Development Engineer

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

2 VICE CHAIRMAN KESSLER: No. 8 on our
3 agenda is General Amendment, STC Morse, LLC,
4 Chapter 17.14 Business and Mixed Used Districts to
5 add a drive-through facility, standalone, as a
6 special use in the CBD-1 District.

7 All of our comments regarding how we hold
8 a public hearing are still in place, and I see
9 that Rachel is the planner on this.

10 Do we have a presenter from the applicant
11 here?

12 MS. HITZEMANN: Yes.

13 VICE CHAIRMAN KESSLER: I saw you walk by,
14 Rachel. I thought you were it.

15 MS. HITZEMANN: No. I just pulled it up
16 for you.

17 VICE CHAIRMAN KESSLER: All right. So we
18 begin our public hearing with the applicant.

19 MR. HURST: Good evening. My name is
20 Curtis Hurst. I live in St. Charles at 4N316
21 Route 31. I've been a resident of St. Charles for
22 20 years. Currently, we are the contract
23 purchaser for the BMO parcel that you're familiar
24 with at the corner of Route of 64 and the river,

1 essentially.

2 The building was formerly the BMO Bank,
3 prior to that the St. Charles Bank. We are the
4 contract purchaser for that building which
5 includes the open space behind it. In addition to
6 those, there's actually three parcels. It's that
7 building. It's the parcel that is the subject
8 tonight, which is a parking lot, currently a
9 parking lot, and BMO has used that as a private
10 parking lot for many years.

11 And then there's another parcel that is --
12 it's kind of, as you're familiar, with the
13 building on the south. That would be the
14 northeast corner of Riverside and Illinois.
15 That's the Riverside building, which is the new
16 Pollyanna and the Flagship building, which we're
17 currently the owner of that building as well.

18 There's three parcels that make up that
19 parking lot which is, essentially, a public
20 parking lot, and there's one that's right on the
21 corner of Illinois and Riverside; and then to the
22 east of that, there's another small parcel, and
23 then to the north of that, there's a parcel.

24 So we're the one in the middle. It's kind

1 of hard to describe. It's a little bit around
2 there. I just wanted to help you understand that
3 there are three parcels that are subject to the
4 purchase contract. So we're petitioning as the
5 contract purchaser for this.

6 The request tonight is to take that parcel
7 that is on the southeast corner of Illinois and
8 Riverside that currently has about 37 parking
9 spots, if I've got my math correct, and BMO is
10 part of our discussions to having a -- to purchase
11 all three parcels.

12 They'd like to still have a presence in
13 the City of St. Charles from a banking,
14 perspective albeit from an ATM. So we're asking
15 for an amendment, a general amendment to the, I
16 guess, that's -- it's a general text amendment as
17 a general amendment as well as a special use so
18 that we can put in an ATM along the -- a
19 standalone ATM on that parcel.

20 Currently, in the CBD-1 District, ATMs are
21 allowed as a special accessory use to buildings,
22 traditionally a bank. You see them all over town.
23 This one would be a standalone. So it would be
24 just the ATM in the parking lot with no other

1 building around that as far as the parking lot is
2 concerned.

3 We're not changing any of the -- we're not
4 changing the total number of parking spots there.
5 We're able to -- there's one that's being
6 displaced where the ATM is going to be located,
7 but there was room to replace that on the lot.

8 In addition to putting the ATM on that
9 lot, we're also doing general landscaping
10 improvements in accordance with the ordinance. So
11 we're doing some screening, if that's what you
12 want to call it, landscaping along Riverside and
13 as well along Illinois as well.

14 There's also a sign that goes on the
15 entrance for -- okay. So the ATM is this parcel
16 right here, this diagram right here. So this
17 formerly was a parking spot right here, and we've
18 moved it over to this spot right here. That's
19 really the only change in terms of parking. So,
20 again, we didn't lose any parking at all.

21 And then around the ATM, we are adding
22 landscaping to, you know, enhance the landscaping
23 of the parking lot as well along Riverside Avenue
24 as well.

1 In what would be the northeast corner of
2 the parking lot, there's a small directional sign.
3 I'll get to the design, and then just showing a
4 layout of the site. This is a small directional
5 sign directing people into the parking lot to get
6 to the ATM, and we're doing landscaping around
7 that as well.

8 So I think it shows it on here, the other
9 parcel. So part of the requirements are to show
10 the stacking, which is required. We have a
11 minimum of five there, and there's some
12 additional, you know, space for probably at least
13 one more, and we're also adding landscaping that's
14 in accordance with the ordinance too.

15 I'm going to the diagram at the end here.
16 To get back to that horrible description of what I
17 did about the three parcels, this is the parcel
18 that's the third parcel that the City -- the City
19 owns this parcel, and this parcel will come along
20 with the purchase as well. That's just some
21 background information. It doesn't have anything
22 to do with the application, other than it's just
23 one of the purchases that goes along with that
24 acquisition.

1 VICE CHAIRMAN KESSLER: I want to go back
2 to that.

3 MR. HURST: Sure.

4 VICE CHAIRMAN KESSLER: I see the
5 building.

6 MEMBER MACKLIN-PURDY: To be clear, this
7 is the parking lot that's next to the Chamber of
8 Commerce building.

9 MR. HURST: Correct.

10 VICE CHAIRMAN KESSLER: Well, this is the
11 Harris Bank building.

12 MR. HURST: The Chamber of Commerce
13 building would be right here.

14 MEMBER MACKLIN-PURDY: Yep.

15 MR. HURST: This is where the Chamber of
16 Commerce is located. That's currently owned by
17 Batavia Enterprises.

18 MEMBER MACKLIN-PURDY: But BMO Harris owns
19 that lot or did own that lot before Curt bought
20 it.

21 MEMBER VARGULICH: I just have a question.
22 You said that you're buying three parcels.
23 Understanding, this is just the application, but
24 I'm just trying to understand some --

1 MR. HURST: Yes.

2 MEMBER VARGULICH: -- of the background
3 that you're offering. So you're buying this
4 parcel with the parking --

5 MR. HURST: Yes.

6 MEMBER VARGULICH: -- and a freestanding
7 ATM.

8 MR. HURST: Correct.

9 MEMBER VARGULICH: You're buying the
10 parcel directly to the north.

11 MR. HURST: That would be that parcel
12 right there. That's correct.

13 MEMBER VARGULICH: And then the other
14 parcel is the actual bank property?

15 MR. HURST: It's the bank property with
16 all of the open space behind it as well.

17 MEMBER VARGULICH: And does that purchase
18 include all of the stores that are on Main Street?

19 MR. HURST: No. Currently, we own the
20 building that was formerly the Button Man. That's
21 the building immediately to the east of the BMO
22 building.

23 MEMBER VARGULICH: Yes.

24 MR. HURST: So we own that building, and

1 we're buying the BMO building. The building east
2 of us, which was also sold by BMO probably two or
3 three years ago, is owned by someone else. We
4 don't own that building.

5 VICE CHAIRMAN KESSLER: Aren't those
6 buildings connected?

7 MEMBER VARGULICH: You're talking about --

8 MR. HURST: Yeah. Yeah. They're all part
9 of the Commons. Yes, they're all part of the
10 Commons.

11 MEMBER VARGULICH: So the building east
12 that you own with the shop, is that the one that
13 has Smitty's on the ground floor?

14 MR. HURST: No. Smitty's is in the
15 building that we do not own. It's on the corner.

16 MEMBER VARGULICH: Right.

17 MR. HURST: That's correct.

18 MEMBER VARGULICH: So you're ultimately
19 buying three parcels or working to do that.

20 MR. HURST: Correct.

21 MEMBER VARGULICH: And this is just part
22 of that overall acquisition is to address this --

23 MR. HURST: Correct.

24 MEMBER VARGULICH: -- because BMO is going

1 to lose their presence.

2 MR. HURST: Right. They've already --
3 yeah.

4 MEMBER VARGULICH: BMO has already moved.

5 MR. HURST: Yeah. BMO has already moved
6 out of the building. Correct.

7 VICE CHAIRMAN KESSLER: Okay. But so this
8 property -- there used to be something on that
9 corner years ago on the northeast -- it was on the
10 south -- the southeast corner, there was a
11 structure there. I thought it wasn't. There was
12 something there years ago.

13 MR. HURST: I'm not familiar with that.

14 MEMBER PRETZ: You're referring to the
15 lots or the parking directly behind the BMO
16 building or --

17 VICE CHAIRMAN KESSLER: It goes all the
18 way -- it goes all the way to Riverside Drive,
19 that whole lot, but what we're learning here is
20 that lot, that whole lot behind there is actually
21 multiple parcels.

22 MR. HURST: This is not all a part of
23 that, and I don't have it on this map here. If we
24 had a Google map, we could do that. But the BMO

1 parcel that is attached to the building and the
2 building you're referring to is right here. This
3 is Riverside Avenue right here.

4 MEMBER VARGULICH: Yes.

5 MR. HURST: So along here. Okay. So the
6 BMO parcel is right here, all of this up here. So
7 that might be what is confusing. There's separate
8 parcels as part of the acquisition, one of which
9 is the BMO building and the open space behind it.

10 The second one is this parcel, the subject
11 of this application, and it's the only parcel
12 subject to this application.

13 And then the third parcel is this one
14 parcel right here, which BMO has a license
15 agreement with the City to share and to let them
16 use it as public parking, but it's a privately
17 owned parcel.

18 MEMBER PRETZ: As a helpful reference,
19 Tim, because of the location, this did have to go
20 before the HPC.

21 VICE CHAIRMAN KESSLER: Because of where
22 it's at.

23 MEMBER PRETZ: Correct.

24 VICE CHAIRMAN KESSLER: Right.

1 MEMBER PRETZ: And so there were at least
2 two, possibly three meetings of review for this.
3 So I just -- I didn't see it in the material that
4 it was, but there was a lot of discussion and
5 recommendations.

6 MEMBER MACKLIN-PURDY: Am I correct that
7 we have to talk about adding a drive-through
8 facility as a special use in the CBD-1 District
9 first?

10 MEMBER VARGULICH: First.

11 MR. COLBY: Yes, that's correct.

12 MR. HURST: As a general amendment.

13 MEMBER MACKLIN-PURDY: Right.

14 MR. HURST: And it's currently allowed as
15 a special accessory use. So the amendment is
16 really to add it as a standalone use, not -- but
17 you can -- currently in the CBD-1 District, you
18 can have an ATM.

19 VICE CHAIRMAN KESSLER: Or any
20 drive-through.

21 MR. HURST: Or any drive-through, but it's
22 typically an accessory use. So we're asking to
23 have it as a standalone use.

24 VICE CHAIRMAN KESSLER: Okay. All right.

1 Any other questions? Which is not something that
2 might come through HPC or the Plan Commission.

3 MEMBER FUNKE: I've got a question.

4 VICE CHAIRMAN KESSLER: Go ahead.

5 MEMBER FUNKE: If you want to go back to
6 the layout of the ATM machine.

7 MR. HURST: Yes.

8 MEMBER FUNKE: I think my only concern
9 would be that turning radius. You have that acute
10 angle. So turning in there I think would be
11 problematic for a car to -- you almost have to
12 come around and turn to hit that sharp corner.
13 Have you guys done any studies on that? I know
14 this is just a rough.

15 MR. HURST: We haven't done any traffic
16 studies on that corner. Our engineer didn't
17 really do a great job of showing that
18 particular -- his layout here. I think if you
19 look at the drawing, that is more of a -- I don't
20 think it's in here -- special use drawing, a
21 drawing of the actual ATMs.

22 MEMBER MACKLIN-PURDY: As somebody who
23 used that parking lot almost every day for three
24 years, it's not that much of a turning radius

1 issue.

2 MR. HURST: Yeah, it doesn't show it on
3 that, the design is as a special use. I don't
4 think that picture does an adequate job of -- or
5 that stacking layout does an adequate job of
6 showing what that radius is.

7 MEMBER FUNKE: Right. Just something to
8 think about.

9 MR. HURST: And, you know, we can address
10 that at some level at the final engineering with
11 the landscaping and final engineering. So when we
12 get to the final engineering, we can address that
13 particular turning radius in the final
14 engineering.

15 VICE CHAIRMAN KESSLER: All right.

16 MEMBER VARGULICH: I just have a question
17 for staff. As far as a freestanding ATM, is that
18 allowed in any district?

19 MR. COLBY: So a drive-through facility is
20 a permitted use in commercial districts. So you
21 could have a standalone drive-through use where
22 the only service that's being provided is at the
23 drive-through. So it could be an ATM. It could
24 be a small building that's just functioning to

1 serve as a drive-through.

2 MEMBER VARGULICH: Okay.

3 MEMBER MACKLIN-PURDY: Like the one that's
4 by the Cedar Avenue building.

5 VICE CHAIRMAN KESSLER: Right.

6 MR. COLBY: Correct. That's like a
7 standalone ATM drive-through.

8 VICE CHAIRMAN KESSLER: Okay. Any other
9 comments from Plan Commission?

10 (No response.)

11 VICE CHAIRMAN KESSLER: Anybody in the
12 physical public that would like to make a comment?
13 Anybody that has joined us from a Zoom call or
14 phone audio and Zoom, if you want to click the
15 icon labeled participants and the button labeled
16 raise hand to indicate that you'd like to speak.
17 If you're joining the meeting through a phone
18 audio, you'll need to dial star 9 to raise your
19 hand.

20 MS. HITZEMANN: We did receive an
21 opposition e-mail that's actually -- I don't know
22 if you read want to read it into the record.

23 VICE CHAIRMAN KESSLER: Where is it at?

24 MS. HITZEMANN: It's at the end.

1 VICE CHAIRMAN KESSLER: At the very end of
2 your staff report or the end of the entire?

3 MS. HITZEMANN: The end of the entire
4 application for a special use.

5 VICE CHAIRMAN KESSLER: Okay. Here's the
6 e-mail. Is it the e-mail from Michelle Kovac?

7 MS. HITZEMANN: I believe so, yes.

8 VICE CHAIRMAN KESSLER: All right. We did
9 receive an e-mail from Michelle Kovac, K-o-v-a-c,
10 dated Wednesday June 17th to the community
11 development, subject, proposed BMO ATM.

12 And she says, "We'd like to comment on the
13 proposed BMO Harris ATM at the southeast corner of
14 Riverside Avenue and Illinois Avenue.

15 "We are not in favor of allowing an ATM at
16 this location. Please consider the following:

17 "BMO Harris already has a branch and ATM
18 located at 409 South 1st Street. Doing a little
19 research on Goggle Maps shows this is merely two
20 tenths of a mile from the proposed location, a
21 short five-minute walk or one-minute drive away.
22 We don't see a need for this proposed, additional
23 location.

24 "And No. 2, an ATM, regardless of

1 landscaping around it, would detract from the
2 scenic view that currently exists.

3 "Thank you, Paul and Michelle Kovac, 10
4 Illinois Street, Suite 2C, St. Charles, Illinois
5 60174." Okay.

6 MS. HITZEMANN: And I don't see any hands
7 raised for this.

8 VICE CHAIRMAN KESSLER: Okay. No hands
9 raised, nobody in the physical public, and no
10 other comments from the Plan Commission. If we
11 feel we have enough information to make a
12 recommendation, we can close the public hearing,
13 and if not, we can continue it.

14 Do we have a motion?

15 MR. COLBY: Mr. Chairman, if I could just
16 make a quick comment.

17 VICE CHAIRMAN KESSLER: Sure.

18 MR. COLBY: We do have these public
19 hearings listed as two separate agenda items. The
20 first item would be the general amendment, and the
21 second item being the special use.

22 The discussion that the Plan Commission
23 has had has covered by both applications, and it
24 would be appropriate to just acknowledge that for

1 the record. When you move on to the second public
2 hearing, just reference back that the discussion
3 occurred under the previous public hearing, but do
4 ask if any members of the public wish to comment
5 further.

6 VICE CHAIRMAN KESSLER: Okay. All right.
7 Russ correctly pointed out that we have two
8 applications in front of us for this particular --
9 for this particular item from this particular
10 applicant, and one being the one we were just
11 talking about, the general amendment to Chapter
12 17.14, Business and Mixed Use Districts to add
13 drive-through facility, standalone, as a special
14 use in the CBD-1 District; and the next item on
15 our agenda is BMO ATM, at the southeast corner of
16 Riverside and Illinois, application for a special
17 use.

18 So what the applicant is asking in the
19 first application is for a text amendment to the
20 ordinance, and then in the second application to
21 activate that special use should that application
22 be approved.

23 MR. HURST: Correct.

24 VICE CHAIRMAN KESSLER: So I am suggesting

1 that we discuss both of these items under this
2 particular public hearing, and that this motion
3 that we would entertain to either close or
4 continue the public hearing would include both of
5 those applications.

6 Okay. So do I have a motion?

7 MR. COLBY: Mr. Chairman, just a comment,
8 I would just ask that you check if there's anyone
9 who wishes to make a comment with respect to Item
10 No. 9.

11 VICE CHAIRMAN KESSLER: Very good. All
12 right. In the physical public, do we have any
13 comment on Item No. 9, the BMO ATM application for
14 special use?

15 (No response.)

16 VICE CHAIRMAN KESSLER: Seeing none,
17 anybody who has joined us via Zoom or phone audio,
18 if it's a video call, click the icon labeled
19 participants and click the bottom labeled raise
20 hand indicating you'd like to speak; and through
21 phone audio, you need to dial star 9 to raise your
22 hand.

23 We'll wait a moment to see if we get any
24 response.

1 MS. HITZEMANN: I don't see any responses.

2 VICE CHAIRMAN KESSLER: All right. And
3 now I'll entertain a motion.

4 MEMBER MACKLIN-PURDY: I'll make a motion
5 to close the public hearing.

6 VICE CHAIRMAN KESSLER: Okay. And would
7 you close the public hearing for both Items 8 --

8 MEMBER MACKLIN-PURDY: Both Items 8 and 9.

9 VICE CHAIRMAN KESSLER: Okay.

10 MEMBER PRETZ: I will second.

11 VICE CHAIRMAN KESSLER: All right. We
12 have a motion and second.

13 All in favor.

14 (Ayes heard.)

15 VICE CHAIRMAN KESSLER: Opposed?

16 (No response.)

17 VICE CHAIRMAN KESSLER: All right. That
18 motion carries.

19 We have closed the public hearings for
20 Item No. 8 and Item 9. I think that it would
21 probably be wise to do our discussion on each item
22 individually.

23 MR. COLBY: Yes.

24 VICE CHAIRMAN KESSLER: So the first

1 discussion and/or recommendation we need to do
2 would be for the text amendment to Chapter 17.14
3 Business and Mixed Use Districts to add
4 drive-through facility, standalone, as a special
5 use in the CBD-1 District.

6 So any questions or any comments from the
7 Plan Commission?

8 (No response.)

9 VICE CHAIRMAN KESSLER: Seeing none, I
10 think then we would entertain a motion to either
11 recommend or deny.

12 MEMBER MACKLIN-PURDY: I'll make a
13 recommendation for approval of the general
14 amendment, STC Morris, LLC, for Chapter 17.14.
15 Business and Mixed Use Districts to add
16 drive-through facility, standalone, as a special
17 use in the CBD-1 District.

18 VICE CHAIRMAN KESSLER: All right. Is
19 there a second?

20 MEMBER FUNKE: I'll second.

21 VICE CHAIRMAN KESSLER: There's been a
22 motion and second. Take a roll.

23 Funke.

24 MEMBER FUNKE: Yes.

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: Kessler, yes.

12 So that concludes Item No. 8. We will
13 recommend approval to the City Council planning
14 and development committee.

15 And we will move to Item No. 9, which is
16 the application for a special use for the BMO ATM
17 at the southeast corner of Riverside Avenue and
18 Illinois Avenue.

19 Any discussion from the Plan Commission?
20 Any comments?

21 MEMBER MACKLIN-PURDY: I do have a
22 question about stacking. So at certain times of
23 the day I know that parking lot gets pretty full
24 with chamber events. Has that been taken into

1 consideration about any -- I mean, it just seems
2 like it could be a little messy there and blocking
3 people who are parked there, I mean.

4 MR. HURST: Yeah. I mean, you know, I
5 don't have a specific answer for that. You know,
6 other than I know that parking lot does get a lot
7 of activity both for parking for the chamber
8 building and for general parking. I know it is a
9 private parking lot.

10 You know, we're not going to change that.
11 The whole city is going to park there, you know,
12 every week. We know how much parking challenge
13 the City has; but as far as the stacking goes, you
14 know, I can't anticipate that, you know, how many
15 cars are actually going to go in there --

16 MEMBER MACKLIN-PURDY: Right.

17 MR. HURST: -- and be in line in the
18 queue. Generally, even if I'm looking at other,
19 you know, bank transactions whether I'm in line or
20 others, I don't ever see huge lines in there.
21 Sure. There's a line.

22 MEMBER MACKLIN-PURDY: Yeah.

23 MR. HURST: And so I don't know that, you
24 know, in this particular case it's going to

1 become, you know, a large problem with that. That
2 would be my opinion.

3 MEMBER MACKLIN-PURDY: Okay.

4 MEMBER VARGULICH: I just have a question.

5 MR. HURST: Sure.

6 MEMBER VARGULICH: If you're buying a
7 parcel, is part of your agreement with BMO that if
8 you redevelop the parcel in some fashion, that
9 you're allowed to remove that or relocate it or
10 make sure it's connected to the new development?

11 MR. HURST: Sure. Probably the best way
12 to answer that would be that we're going to turn
13 it into a lease with ATM -- or with BMO ATM. And
14 so it's a five-year lease with two five-year
15 renewals. So we have opportunities throughout
16 that time.

17 You know, I mean, I'm an interested party
18 in the local community simply because of our
19 ownership of other parcels that are adjacent to
20 this. I can't see a better use for this, to be
21 honest with you at this point. We're so
22 challenged unless something else -- you know,
23 whether it's a parking deck or something like that
24 that comes up as part of a little bit more

1 comprehensive design which would be, you know, a
2 good opportunity, we really need the parking more
3 than anything there.

4 And even if we did, I think there would be
5 a way to accommodate it based on the way that the
6 ATM is positioned on what would be the west side
7 or the far north -- far west side of the lot. So
8 you could probably still accommodate some sort of
9 development there, you know.

10 As an example, if you did parking on the
11 first deck of a residence building, you could
12 still have that pass-through parking and have
13 residences on the second floor. So not that we're
14 really thinking about that. We see it as a
15 parking lot and a special use right now.

16 MEMBER VARGULICH: Okay.

17 VICE CHAIRMAN KESSLER: Okay. Any other
18 questions or discussion from the Plan Commission?

19 (No response.)

20 VICE CHAIRMAN KESSLER: All right. I
21 would entertain to motion for a recommendation or
22 denial.

23 MEMBER MACKLIN-PURDY: I'll make a motion
24 for approval for BMO ATM, southeast corner of

1 Riverside Avenue and Illinois Avenue, STC Morse,
2 LLC, application for special use.

3 MEMBER MELTON: I'll second that.

4 VICE CHAIRMAN KESSLER: Okay. We have a
5 motion and a second. Any discussion on the
6 motion?

7 (No response.)

8 VICE CHAIRMAN KESSLER: All right. We'll
9 take a roll.

10 Funke.

11 MEMBER FUNKE: Yes.

12 VICE CHAIRMAN KESSLER: Pretz.

13 MEMBER PRETZ: Yes.

14 VICE CHAIRMAN KESSLER: Holderfield.

15 MEMBER HOLDERFIELD: Yes.

16 VICE CHAIRMAN KESSLER: Vargulich.

17 MEMBER VARGULICH: Yes.

18 VICE CHAIRMAN KESSLER: Purdy.

19 MEMBER MACKLIN-PURDY: Yes.

20 VICE CHAIRMAN KESSLER: Melton.

21 MEMBER MELTON: Yes.

22 VICE CHAIRMAN KESSLER: Kessler, yes.

23 That concludes Item No. 9 on our agenda,
24 the application for a special use.

1 Thank you very much.

2 MR. HURST: Thank you all very much. And
3 as always, I'm humbled by your cooperation and
4 partnering with the things that are going on in
5 the City. We're having a lot of fun, not just for
6 ourselves, but I know lots of other tenants and
7 business owners and everybody else with all the
8 things that are happening in the City. It's
9 fantastic.

10 VICE CHAIRMAN KESSLER: That's great.

11 MR. HURST: Thank you.

12 VICE CHAIRMAN KESSLER: You're welcome.

13 (Off the record at 8:32 p.m.)
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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of July, 2020.

My commission expires: May 16, 2024



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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: Pride of Kane :
County, Southeast Corner :
of Kirk Road and East Main :
Street, Applications for :
Map Amendment, Special Use :
for PUD, and PUD Preliminary :
Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, July 7, 2020
8:32 p.m.

Job No.: 271901D
Pages: 1 - 38
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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1 PRESENT:

2 TIM KESSLER, Vice Chairman

3 JEFF FUNKE, Member

4 JAMES HOLDERFIELD, Member

5 LAURA MACKLIN-PURDY, Member

6 SUZANNE MELTON, Member

7 TOM PRETZ, Member

8 PETER VARGULICH, Member

9

10 ALSO PRESENT:

11 RUSSELL COLBY, Community Development
12 Manager

13 ELLEN JOHNSON, Planner

14 RACHEL HITZEMANN, Planner

15 MONICA HAWK, Development Engineer

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

2 VICE CHAIRMAN KESSLER: All right. That
3 brings us to No. 10 on our agenda, Pride of Kane
4 County, southeast corner of Kirk Road and East
5 Main Street, CIMA, C-I-M-A, Developers, LP,
6 application for a map amendment, application for
7 special use for PUD, application for PUD
8 preliminary plan; and this, again, is a public
9 hearing subject to those guidelines we laid out at
10 the very beginning and have followed throughout
11 the previous hearings.

12 So we have an applicant. Come on up.

13 MR. SOLTIS: Good evening. I'm going to
14 attempt to do this with my mask on, if you don't
15 mind.

16 VICE CHAIRMAN KESSLER: I don't mind
17 at all.

18 MR. SOLTIS: Sorry. You can't see my
19 smiling face.

20 Hi, my name is Dan Soltis. I'm with CIMA
21 Developers. CIMA Developers is the development
22 arm of the Pride stores. As some of you may
23 recognize me, I've been in front of the Board for
24 many of our projects throughout the City.

1 We are excited to present our Pride of
2 Kane County location, which was in front of you
3 for review last June. So we're here tonight to
4 present again. I have myself. I have Steve
5 Corcoran from Eriksson Engineering, who did our
6 traffic analysis and studies. And also on Zoom is
7 John Glascott from W-T Engineering for any
8 questions as well.

9 I'll quickly run through the minor changes
10 that we did previous to June.

11 THE REPORTER: Would you spell your name,
12 please.

13 MR. SOLTIS: Oh, I'm sorry. Dan Soltis,
14 S-o-l-t-i-s, 30W180 Butterfield Road, Warrenville.

15 So you're all familiar with this corner,
16 Regole's -- pardon me -- and the 4500 square foot
17 convenience store, that remains the same.

18 The guest canopy is on the west side of
19 the property. Discussion had been brought up to
20 try to flip flop that, but we could not, so that
21 remains the same.

22 Eight pumps 1, 2, 3, 4, 5, 6, 7, 8. The
23 car wash -- we did bump the car wash back to line
24 up with the convenience store. We removed the

1 sidewalk on this west side here to allow for
2 landscape.

3 Discussion had been brought up in June
4 about trying to reverse -- this is the entrance to
5 our car wash. It's a dual lane, dual pay station,
6 11-car stacking. It's a conveyor type car wash,
7 so it does move cars through the conveyor every 20
8 seconds or so. So we never have any concerns or
9 issues with the stacking and things of that sort.

10 We did try to -- we kind of tinkered a
11 little bit with the vacuum stalls, and those are
12 right here.

13 We do have two cross-access points with
14 Main Street Commons, one to the south and one to
15 the east.

16 We are proposing three signs, two
17 off-street signs -- off the property signs one
18 here, one down below here, and then one at the
19 corner. I can show you those.

20 The architectural features -- we tried to
21 stay with the barn theme, barn motif theme. I'll
22 get to that.

23 While we're on this slide real quick, our
24 truck traffic -- our route for filling will come

1 through here, come through here, swing around, and
2 then exit out here. So the tanks -- the tank will
3 be right here.

4 Over on this slide is the detention. It's
5 shared detention. So we have offsite -- we have
6 easement agreements with Main Street Commons to
7 share their ground here as well as additional
8 stormwater in this area, retaining walls along
9 here, and that's all going through preliminary
10 engineering as we speak right now.

11 There's our barn motif. Inside the
12 4500-square-foot convenience store, we are going
13 to have a quick service restaurant, Taco Urbano.
14 So that's why we're requesting both sides for our
15 Pride as well as the Taco Urbano.

16 White paneling, kind of like a hardie
17 board type paneling, cedar features, metal roof,
18 metal coping. And the same thing with our car
19 wash, the same features here.

20 There was a comment on our signage, and I
21 can address that as well when I wrap this up, but
22 we would plan to remove the west sign here, so
23 that variance would not be required. We can
24 remove that west elevation sign.

1 Just a quick floor plan, sliding doors
2 here on that southeast corner there. This is our
3 quick service restaurant area here, coolers,
4 obviously the register area.

5 The canopy was brought up as well in the
6 review report. We did -- we are proposing full
7 brick on the columns, and we'd like to keep those
8 full bricks. I know it was suggested to try to
9 utilize some of the other wood paneling, but just
10 because of dings and things like that, we would
11 still like to keep full masonry.

12 We are proposing a Mobil here. That's the
13 corner sign. That would be at the existing
14 corner, kind of a flag type. We have our Mobil.

15 We are going to have two pumps that do
16 provide diesel. They're called repos 1 pumps. So
17 we'll have gas as well as the diesel. So
18 that's -- but they're for more small trucks, like
19 facility trucks and things like that, nothing
20 large.

21 The Taco Urbano restaurant -- we are going
22 to be requesting for beer, wine, and spirits
23 package liquor for the convenience store as well a
24 license for the Taco Urbano for draft beers and

1 such.

2 Our car wash is self-sufficient, no
3 attendants needed.

4 This is the sign that would be at the
5 entrance of the Main Street Commons off of North
6 Avenue. This is the sign that would be placed
7 south of the property at the right-in/right-out
8 leading into the Main Street Commons. And just
9 for further signage, we are proposing this sign at
10 the stop sign as you enter off of Kirk Road.

11 We attempted to get the right-in only off
12 of Kirk Road, but we were unsuccessful. So
13 signage is critical for this corner. That's why
14 we placed them where we have, and we have signage
15 easements for that in place, recorded.

16 I've got my 10 to 15 minutes. We're here
17 to answer any questions. I can quickly comment
18 real quick on a couple of the other requests from
19 the staff report, if I can find them here.

20 We mentioned the car wash sign removal on
21 the west entrance there.

22 On the landscape we -- and I can go back
23 to landscape, but the request is that the
24 landscape -- ownership feels that the landscape is

1 adequate, and we're hoping for a variance for the
2 current landscaping that we have provided for
3 safety reasons and also for visibility concerns
4 as well.

5 VICE CHAIRMAN KESSLER: Okay.

6 MR. SOLTIS: I would stay on record
7 as well, the sidewalk request, to have the City
8 pay for the current cost of the sidewalk. That
9 I'd like to go on record stating, but also that
10 remains the same as well. We'd like to keep that
11 as it is currently.

12 VICE CHAIRMAN KESSLER: The request is
13 for --

14 MR. SOLTIS: For the City to incur the
15 cost of the sidewalk that's required, picking up
16 the sidewalks.

17 And I'll stop there and remain for
18 questions.

19 MEMBER FUNKE: I've got a question
20 regarding the south entrance, that southwest
21 entrance. Do you have an agreement with the
22 neighboring property to connect into their similar
23 to --

24 MR. SOLTIS: Yes. We have current

1 easements recorded with Main Street Commons.

2 MEMBER FUNKE: And have you done any
3 studies on traffic regarding the trucks exiting
4 from that location and the retail?

5 MR. SOLTIS: The study --

6 MEMBER FUNKE: Any kind of study on
7 whether that's going to be affected or the widths
8 of that, you know, that truck driving through the
9 existing lot to the south.

10 MR. SOLTIS: No. We did look at it.

11 MEMBER FUNKE: You show the truck diagram,
12 you know, entering into the property, driving
13 around the gas pumps, and then it exits out; but
14 then you don't see how the truck is exiting the
15 property.

16 MR. CORCORAN: Good evening. There we go.

17 Good evening. My name is Steve Corcoran.
18 I'm the director of traffic engineering at
19 Eriksson Engineering. My last name is
20 C-o-r-c-o-r-a-n, and we're at 145 Commerce Avenue
21 in Grayslake.

22 VICE CHAIRMAN KESSLER: Could you scroll
23 up so we can see the property, the subject? We
24 can't see that. Scroll down. There, that right

1 there. There you go. Thank you.

2 MR. CORCORAN: Okay.

3 VICE CHAIRMAN KESSLER: Thank you.

4 MR. CORCORAN: We did do a study as far as
5 our private study looking at traffic going in and
6 out to and from the south, from Kirk Road to use
7 the right-in and right-out.

8 The direction of the trucks, this drive
9 aisle, this two-way drive aisle all the way
10 through here is at least -- here, it's 24 feet
11 wide. So it's wide enough for a truck to be
12 accommodated. So they'll basically just drive
13 straight through, stop at this intersection, and
14 continue out to Kirk Road. So there's maneuvering
15 room.

16 MEMBER FUNKE: So that right turn at that
17 road is --

18 MR. CORCORAN: Yeah. This is a
19 right-in/right-out right here.

20 MEMBER FUNKE: I'm talking about at the
21 first right turn. Right there, that first turn.

22 MR. CORCORAN: Yeah.

23 MEMBER FUNKE: That radius is very --

24 MR. CORCORAN: Number one, we have trucks

1 going through there today, obviously, serving
2 Panda Express in terms of food. And I'm not sure
3 if the other restaurant over here, if their trucks
4 come in and out this way either, as well as
5 there's trucks going in and out to the south to
6 serve the main buildings.

7 We can take a look at that at final
8 engineering to verify the radiuses around this,
9 but it should be fine.

10 VICE CHAIRMAN KESSLER: My question is
11 about the other drive. I'm looking -- you have
12 the other -- over there. Okay. So when I look at
13 Google Maps, I see there's a median in there, and
14 it's a four-lane drive roadway. There's three
15 lanes going southbound, a right, a center, and a
16 left; and there's two lanes going northbound with
17 a median right at 64.

18 How is that going to work? Are you going
19 to cross that, and you would make a left turn out
20 of there? If you're going to make a left turn and
21 a right, you're literally going to be crossing
22 four lanes of traffic to get to that right turn
23 lane.

24 MR. CORCORAN: Hold on a second. Let's

1 see if I can find a better picture. There we go.

2 So south -- you've got the directions
3 mixed up. So southbound from North Avenue going
4 into Main Street is two southbound lanes. There's
5 three northbound lanes that you mentioned, a left,
6 center, and a right. You can see here where the
7 median ends. So our driveway is down here. The
8 median ends up there. This has all been paved.

9 VICE CHAIRMAN KESSLER: Well, that's two
10 there that's marked. Where your arrow is there's
11 two lanes marked and then we have --

12 MR. CORCORAN: There's two southbound and
13 three northbound. Here's where the median ends,
14 so the left turn radius is like this.

15 VICE CHAIRMAN KESSLER: Right. So that's
16 four lanes of traffic to get to the right turn
17 lane.

18 MR. CORCORAN: Yes.

19 VICE CHAIRMAN KESSLER: Okay.

20 MR. CORCORAN: And it's a right-in only
21 for the -- you can't see the -- it's a right turn
22 in only from the southbound direction.

23 When we looked at the traffic volumes at
24 Main Street today, we looked at this intersection

1 also. The volumes aren't that heavy, that making
2 that left out is going to cause an issue. The
3 service will be good for that left out on to the
4 Main Street driveway.

5 VICE CHAIRMAN KESSLER: It's like an
6 accident waiting to happen. Okay.

7 And then my other question to you,
8 Mr. Soltis, that's all shared retention now?

9 MR. SOLTIS: Correct. Yes.

10 VICE CHAIRMAN KESSLER: There will be no
11 new retention on that property, water retention on
12 that property.

13 MR. SOLTIS: Well, we're adding this here
14 which is offsite --

15 VICE CHAIRMAN KESSLER: Okay.

16 MR. SOLTIS: -- and then we're also going
17 to be tying into the pond as well.

18 VICE CHAIRMAN KESSLER: Okay. All right.
19 I didn't see that. All right. Very good.

20 MEMBER VARGULICH: Is that detention
21 directly south of the car wash also, Mr. Soltis?

22 MR. SOLTIS: Well, the detention pond you
23 can see over here.

24 MEMBER VARGULICH: I'm saying directly

1 south of your car wash. Directly south of your
2 proposed car wash, is that detention also?

3 MR. SOLTIS: Oh, yeah. That will also be
4 storage as well. Yes, I'm sorry.

5 MEMBER VARGULICH: I have some additional
6 questions --

7 VICE CHAIRMAN KESSLER: Sure. Go ahead.

8 MEMBER VARGULICH: -- working through some
9 things.

10 So on the overall site plan, if you could
11 maybe just go up one sheet to the western portion,
12 even on the landscape plan is fine. There you go.

13 Directly south of your canopy and the
14 pumps, you're showing a narrow little island right
15 where you have the cross-access easement to the
16 south. Right there. So I would propose that you
17 remove one parking space directly to the west and
18 add a parking space at the west end, just move the
19 landscaping and that curb 9 feet to the west.
20 Because that little island really doesn't mean a
21 whole lot. I think there's enough space on this
22 site to make that island be a little more
23 meaningful, put some plantings, and you can put a
24 tree in there.

1 I also suggest that since you're adding an
2 island directly to the south to create that
3 cross-access easement, maybe plant a tree in there
4 also where you're creating the new driveway that
5 doesn't exist now. Right. Because you're taking
6 out a couple of parking spaces.

7 So I suggest maybe you add a tree there to
8 kind of make that flow a little better and have
9 some landscaping. Otherwise, it's kind of like a
10 new island with, what, turf? It seems a little
11 lost.

12 MR. SOLTIS: Okay. We can take a look at
13 that. Sure. Sure.

14 MEMBER VARGULICH: There's a staff comment
15 about street trees as part of our ordinance and
16 things like that. I'd say you owe us the street
17 trees.

18 MR. SOLTIS: I'm sorry?

19 MEMBER VARGULICH: I'd say you owe us the
20 street trees like staff said.

21 With respect to the landscaping, any
22 variances, I would not be in favor of any of
23 those; and unless you can cite specific safety
24 reasons, which I'm feeling is a bit of a stretch,

1 I don't see any reason you shouldn't have to put
2 in all the landscaping that's required by our
3 ordinances. I'll let you negotiate that with City
4 staff, but I don't see any reason that you
5 shouldn't.

6 I'm also trying to understand on the south
7 side of the building, there's that large paved
8 area there. Right?

9 MR. SOLTIS: Yes.

10 MEMBER VARGULICH: And you have no windows
11 or anything to the back of the coolers from the
12 inside of the building; is that correct?

13 MR. SOLTIS: Correct.

14 MEMBER VARGULICH: All right. Is there
15 some reason you can't landscape along the
16 foundation there, or what is that area for?
17 Because that's about 12, 14 feet of just pavement
18 in front of your building?

19 MR. SOLTIS: Once again on the
20 landscaping, I would have to confer with ownership
21 on any of the additional plantings that we would,
22 you know, consider to do. On the sidewalk, we
23 would consider outside seating which is what would
24 obviously, you know, be utilized.

1 MEMBER VARGULICH: I would be in favor of
2 outside seating related to the restaurant or
3 people just, you know, having a place to sit.
4 Maybe you could extend some architecture like a
5 trellis or something over it since it's facing
6 south, so people can sit underneath.

7 So, I mean, get kind of creative with the
8 architecture, but if it was seating, fine, or
9 landscaping; but somehow 15 feet of pavement
10 doesn't sound very interesting. Now if you had
11 windows there or something. You have the windows
12 on the north side of the building that face Main
13 Street, related to the Taco Urbano seating, if I'm
14 remembering the inside of the building layout.

15 So why don't you consider with the
16 landscaping on that side is you have very --
17 almost, like, floor-to-ceiling windows there, and
18 now you have a row of shrubs that are probably
19 going to grow 3 to 4 feet high; and if the whole
20 intent is to invite a view into the building, I
21 think you're defeating yourself.

22 So maybe some of the landscaping in front
23 of the windows could be lower. I'm not saying you
24 would remove the planting but maybe it's something

1 low, perennials or low cut greens or something, so
2 that you have more of that visual connection to
3 Main Street and people see you there -- would be
4 seen, which I think you're paying for a lot of
5 glass, that you'd want people to be able to see
6 the building -- see into the building.

7 There's an emergency exit on the east side
8 of the building, and currently you have
9 landscaping all across the east side of the
10 building. So I don't think the emergency exit is
11 working very well.

12 MR. SOLTIS: We'll take a look at that.
13 Okay.

14 MEMBER VARGULICH: If possible, it would
15 be nice to get a sidewalk along the curb where you
16 have the right-in/right-out. So the west side
17 where there's a public sidewalk running down east
18 Main Street, but on the west side of that
19 right-in/right-out next to your building. Is
20 there some reason you can't extend a sidewalk down
21 and walk -- and connect to the sidewalk on your
22 building? And then out of your emergency exit,
23 have a way to connect out somewhere paved in the
24 event that's needed, hopefully never but maybe.

1 MR. SOLTIS: We can take a look at that.

2 MEMBER VARGULICH: Because right now
3 whether you pay for it or whether the City pays
4 for it, and they can negotiate that with you, you
5 have sidewalks being added, but you have no way to
6 connect to your building by foot. There's no --
7 there's a sidewalk that you're connecting to on
8 the east end, but there's no sidewalk from there
9 past your car wash over to your convenience center
10 and into your restaurant.

11 So this could be that connection to the
12 front of those new sidewalks that somebody could
13 actually connect to your building walking.

14 MR. SOLTIS: Okay.

15 MEMBER VARGULICH: The last time you were
16 here, I specifically asked about creating
17 crosswalks to the west side of Kirk Road.

18 MR. SOLTIS: Uh-huh.

19 MEMBER VARGULICH: Which requires Kane
20 County and I'm sure IDOT and lots of long
21 conversations, and I don't see anything in here
22 that suggests that that's happened.

23 I would ask, number one, why; and number
24 two, if staff can help the petitioner with that

1 because it seems like we have bike paths and
2 sidewalks that run up and down, run north and
3 south on the west side of Kirk Road. And now we
4 have another retail element, and there's no way to
5 cross.

6 So you have all of those apartments
7 directly to your west, and they have no way to
8 walk safely over to your building or to use your
9 restaurant or buy your packaged liquor or anything
10 else.

11 MR. SOLTIS: Steve, do you want to --

12 MEMBER VARGULICH: So I'm trying to
13 understand why that's still not being addressed.

14 MR. CORCORAN: Well, there's several
15 issues with that crosswalk, at least from my
16 client's perspective. Number one, dealing with
17 IDOT was an issue. This is an IDOT-controlled
18 signal, so they're the people we need to deal
19 with.

20 MEMBER VARGULICH: Sure.

21 MR. CORCORAN: That's at least a year
22 process at a minimum. And actually lately due to
23 the virus situation, it would even take longer.
24 It's also expensive because it's not one

1 crosswalk. There's only one crosswalk, as you
2 know, on the west side, and I think the bike path.
3 IDOT at a minimum would make us put in two
4 crosswalks, one to the south leg and then one over
5 to the east leg. That's just their policy. So it
6 starts to add up in terms of price as well as
7 time.

8 MEMBER VARGULICH: Okay.

9 MR. CORCORAN: There's no -- and that's
10 the other kind of side issue is, yeah, IDOT will
11 make us put in a crosswalk on the east side.
12 There's no sidewalk on that northeast corner on
13 either Kirk or on North Avenue.

14 MEMBER VARGULICH: I would offer that you
15 were here in June of last year, and it's been a
16 year; and since you haven't started the
17 conversation, I guess a year has passed. That's
18 one observation.

19 I think that staff or the City could help
20 support maybe the need not to build one that
21 doesn't go anywhere, and maybe this one because it
22 seems odd that with the developments that happened
23 years ago to the west of you, that sidewalks were
24 required and connections and things were done, and

1 now there's an opportunity, and we're not doing
2 anything about it.

3 VICE CHAIRMAN KESSLER: Okay. I want to
4 just comment about, and I see the subject
5 property, I think that the east entrance is
6 problematic. It's problematic to me. It's so
7 close to the intersection on Main Street, and it's
8 crossing a lot of traffic. I mean, it could be a
9 right-in, but then you don't have any way out of
10 the property.

11 And I do see that surrounding property,
12 that whole shopping center, I've been in there,
13 and it's difficult. There's a lot of dead ends.
14 There's a lot of, you know, roads to nowhere in
15 that particular shopping center.

16 I also understand you say you don't think
17 there's that much traffic that would cause, you
18 know, an issue. Perhaps right now, no, but that's
19 not a full capacity shopping center as it is.

20 So there are other cases of this in town
21 where we have gone ahead and allowed those sorts
22 of accesses to properties like this. It isn't a
23 difficult access I'll admit; but in hindsight, we
24 wish we hadn't. You know, some years down the

1 road when there is traffic moving in and out of
2 this lighted, you know, this signaled
3 intersection, it's going to be a problem.

4 I don't know if there's some -- I'm
5 looking at the retention pond that's existing, and
6 at the east side of that retention pond, if
7 there's even room, but there is another curb cut
8 farther south, and I don't know how -- if you can
9 even get close to it and maybe trade some
10 retention, so you can move that entrance and exit
11 farther away from Main Street. But this is -- I
12 think that's a potential problem.

13 It's five lanes of traffic where you're
14 proposing that exit, and I realize that it is
15 south of the median that's there, but still that's
16 not that far. It's very close to it. So that's
17 my comment at this particular point.

18 Any other comments from staff or from the
19 Plan Commission?

20 MEMBER FUNKE: I've got a question
21 regarding retention. It seems like you're taking
22 away from the existing retention out there, is
23 that true, and you're adding it back?

24 MR. SOLTIS: Yeah. The pond -- we kind of

1 lopped off the tip of the pond for the east/west
2 road. I don't know if that's the car wash there,
3 but the volumes make up with the rest of the
4 retention.

5 VICE CHAIRMAN KESSLER: Would -- go ahead.

6 MR. SOLTIS: I have John on Zoom, if he
7 wants to jump in. Hopefully, he's listening in
8 and can jump on, or if he has the ability to.

9 VICE CHAIRMAN KESSLER: And speaking to
10 that as you are doing, what Jeff is pointing out
11 is that you're trading, you know, existing
12 retention for new retention. Why couldn't you
13 trade more of that, you know, existing retention
14 and move it to the new retention to accommodate a
15 roadway farther south -- the entrance farther
16 south.

17 MR. CORCORAN: Well, just for that grove
18 that you mentioned, it doesn't show up on here.
19 That is actually down about here, so.

20 VICE CHAIRMAN KESSLER: Right. It's
21 parallel to the south end and that east part of
22 the retention there.

23 MR. CORCORAN: Yeah.

24 MR. GLASCOTT: Can you hear me?

1 VICE CHAIRMAN KESSLER: Yes.

2 MR. GLASCOTT: Okay. My name is Jim
3 Glascott with W-T Group. We're the civil engineer
4 for the project.

5 As far as probably the retention, that
6 would be -- it could probably be done, but it
7 would be problematic and expensive; and then we'd
8 have to provide a lot more retaining wall to
9 offset any local volume. And then potentially we
10 would end up with kind of a bare bones driveway
11 that would be going sort of the wrong direction
12 along the southbound lanes for that driveway. So
13 making it go back northbound on that driveway
14 would be problematic there, so.

15 VICE CHAIRMAN KESSLER: Okay. So it would
16 be the entrance where it's proposed. I guess it's
17 a matter of which one is more problematic than the
18 other because they both are. Okay. All right.

19 MEMBER FUNKE: So regarding the retention,
20 you're taking away that entire corner, and then
21 you're coming back with some new retention, and I
22 assume that's going be tapered in that area, and
23 you're going to have retaining walls around that
24 perimeter of that entire new retention. Is that

1 true?

2 MR. GLASCOTT: Correct. Yeah. So we will
3 be filling in kind of that northeast area of that
4 pond, that peninsula of water that goes up to the
5 northeast. And to make up for that, what we're
6 going to do is provide a series of retaining walls
7 along the south side of our development. So
8 there's a pretty steep slope there now.
9 Potentially we're going to cut that all down from
10 the water line up to our main road. So we'll have
11 retaining walls to offset that.

12 MEMBER FUNKE: Is there going to be a
13 railing around that entire retaining wall? I
14 assume, that's pretty steep; right?

15 MR. SOLTIS: We're proposing a guardrail
16 there.

17 MEMBER FUNKE: A guardrail.

18 MR. SOLTIS: Yeah.

19 MEMBER FUNKE: Is there a detail of that?

20 MR. SOLTIS: Yeah. Cedar with metal
21 posts.

22 MEMBER FUNKE: And how does that
23 transition to the wall, to the retaining wall? I
24 mean, do you have to have a section going the

1 other way?

2 MR. SOLTIS: No. That's the only section
3 we have provided.

4 MEMBER FUNKE: My concern is just the look
5 of this retention pond, that you have -- I assume
6 that's a concrete block wall with guardrails that
7 comes out the side. It's not very elegant as an
8 entrance to the retail center.

9 MR. SOLTIS: Is there a suggestion?

10 MEMBER FUNKE: You know, I don't know.
11 Maybe landscaping or something to cover it or, you
12 know, I mean, if there's a way to be creative, to
13 make it look more natural would be my thinking.

14 Then my concern also is, you know, you
15 have this retention pond right now, and it looks
16 somewhat natural with all the trees and things.
17 You know, you're going to basically make it more
18 manmade with all the guardrails and the linear
19 retaining wall going from the east to west, which
20 I assume is probably, what, a couple hundred feet.

21 It's really going to take away from, you
22 know, the existing, if you want to call it a
23 natural landscape, you know, with the grove of
24 trees that you have. So I don't know if there's a

1 more creative way from a landscape standpoint to
2 do that with trees, landscaping, so it looks more
3 natural.

4 MR. SOLTIS: We can look into that.

5 VICE CHAIRMAN KESSLER: Okay. Anything
6 else from the Plan Commission?

7 MEMBER MELTON: I just want to echo a
8 couple of Peter's comments, certainly with
9 landscaping, and more importantly, the sidewalks
10 and the crosswalks. I've heard it's the budget
11 and the schedule and these considerations, and
12 there certainly always are. But I would add that
13 safety and aesthetics, especially on this corner.

14 We've had a couple of e-mails and letters
15 sent to us regarding this corner and the concern
16 of what we're putting on this corner as it is kind
17 of a main entrance into St. Charles, one of those
18 prominent locations.

19 So I would just ask for consideration,
20 again, as Peter recommended to look into the
21 sidewalks, the extensions, potential crosswalks,
22 and, you know, not, you know, really having a case
23 for not adding the landscaping that is required.

24 Thank you.

1 MR. SOLTIS: Well, if you look at some of
2 the landscape along Randall Road, a lot of the
3 landscape that has been planted 20 years ago is
4 being removed. They're replacing it with lower
5 line, you know, plantings and such. I didn't take
6 pictures of anything up and down Randall Road, but
7 some of those buildings are just -- you can't see
8 them. It's just a visibility issue.

9 I know ownership is fairly adamant about
10 that, but I'll certainly convey your concerns.

11 VICE CHAIRMAN KESSLER: All right. Then
12 I'm going to -- we're going to move this along. I
13 think we'll see how the public comment for this
14 goes, but we may continue this for a
15 recommendation, but we'll talk about that in a
16 moment. It's already 10 after 9:00.

17 So I would offer it -- I would open it up
18 to the physical public, which there is none.

19 And so then I would open it up to the
20 virtual public. If you're joining the meeting
21 through Zoom, click the icon labeled raise hand if
22 you would like to speak; and if you're joining
23 through mobile phone audio, you need to dial star
24 9 and raise your hand at this time.

1 Got anything, Rachel?

2 MS. HITZEMANN: I don't see anything.

3 VICE CHAIRMAN KESSLER: Okay. Then I
4 would also like to present -- there are two
5 other -- a letter and an e-mail received as part
6 of the packet.

7 Russ, do we have to read these completely?

8 MR. COLBY: I'm sorry. What was the
9 question?

10 VICE CHAIRMAN KESSLER: Read these
11 completely into the record? Do you want me to
12 read these?

13 MR. COLBY: Yes. Now, if the Commission
14 is intending to continue the public hearing, they
15 can be entered as part of the packet materials for
16 the next meeting, recognizing that there will be
17 additional public comment; but it would be a
18 practice that if the hearing is not continued,
19 that those should be read into the record.

20 VICE CHAIRMAN KESSLER: Well, it's not a
21 reason to continue or close the public hearing.
22 So let's take that issue up.

23 So any more comments or questions from the
24 Plan Commission?

1 (No response.)

2 CHAIRMAN WALLACE: Okay. Then at this
3 time, we would entertain a motion to either
4 continue or close the public hearing. If the Plan
5 Commission feels we have enough evidence or
6 information to make a recommendation, we would
7 close. If not, we would continue the public
8 hearing to our next meeting date.

9 Is there a motion? Is there a motion to
10 close the public hearing?

11 (No response.)

12 VICE CHAIRMAN KESSLER: Is there a motion
13 to continue the public hearing?

14 (No response.)

15 VICE CHAIRMAN KESSLER: Well --

16 MEMBER PRETZ: I would like to continue it
17 because --

18 CHAIRMAN WALLACE: Are you making a
19 motion?

20 MEMBER PRETZ: Yeah. I'd like to make a
21 motion to continue the public hearing based upon
22 maybe a dozen items that he said he was going to
23 take a look at.

24 VICE CHAIRMAN KESSLER: Okay.

1 MEMBER PRETZ: And I would be interested
2 in knowing what the answers are to the things that
3 he's going to talk to ownership about and --

4 VICE CHAIRMAN KESSLER: Did you write any
5 of those down?

6 MEMBER PRETZ: No. It's after 9:00
7 o'clock. I'm getting tired. That was a joke.

8 VICE CHAIRMAN KESSLER: I know.

9 MEMBER MACKLIN-PURDY: What did you ask?

10 VICE CHAIRMAN KESSLER: I asked if he
11 could enumerate any of the issues that he believes
12 are still open to continue the public hearing so
13 that we could --

14 MEMBER MACKLIN-PURDY: I would like to add
15 that I agree with the other comments on the
16 crosswalks. If we're going to create a more
17 pedestrian-friendly community, we need to; and
18 this corridor is going to be, you know, expanded
19 and something that you guys are, you know,
20 spending so much on developing this corner. I
21 think it's imperative that we -- especially with
22 the apartments across the way, that there's some
23 kind of pedestrian crosswalk.

24 VICE CHAIRMAN KESSLER: Okay. So we've

1 had a couple of items too other than the crosswalk
2 and the other sidewalks. I'm interested in having
3 an answer on why we can't move the east entrance
4 in the mall parking lot further to the south to
5 move it away from the entrance.

6 And so I noticed, Mr. Soltis, that you
7 were taking good notes of the things that you
8 would look into.

9 So we have a motion to continue the public
10 hearing. Those are some of the items that were
11 enumerated, and I know that in our record, our
12 transcript, we have all of those items.

13 So we have a motion to continue.

14 Go ahead.

15 MEMBER PRETZ: And I did not say a
16 specific date to continue that. If I may put in
17 my motion, July 21st. Is that adequate?

18 VICE CHAIRMAN KESSLER: It would be the
19 next --

20 MEMBER PRETZ: It's continued
21 automatically to July 21st. Okay.

22 VICE CHAIRMAN KESSLER: The next meeting.

23 So we have a motion to continue the public
24 hearing.

1 Do we have a second?

2 MEMBER MELTON: I'll second that.

3 VICE CHAIRMAN KESSLER: All right. All in
4 favor?

5 (Ayes heard.)

6 VICE CHAIRMAN KESSLER: Opposed?

7 (No response.)

8 VICE CHAIRMAN KESSLER: So that motion
9 carries to continue the public hearing to our next
10 meeting date of Tuesday, July 21st.

11 All right. Thank you, gentlemen.

12 And then we'll include these letters in
13 our next packet.

14 Okay. That takes us to Item 11 on our
15 agenda, additional business from Plan Commission.
16 Any? Staff? All right.

17 Hearing none, we'll move on to Item 12,
18 the weekly development report. Thank you for that
19 again. That's really a nice piece of -- it's easy
20 to look at, quick, chock full of information.

21 Meeting announcements -- we have Plan
22 Commission on Tuesday, July 21st. After tonight,
23 it's obvious that we do have items that will be on
24 that agenda.

1 August 4th and August 18th, do we have
2 items on those dates, or we don't know yet?

3 MS. JOHNSON: We don't yet.

4 VICE CHAIRMAN KESSLER: Okay. But for
5 sure the 21st. All right.

6 Planning and development is July 13th, and
7 then planning and development on August 10th.

8 And I would offer it up for public
9 comment. I would offer it up for virtual public
10 comment, anybody on Zoom or call in.

11 Any comment? No, nothing there.

12 Then adjournment, is there a motion?

13 MEMBER FUNKE: I'll make a motion.

14 MEMBER VARGULICH: Second.

15 VICE CHAIRMAN KESSLER: Moved and second,
16 to adjourn. All in favor.

17 (Ayes heard.)

18 VICE CHAIRMAN KESSLER: Opposed?

19 (No response.)

20 VICE CHAIRMAN KESSLER: That concludes the
21 meeting of the St. Charles Plan Commission at
22 9:15.

23 (Off the record at 9:15 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12th day of July, 2020.

My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois