

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, AUGUST 8, 2017**

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Members Present: Chairman Todd Wallace (7:05 p.m.)  
Tim Kessler  
Jeff Funke  
James Holderfield  
Tom Pretz  
Peter Vargulich  
Laura Macklin-Purdy  
David Pietryla

Members Absent: Tom Schuetz

Also Present: Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Chris Bong, Development Engineering Division Manager  
Court Reporter

**1. Call to order**

Vice Chairman Kessler called the meeting to order at 7:03 p.m.

**2. Roll Call**

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

**3. Election of Officers.**

**Motion was made by Mr. Pretz, seconded by Mr. Pietryla, and unanimously passed by voice vote to table the item to the next meeting.**

**4. Presentation of minutes of the July 18, 2017 meeting of the Plan Commission.**

**Motion was made by Mr. Holderfield, seconded by Mr. Vargulich, and unanimously passed by voice vote to approve the minutes of the July 18, 2017 Plan Commission meeting.**

**5. Crystal Loft Townhomes, 214 S. 13<sup>th</sup> Ave. (Jeffrey Funke)**  
Application for Concept Plan

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

**PUBLIC HEARING**

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

**Minutes – St. Charles Plan Commission**  
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Application for Minor Subdivision – Final Plat

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

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

**Roll Call Vote:**

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

**Nays: None**

**Absent: Schuetz**

**Motion carried: 8-0**

**MEETING**

**8. Everbrook Academy, Corporate Reserve Lot 2 (St. Charles, IL (NEC Main and Corporate Reserve) LLC & Pinewood Capital LLC)**

Application for Special Use requesting an amendment to PUD Ordinance 2008-Z-18

Application for PUD Preliminary Plan

Application for Minor Subdivision – Final Plat

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

**Motion was made by Vice Chairman Kessler and seconded by Mr. Pretz to recommend approval of the Application for Special Use requesting an amendment to PUD Ordinance 2008-Z-18, Application for PUD Preliminary Plan, and Application for Minor Subdivision – Final Plat for Everbrook Academy, Corporate Reserve Lot 2.**

**Roll Call Vote:**

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

**Nays: None**

**Absent: Schuetz**

**Motion carried: 8-0**

**PUBLIC HEARING**

**7. Lazarus House, 214 Walnut St. (Lazarus House)**

Application for Special Use

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

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

**Roll Call Vote:**

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

**Nays: None**

**Absent: Schuetz**

**Motion carried: 8-0**

**MEETING**

**9. Lazarus House, 214 Walnut St. (Lazarus House)**

Application for Special Use

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

**Motion was made by Vice Chairman Kessler and seconded by Mr. Funke to recommend approval of the Application for Special Use for Lazarus House, 214 Walnut St.**

**Roll Call Vote:**

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

**Nays: None**

**Absent: Schuetz**

**Motion carried: 8-0**

**10. BMO Harris Bank Subdivision (Sarah Nadelhoffer, Bailey Borlack Nadelhoffer LLC)**

Application for Minor Subdivision – Final Plat

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

**Motion was made by Vice Chairman Kessler and seconded by Mr. Pretz to recommend approval of the Application for Minor Subdivision – Final Plat for BMO Harris Bank Subdivision.**

**Roll Call Vote:**

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

**Nays: None**

**Absent: Schuetz**

**Motion carried: 8-0**

**11. Additional Business from Plan Commission Members or Staff**

**12. Weekly Development Report**

**13. Meeting Announcements**

**Minutes – St. Charles Plan Commission**

**Tuesday, August 8, 2017**

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- a. Plan Commission
  - Tuesday, August 22, 2017 at 7:00pm Council Chambers
  - Tuesday, September 5, 2017 at 7:00pm Century Station Training Room
  - Tuesday, September 19, 2017 at 7:00pm Council Chambers
  
- b. Planning & Development Committee
  - Monday, August 14, 2017 at 7:00pm Council Chambers
  - Monday, September 11, 2017 at 7:00pm Council Chambers

**14. Public Comment**

**15. Adjournment at 8:59 p.m.**



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# Transcript of Crystal Loft Townhomes

**Date:** August 8, 2017

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Regular Meeting including :  
Application for Concept Plan; :  
Crystal Loft Townhomes, :  
Located at 214 South :  
13th Avenue. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, August 8, 2017  
7:03 p.m.

Job No.: 126923A  
Pages: 1 - 41  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Crystal Loft Townhomes  
Conducted on August 8, 2017

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Crystal Loft Townhomes  
Conducted on August 8, 2017

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 ELLEN JOHNSON, Planner

14 CHRIS TIEDT, Development Engineering Manager

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Transcript of Crystal Loft Townhomes  
Conducted on August 8, 2017

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

2 VICE CHAIRMAN KESSLER: Good evening. This  
3 meeting of the St. Charles Plan Commission will come  
4 to order.

5 Holderfield.

6 MEMBER HOLDERFIELD: Here.

7 VICE CHAIRMAN KESSLER: Funke.

8 MEMBER FUNKE: Here.

9 VICE CHAIRMAN KESSLER: Pretz.

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Vargulich.

12 MEMBER VARGULICH: Here.

13 VICE CHAIRMAN KESSLER: Pietryla.

14 MEMBER PIETRYLA: Here.

15 VICE CHAIRMAN KESSLER: Purdy.

16 MEMBER MACKLIN-PURDY: Here.

17 VICE CHAIRMAN KESSLER: Kessler, here.

18 No. 3 on the agenda is election of officers.

19 I'm going to suggest that we table that for this  
20 evening. Is there a motion?

21 MEMBER PRETZ: I'll make a motion to table  
22 the election of officers until the next meeting.

23 MEMBER PIETRYLA: Second.

24 VICE CHAIRMAN KESSLER: All in favor.

Transcript of Crystal Loft Townhomes  
Conducted on August 8, 2017

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1 (Ayes heard.)

2 VICE CHAIRMAN KESSLER: Let's move on to  
3 No. 4, presentation of minutes from the July 18th,  
4 2017, meeting of the Plan Commission. Is there a  
5 motion to approve?

6 MEMBER HOLDERFIELD: So moved.

7 MEMBER VARGULICH: Second.

8 VICE CHAIRMAN KESSLER: All in favor.

9 (Ayes heard.)

10 VICE CHAIRMAN KESSLER: No. 5, Crystal Loft  
11 Townhomes, 214 South 13th Avenue (Jeffrey Funke),  
12 Application for Concept Plan.

13 Jeff Funke is one of our Plan Commissioners.  
14 He's going to step down while we review this concept,  
15 and I believe these gentlemen are presenting. Okay.  
16 Very good.

17 (Member Funke left Commission table.  
18 Chairman Wallace joined the proceedings.)

19 VICE CHAIRMAN KESSLER: Just so everybody  
20 understands, this is a review of a concept plan. So  
21 all we're going to do is we're going to recognize  
22 their presentation; we're going to ask questions  
23 based on the information that they give us, and then  
24 we're going to as a commission give feedback to them

1 on their plan.

2 And we'll do it -- we'll have them do their  
3 presentation; the Plan Commission will ask questions;  
4 we'll invite the audience to ask questions, and then  
5 we'll do a final round with the Plan Commission and  
6 then give our recommendation.

7 So are you ready to start? Let's go.

8 MR. HEYSE: Thank you. Does this --

9 VICE CHAIRMAN KESSLER: Ellen will help you  
10 with that.

11 And we have a court reporter here, so we'll  
12 need your full name and address.

13 MR. HEYSE: My name is Mike Heyse. I'm  
14 COE of Lift Capital Development. My address is  
15 1847 West Berteau, B-e-r-t-e-a-u in Chicago 60613.

16 MR. HAGUE: Hi. John Hague, Hague  
17 Architecture, 160 East Grand, Chicago.

18 MR. HEYSE: First of all, thank you everyone  
19 for being here tonight.

20 VICE CHAIRMAN KESSLER: If you don't mind,  
21 if you could speak into the microphone and they'll  
22 hear you, too.

23 MR. HEYSE: So our idea when we came out to  
24 St. Charles to take a look at this project, when we

1 saw it, we saw the wonderful opportunity for  
2 adaptive reuse.

3 It's been a very challenging building, but  
4 it's also a very important building to St. Charles.  
5 We love the history. The building was built in  
6 circa 1984. At the time it was called the Heinz  
7 Crystal Factory, and at the time, again, it was the  
8 largest crystal factory in the world.

9 So we went down to the museum and pulled some  
10 of these images of the building and just thought it  
11 was really a nice way to connect with present day  
12 St. Charles that this building has meant something  
13 in this town for quite some time, and we would like  
14 for that to continue.

15 So I'm going to turn it over to John, who is  
16 going to talk about --

17 MR. HAGUE: So we're -- the site is located  
18 at 13th and Indiana, and as Mike mentioned, it's  
19 currently an industrial building, and so what we're  
20 proposing is really an adaptive reuse of the building.  
21 What we want to do is take off the existing one-story  
22 section and provide new townhomes on that site.

23 What our proposed use is to utilize the  
24 existing building and provide nine townhomes

1 two stories with a roof deck and roof area up there,  
2 and then to the east we're going to provide five new  
3 townhomes. They all have individual two-car garages.  
4 The existing uses all have the green space in the  
5 back, and what we're going to provide is rooftop  
6 green spaces above the garages in the new units.

7 This is one of our views from the street,  
8 obviously. And we really anticipate keeping the  
9 whole facade on the street side, on this side. The  
10 back side we're going to provide more open space and  
11 doorways to the green space, typical of -- you know,  
12 of a typical residential unit.

13 So these are all three stories. The design  
14 behind them is very urban, and that's typical of the  
15 projects that Mike -- we've been involved in in the  
16 city of Chicago, obviously.

17 The circulation, when you go down the street  
18 here there's a back -- basically like an alley and  
19 you go in all the garages. It's not indicated in  
20 the rendering, but these would all be green spaces  
21 on top of these roofs. All the units would have  
22 green space.

23 What we plan on doing in the interior of  
24 these spaces is really renovate it like a typical

1 loft. We're going to utilize all the existing  
2 timber structures on the first floor -- the roof  
3 obviously has to be replaced -- and provide pretty  
4 much contemporary finishes and renovation.

5 The individual floor plans of all the units,  
6 for this we decided we'd keep it as a brief overview  
7 of the project and open it up to staff and to members  
8 of the Plan Commission to feed us any questions.

9 Lastly, these are the third-floor units.  
10 They're set back to utilize a little bit of the --  
11 respect the residences on the other side, kind of  
12 soften the street view from the whole three-story on  
13 this facade.

14 For the materials we're going to utilize  
15 existing brick on the building. The new section  
16 would have probably cementitious like a Hardy board  
17 finish to it. This is reflected in on our renderings  
18 here. They all have individual entrances that  
19 depict these canopies out front. So with that --

20 MR. HEYSE: We'll open it to any questions.

21 CHAIRMAN WALLACE: Okay. Questions from  
22 Plan Commissioners? Laura.

23 MEMBER MACKLIN-PURDY: Sure. I see on this  
24 slide that you currently have it on there's a gate.

Transcript of Crystal Loft Townhomes  
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1 MR. HAGUE: So, yeah. The whole project is  
2 fenced -- would have a fence along the back side here,  
3 and it's a one-way circulation through, and it was  
4 just part of a privacy feature.

5 MEMBER MACKLIN-PURDY: I guess my question  
6 would be in terms of fire department access. Have  
7 you allowed for that much?

8 MR. HAGUE: There's --

9 CHAIRMAN WALLACE: Excuse me. I'm sorry.  
10 We can't hear.

11 AUDIENCE MEMBER: We can't hear him, either.  
12 Would you mind speaking up a little bit? All I hear  
13 was one track.

14 CHAIRMAN WALLACE: Sir, I'll take care of  
15 it.

16 AUDIENCE MEMBER: If you don't mind, please.

17 CHAIRMAN WALLACE: If you wouldn't just mind  
18 speaking into the microphone.

19 MR. HAGUE: So this is the drive. A one-way  
20 drive circulates in the back, and this exits out  
21 onto Indiana. From a fire standpoint, we're going  
22 to have to vary the ComEd lines out in front to give  
23 them the access on one side of the residence. We're  
24 aware as you get to this outside unit there's some

Transcript of Crystal Loft Townhomes  
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1 proximity to the truck and the ladder. So we'd have  
2 to do something with the front, and those are the  
3 electric lines that will have to be buried.

4 MEMBER MACKLIN-PURDY: Okay. And then I  
5 also saw on one of the screens -- and I cannot  
6 remember which one it was -- in terms of -- and  
7 maybe it's me you can't hear. In terms of the  
8 garage space, there was one where you actually had  
9 to walk up the stairs to get out of the garage into  
10 the -- it was a side view.

11 VICE CHAIRMAN KESSLER: Going into a unit?

12 MEMBER MACKLIN-PURDY: Going into a unit.

13 MR. HAGUE: All these units exit out from the  
14 unit onto Gray. There is an option on these back --  
15 on the new five units to have access up on that  
16 garage level. Those are green spaces over here on  
17 the new -- the five units. So there would be an  
18 exterior stairs -- you mean to exit out of the back  
19 of the unit or to the garage?

20 VICE CHAIRMAN KESSLER: On page 46 you have  
21 a cutaway.

22 MR. HAGUE: Right. This is good.

23 VICE CHAIRMAN KESSLER: That's it.

24 MEMBER MACKLIN-PURDY: So in terms of -- I

1 know that the actual building is not in the flood  
2 zone, but would the parking garages be in the  
3 flood zone?

4 MR. HAGUE: So there's a portion of it.  
5 Part of the design -- when you're in floodplain, you  
6 have to provide for the water to flow through. So  
7 we have to design it that way so the water would  
8 literally flow through the back of the garages.  
9 It's a design element. But we're aware of it, and  
10 we would work with engineering in our office to work  
11 that detail out.

12 MEMBER MACKLIN-PURDY: Okay. And being very  
13 familiar with the neighborhood, what would be your  
14 target market for this type of a project?

15 MR. HEYSE: Our target market would be young  
16 families that are looking for first homes, people  
17 that don't want upkeep on their homes, and then  
18 probably people that have had the kids leave and are  
19 looking to downsize. I believe that there's a --  
20 we've had a lot of interest already in these  
21 buildings, in this project. This type of product is  
22 relatively unique in St. Charles.

23 So whoever we've shown it to, especially --  
24 you know, I'm 51. People who are my age, they -- I

1 don't want to overstate, but they like it. They  
2 like it a lot.

3 MEMBER MACKLIN-PURDY: Okay. And I know  
4 this isn't -- this is just me being curious in terms  
5 of the demographics in St. Charles. Do you have an  
6 estimate of a price range that these would be  
7 targeted at?

8 MR. HEYSE: Pricing in this market seems to  
9 be pretty dynamic right now. The townhouse market  
10 specifically, especially new construction, seems to  
11 go very quickly. A lot of the stuff that's been  
12 built has been sold out before completion. I don't  
13 see why that wouldn't happen here, as well. I think  
14 the demand for this product in St. Charles is  
15 very high.

16 MEMBER MACKLIN-PURDY: So is that a no?

17 MR. HEYSE: Well, I think -- you know, I  
18 think the target price would be, you know, around  
19 probably -- you know, call it 450,000, give or take.

20 MEMBER MACKLIN-PURDY: And the fact that these  
21 are surrounded by industrial units -- not surrounded  
22 but one side.

23 MR. HEYSE: I live in the city and this is  
24 my usual. And I'll tell you -- and I understand it

Transcript of Crystal Loft Townhomes  
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1 may be a little bit different, but, boy, people get  
2 used to it awful quick.

3 MEMBER MACKLIN-PURDY: And you stated for  
4 the exterior you're looking at a Hardy board?

5 MR. HAGUE: There was a comment about the  
6 vinyl or aluminum siding, but it would be a  
7 cementitious product similar to a Hardy.

8 MEMBER MACKLIN-PURDY: Okay. Those are all  
9 my questions.

10 VICE CHAIRMAN KESSLER: I just have one. I  
11 want to go back to this floodplain issue. And I  
12 understand the building itself that it is not on the  
13 floodplain and that the addition on the -- the  
14 addition on the building, the residential building  
15 on the east is not a floodplain, but some portion of  
16 the garages would be. And I know you spoke to that  
17 and suggested that there were -- you know, it has to  
18 flow through.

19 But in the report, the FEMA -- the County has  
20 adopted the FEMA floodplain construction guidelines,  
21 and there are a number of guidelines here. Do you  
22 see any issue meeting these guidelines as they're  
23 written? I mean, are you looking for any variances?

24 MR. HAGUE: Well, we've had some discussions

1 with them, and we feel confidently that we can design  
2 within the parameters and get them to approve what  
3 we would provide. I mean, it's really the flow-  
4 through issue is the big part of it.

5 VICE CHAIRMAN KESSLER: And height, some  
6 grade issues.

7 MR. HAGUE: Yeah. We'd bring our foundations  
8 up probably a foot higher, and the garage door would  
9 literally be able to have that water flow in and out.

10 VICE CHAIRMAN KESSLER: Build the lower  
11 portions on block?

12 MR. HAGUE: We'd run our concrete foundations  
13 up enough to accommodate that. It's about a foot.

14 CHAIRMAN WALLACE: And just for reference,  
15 any improvements that you make in that regard can't  
16 have any negative impact on adjoining property owners.

17 MR. HAGUE: Correct. There would be no impact.  
18 I think in part of our design we're looking at there  
19 might be potentially a swale or something in our  
20 green space throughout to accommodate that. That  
21 was something that came up.

22 CHAIRMAN WALLACE: Tom.

23 MEMBER PRETZ: Where would visitor parking  
24 be? You'd have two-car garages. If somebody is

1 having a party, where would that parking take place?

2 Just on the street?

3 MR. HAGUE: Yeah. It would be like any  
4 other residence that you'd have parking on the street.

5 MEMBER PRETZ: Do you think that the density  
6 of the nine units in that amount of linear feet may  
7 cause a problem with parking on the street at all?  
8 Have you taken any kind of --

9 MR. HAGUE: We have not had a traffic study  
10 done or anything like that. We're still in the  
11 preliminary design. We look at it -- whether it's  
12 dense, I suppose you look at any project that would  
13 have a potential influx of parking, I would think  
14 there's, I'm not sure, 330 feet along Indiana that  
15 they could park there.

16 MEMBER PRETZ: Now, I have to say I haven't  
17 been down there to take a look at any type of  
18 parking scenario, but across the street are homes;  
19 right?

20 MR. HEYSE: Correct.

21 MR. HAGUE: Correct.

22 MEMBER PRETZ: So that would be -- from my  
23 perspective, I like the idea. But the way I take a  
24 look at it is it could be a very negative impact to

1 the homes across the street if, in fact, one of  
2 these townhomes has more than two vehicles and that  
3 they're going to have to park someplace unless  
4 there's visitor parking. It could become very  
5 cumbersome for the owners of the properties across  
6 the street if there are continually vehicles parked  
7 in front. Understanding that there will be obviously  
8 improvements to the building, so the look will be  
9 completely different, but I would be a little  
10 sensitive to maybe impacting across the street.

11 MR. HAGUE: I guess I would -- I guess I  
12 would -- I understand what you're saying. I do know  
13 being on that site that there's quite a bit of traffic,  
14 large vehicle traffic going up and down that street.  
15 I think the impact of residential parking, you know,  
16 is less intrusive on the neighbors than perhaps  
17 just, you know, 5, 10 cars at a time maybe parking  
18 in front.

19 But if need be, we could potentially -- we  
20 could provide a traffic study if that's something  
21 that becomes a bigger issue.

22 MEMBER VARGULICH: Well, I would just like  
23 to add to that that currently both streets that the  
24 property -- that front on it have parking only on

1 one side of the street, and none of them are on your  
2 side of the street. So they can't -- renters or you  
3 wouldn't be able to use both sides of the street  
4 currently because it's posted for no parking.

5 So you're going to add in your case 14 units  
6 plus, however many people come for holidays,  
7 et cetera, not just one family having a party on a  
8 weekend. I would be interested in seeing you guys  
9 address that because there is a lot of traffic that  
10 goes to the east both for the existing industrial  
11 uses as well as for the City's property that's over  
12 there that they use for storage and other things.

13 So there's a lot of large vehicles and  
14 posted no parking on the street. So I'm not sure  
15 where your visitors are going to park today.

16 MR. HAGUE: Well, I guess there would be  
17 something maybe we could try to work out that -- I  
18 don't know what the traffic engineer did, but we  
19 could probably try to work out that you could park  
20 there. It's a change in use. I don't know what the  
21 restriction is today, why it doesn't allow it, but  
22 we could potentially look at maybe altering that no  
23 parking.

24 MEMBER VARGULICH: That's fine. I just

Transcript of Crystal Loft Townhomes  
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1 think it needs to be addressed.

2 MR. HAGUE: Agreed.

3 CHAIRMAN WALLACE: All right. Jim?

4 MEMBER HOLDERFIELD: Just a clarification of  
5 mostly the plans of the home, floor plans.

6 If we could go back to the site plan --

7 MR. HEYSE: The section?

8 MEMBER HOLDERFIELD: -- I think you had up  
9 earlier.

10 MEMBER VARGULICH: Site plan.

11 MEMBER HOLDERFIELD: Okay. The first  
12 nine units I had difficulty in figuring out when I  
13 looked at the floor plans here. It's called the  
14 back yard garden. This is Area No. 1, and when I  
15 look on the site plan, I don't see those. They  
16 extend away from the floor plans; right? Is that  
17 concrete going out that way? As you go to the east,  
18 you're losing any grass or anything in the back  
19 yards; right? This is hard for me to get ahold of.

20 MR. HAGUE: So yes and no. So we have --  
21 all the green space depicted there would be green  
22 space. We'd have probably patios but that'd be  
23 impervious pavers on there. There's a rendering  
24 that depicts more concrete. That would all be green

Transcript of Crystal Loft Townhomes  
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1 spaces, and what we're doing is providing green  
2 roofs on the garages on the five new units.

3 MEMBER HOLDERFIELD: Well, I'm talking about  
4 the first nine.

5 MR. HAGUE: Right. This is all green  
6 space here.

7 MEMBER HOLDERFIELD: Okay. But what I'm  
8 having trouble with, when I look at this, I see on  
9 this Plan B layout you have an area marked No. 1.  
10 Go back to the Plan B or A.

11 All right. Area No. 1 up here.

12 MR. HAGUE: So part of the design that we're  
13 proposing is that these -- this whole back area here  
14 would have a -- we call it a cabana wall or sliding  
15 glass wall feature that would open that whole  
16 section back up to what we claim is our back yard.

17 So the No. 1 is the back yard. That's  
18 depicting just an area for patio for presentation of  
19 this, but, in fact, it's an area of green space.  
20 All the units would have -- are fenced in. So out  
21 the back view you're looking at two fences, a green  
22 space, and then your garage.

23 MEMBER HOLDERFIELD: I still have a little  
24 bit of a problem. So Area No. 1 -- just one last

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1 question. Is that a concrete pad out there, or is  
2 that a wood deck?

3 MR. HAGUE: Oh, no, it's grass, green space.

4 MEMBER HOLDERFIELD: Well, then why did you --

5 MR. HAGUE: It says back yard at No. 1.

6 MEMBER HOLDERFIELD: I guess I couldn't relate  
7 to the layout, the plat on your site plan.

8 MR. HEYSE: The layout on that plan is not  
9 the actual layout in the site plan. That's what  
10 you're saying?

11 MEMBER HOLDERFIELD: Go to the site plan.

12 MR. HAGUE: I was just trying to show you a  
13 perspective that this is the green space right here.

14 MEMBER HOLDERFIELD: Okay.

15 MR. HAGUE: So what I was getting at, this  
16 patio right here, it would probably be impervious  
17 pavers. So this is green grass. These are fences  
18 along each area.

19 MEMBER HOLDERFIELD: And as you get down  
20 towards No. 9, there's no green space?

21 MR. HAGUE: There's a small --

22 MEMBER HOLDERFIELD: I'm not making a  
23 negative comment; I'm just trying to get -- and I drove  
24 past that today, and I commend you for tackling this

1 job. I looked at the state of the exterior. Can  
2 that be repaired? Can you bring that back?

3 MR. HAGUE: We've looked at it, obviously.

4 MEMBER HOLDERFIELD: I know you have.

5 MR. HAGUE: And the passionate side is that  
6 we don't want to see the building go, and we feel  
7 like if this wasn't the use for it, probably the  
8 next owner, you know, that's all coming down. But  
9 we feel, yeah, tuck pointing -- we have to replace  
10 the roof anyway; it's a sloping roof anyway, but the  
11 existing timber there is in great shape in the  
12 interior. The exterior like any masonry building  
13 needs to be tuck pointed.

14 MEMBER HOLDERFIELD: Back to the third  
15 floor, if you call that green space -- that's a  
16 patio up there; right? You're not going to have  
17 grass or --

18 MR. HAGUE: Well, we propose like a green roof.

19 MEMBER HOLDERFIELD: A green roof but you're  
20 going to have a patio facing out onto Indiana on the  
21 third floor.

22 MR. HAGUE: I'm sorry. Yes. That's all patio,  
23 right. That's not green space up on the roof.

24 MEMBER HOLDERFIELD: Because I thought I heard

1 you say that.

2 MR. HAGUE: What I meant is the green space  
3 on these garage roofs on the new five units.

4 CHAIRMAN WALLACE: All right.

5 MEMBER PIETRYLA: Just a comment. I agree  
6 with my colleague; I think it's a concept for that  
7 space; I appreciate the historic preservation aspect  
8 of it.

9 What's the material, if I may ask, of the  
10 gray area just on the bottom right?

11 MR. HAGUE: That's what I was mentioning  
12 before; it's a cementitious siding. There's a  
13 product out there that looks like wood but probably --  
14 what we're presenting is one of those products. We  
15 haven't finalized it.

16 MEMBER PIETRYLA: But, again, I commend you,  
17 as well. I think it's an interesting use for  
18 that area.

19 MR. HEYSE: A lot of challenges.

20 MEMBER PIETRYLA: Parking, though, of course,  
21 I would agree with my colleagues, as well, that  
22 probably has to be thought about a little bit more.

23 CHAIRMAN WALLACE: All right. Any other  
24 questions from the Plan Commission?

1           MEMBER VARGULICH: I just have a couple of  
2 additional questions.

3           There was a comment in the staff report  
4 regarding the fact that there's no break or  
5 separation, if that's a variation request -- not  
6 variance, deviation. Is there some reason why you  
7 feel like you can't have a break between the new  
8 building and the existing building?

9           I understand you can't put a break in the  
10 existing building, and I don't think it would really  
11 do much to do that. So nine units or however you're  
12 going to divide that up from my perspective is fine,  
13 but is there some reason you can't have a break  
14 between the two?

15          MR. HAGUE: Well, it's really based on kind  
16 of Mike's due diligence, and the numbers, and the  
17 square footage, and the density of it as part of the  
18 success of the project. So I think the number is  
19 five I think that you may need a separation. I know  
20 what you're saying. We looked at it but you really  
21 start to minimize those units to a width that it's  
22 hard to -- it would be a little bit more challenging  
23 I guess to sell.

24          MEMBER VARGULICH: So from the business

1 model standpoint 14 is the number?

2 MR. HEYSE: Correct. And that's because it  
3 costs so much to rectify the nine. So to make the  
4 whole thing worthwhile from an investment  
5 perspective, we need to go to 14.

6 MEMBER VARGULICH: All right. And on the  
7 new building, is there any reason that the lower  
8 part of the building can't have a masonry component  
9 to kind of tie into the existing building?

10 MR. HAGUE: Well, you could. Part of what we  
11 like to do as architects is try to differentiate the  
12 old and new, and that's part of what the design was.

13 MR. HEYSE: But we also want to tie in the  
14 new units, you know, with the specialness of the  
15 existing building.

16 MEMBER VARGULICH: I'm not saying that the  
17 whole new portion should be like all brick or all  
18 stone or something or even two stories, but I was  
19 wondering maybe if the first floor could be -- just  
20 something to think about in that regard.

21 I guess another question I had is the building  
22 faces Indiana and basically -- not technically -- it  
23 sits on the property line, which means that there is  
24 no front yard according to the staff report.

1           So when the building meets the ground, you're  
2           at the right-of-way line. So how do you address the  
3           appearance as you're showing it in your rendering?  
4           I think it's on page 46. So you're showing kind of  
5           a foundation area, and then a sidewalk, and then a  
6           parkway zone, if you will, but all of that is  
7           technically in the right-of-way.

8           MR. HAGUE: Right. I believe part of that  
9           was that we'd have to I believe get a plat of -- you  
10          know, take over that property. Correct?

11          MR. COLBY: Yes. The portion of the property  
12          that the building is sitting on the right-of-way  
13          would need to be vacated by the City as a part of  
14          this subdivision.

15          MEMBER VARGULICH: But the vacation is the  
16          1 foot or so that's actually in the right-of-way?

17          MR. COLBY: Correct. They could request  
18          additional land for the purpose of landscaping in  
19          the area you're referencing, but that's something  
20          we'd have to determine.

21          MEMBER VARGULICH: Or an easement or something  
22          like that?

23          MR. HEYSE: Right.

24          MEMBER VARGULICH: So I think between the

1 visitor parking, the streetscape, I think there's  
2 some more thought, some more work that needs to be  
3 addressed there. Because currently the street is  
4 about 28 feet wide curb to curb, so I think some  
5 engineering requests or conversations with the City  
6 related to the clearances that they want for traffic  
7 and then your need to park preferably on that side  
8 of the street, not on the other side of the street  
9 just for a convenience, I think that's going to be a  
10 worthwhile exercise to work on for preliminary.

11 MR. HEYSE: Okay.

12 MEMBER VARGULICH: And you showed -- in the  
13 rendering it looked like you were trying to preserve  
14 the elm tree that was in the back.

15 MR. HEYSE: Yes.

16 MEMBER VARGULICH: I think the site plan is --  
17 based on where the tree appears to be and the way  
18 you've laid out the garages, I don't think that's  
19 going to happen. I think you're either going to  
20 need more space, or maybe the tree should just go.  
21 I'd love to see the tree stay, but if you only give  
22 it 10 feet, I don't think that's going to happen.

23 MR. HAGUE: We left it in there because we're  
24 going to try to see -- once we get through engineering

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1 further along see what we have, but it is an attempt  
2 to try to keep it.

3 MEMBER VARGULICH: And maybe having it  
4 evaluated by an arborist would help determine if  
5 it's worth that effort, if you will. I applaud the  
6 effort but I think if it's in a declining state or  
7 there's some issues that it may be worth your time.  
8 But I hope you do.

9 So thank you.

10 CHAIRMAN WALLACE: Any questions from any  
11 members of the audience? Keep in mind -- hold on.  
12 Keep in mind this is a concept plan hearing. There  
13 hasn't been any application that's been filed.  
14 They're here before us to get some feedback on a  
15 potential application.

16 However, we do have a court reporter here in  
17 the room who is taking all this down, so we can't  
18 have multiple people talk at the same time, and  
19 anyone who wishes to speak I'll ask to come up here.

20 AUDIENCE MEMBER: I don't want to go up there.

21 AUDIENCE MEMBER: He has trouble with his  
22 legs.

23 He'll go.

24 MR. COLBY: We have a microphone.

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1           CHAIRMAN WALLACE: Then I'll just ask that  
2 you state your name and spell your last name and  
3 state your address for the record.

4           MR. BIASTOWSKI: Robert Biastowski,  
5 B-i-a-s-t-o-w-s-k-i.

6           CHAIRMAN WALLACE: Okay.

7           MR. BIASTOWSKI: We moved here 20 years ago,  
8 and that building was the lamp factory I believe at  
9 the time, and I went for work -- they hired me. So  
10 I worked there for about 10 years, and if you're  
11 going to keep that fixture up there the way that  
12 brick is inside and out, you have a big problem. I  
13 worked there 10 years. It will take you 10 years to  
14 build that because you're going to have to do the  
15 whole front end of it and the inside. And the way  
16 you're putting that second section of buildings.

17          VICE CHAIRMAN KESSLER: I can't hear you.  
18 Could you use the mic?

19          MR. BIASTOWSKI: Where you got that second  
20 section up there, I don't know. It was a garage and  
21 then it was a loading dock.

22           I'm looking around there about parking. You  
23 talk about the front on Indiana. You get people  
24 parking there, you can't park in front, so they're

1 all going to come by us and park. Where is the  
2 parking for you guys in there? Is there like an  
3 elevator? That's ridiculous.

4 That's it.

5 VICE CHAIRMAN KESSLER: Thank you.

6 MR. GALVAN: You want me to talk to you? I  
7 can talk to you. I'm the one that gets impacted the  
8 most by that. You see that? That's my house.

9 CHAIRMAN WALLACE: Sir --

10 MR. GALVAN: The parking is on my side.

11 CHAIRMAN WALLACE: Sir, if you can state your  
12 name and spell your last name and give me your address.

13 MR. GALVAN: I live across the street, 304.

14 You see all that green area on the right  
15 there in between the two --

16 CHAIRMAN WALLACE: Sir --

17 MR. GALVAN: Let me speak.

18 CHAIRMAN WALLACE: You're not listening to me.

19 MR. GALVAN: You're not being very personal  
20 yourself.

21 CHAIRMAN WALLACE: I am asking you to tell  
22 me what your name is.

23 MR. GALVAN: I already gave you my name,  
24 Galvan, G-a-l-v-a-n.

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Conducted on August 8, 2017

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1 THE COURT REPORTER: Thank you.

2 MR. GALVAN: 304 South 13th Avenue. Good  
3 enough? Thank you.

4 Do you see that area of those two streets  
5 there? That's 13th; that's 14th. I own the whole  
6 corner. That little house right there all the way  
7 back, that's mine. I park on the side. I know what  
8 goes on over there. And Bob is right, other people  
9 park there, too. They're not the only ones who are  
10 going to have a party. We have friends, too.

11 Secondly, are you saying that this road,  
12 this big road comes in or out?

13 MR. HEYSE: Which road do you mean?

14 MR. GALVAN: Which road goes into the  
15 building?

16 MR. HEYSE: This road.

17 MR. GALVAN: And that comes out the other  
18 side? That's only going to be one way? Oh, boy.  
19 You haven't been on that street lately so -- we do.  
20 They drive like maniacs there, just telling you. We  
21 call the police. Ask them. We ask them to slow  
22 down. That first house right there has three kids;  
23 the next one has five. I'm just saying how many  
24 kids there are, and they will not slow down, just

1 telling you.

2 And you're right, the City is there.  
3 They're big. And I'm just wondering on my own when  
4 you're going to cut some of my yard off to get  
5 through this, which I don't know what's going on  
6 about that.

7 Also, I want to know about whatever  
8 collateral situations in case an event becomes an  
9 event about my property. Whatever comes out of that  
10 building, dust, mice, I don't care what it is, we  
11 want to know. I want to know. Is that too much to  
12 ask for, what collateral security we have to say --

13 CHAIRMAN WALLACE: I don't really know what  
14 you're referring to.

15 MR. GALVAN: Yeah, okay. That's a food  
16 pantry. Do you know that? Okay. Now you have that  
17 piece of information. And with food pantries there  
18 comes certain types of animals. We're pretty sure  
19 we don't want to be impacted -- we don't want to be  
20 impacted on what they decide. If there's lot of it  
21 there, they do something about it.

22 Secondly, it's beautiful. I'm all for people  
23 working, believe me. I'm 70; I could care. This is  
24 great. We just want to make sure that our lives

1 aren't -- you know, we love our neighborhood. That's  
2 all there is to it.

3 I know they're going to be looking down on  
4 my house. I'm going to have to let that go. You  
5 can't help it looking out the window because there's  
6 my window.

7 Other than that, hey, it looks like --  
8 Mr. -- whatever his name was -- said it will raise  
9 the value of our homes, which is -- we like that.  
10 We're not mad at you; it's just that all of a sudden  
11 something is on top of us. Which is good, we love  
12 the building, but we need to know we have some form  
13 of insurance as to -- it appears that they're going  
14 to repave this road on the right, the one that goes --  
15 the other 13th Avenue? Great. That's wonderful.

16 Anyway, that's part of it. I don't know  
17 where we get literature from you guys to find out  
18 what's going to happen here.

19 CHAIRMAN WALLACE: Nothing is going to happen  
20 here. Everything that we're looking at is available  
21 online. It's all on the website. If there is an  
22 application that's filed -- because there hasn't  
23 been one; this is just a concept plan. If there's  
24 an application that's filed, then that will also be

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1 available on the website or I believe at the  
2 planning office, which is here in the building.

3 VICE CHAIRMAN KESSLER: And the transcript.

4 CHAIRMAN WALLACE: Oh, yes.

5 VICE CHAIRMAN KESSLER: There will be a  
6 transcript from this meeting.

7 MR. GALVAN: Okay.

8 VICE CHAIRMAN KESSLER: She's doing it  
9 right now.

10 Russ, how long will that be?

11 MR. COLBY: It will be posted at the next  
12 Plan Commission meeting as part of the meeting  
13 minutes. So two weeks.

14 MR. GALVAN: A lot of people didn't come,  
15 which is very sad for our neighborhood. I'm surprised  
16 they didn't come here.

17 CHAIRMAN WALLACE: Well, there will be  
18 additional opportunities, too.

19 MR. GALVAN: You know, we welcome you guys  
20 coming. It's just impacting us. There's a lot of  
21 collateral stuff that's going to happen to primarily  
22 my property. Bob is right; we have no parking but  
23 there. There is no parking on the other side, which  
24 really is -- you know, those big trucks -- I don't

1 know if you've ever seen them. They're big. You  
2 have to look twice so you don't get run over.

3 All our housing, this starts on this left  
4 side. That's where we go through. So we've struggled  
5 to not get too out of control there about saying,  
6 "Slow down, guys," all this business. But you  
7 should check the driveway part.

8 VICE CHAIRMAN KESSLER: Thank you,  
9 Mr. Galvan. Thank you very much.

10 MR. GALVAN: Also, that's a lot of traffic  
11 coming onto 13th Avenue.

12 VICE CHAIRMAN KESSLER: Thank you, Mr. Galvan.

13 CHAIRMAN WALLACE: Any other questions?

14 MR. COLEMAN: My name is Mark Coleman. I  
15 reside in Campton Hills, but my business is at  
16 703 East Main Street, St. Charles. We've been there  
17 since 1985. Before that we were at 217 West Main  
18 Street since 1950. My firm has been here for 75 years  
19 or longer.

20 I'm also engaged with the Fox Valley  
21 Association of Realtors. We're Illinois realtors of  
22 the National Association of Realtors, and, gentlemen,  
23 this is exactly the type of development that we want  
24 to harbor and welcome. 14 new families coming into

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1 our city in close proximity to downtown is exactly  
2 what I think we need to get behind. This is exactly  
3 the type of housing that we need to strengthen the  
4 downtown, and I'm all in favor of it. I hope it  
5 goes through. Thank you.

6 CHAIRMAN WALLACE: Thank you, Mr. Coleman.  
7 Any other questions or comments?

8 (No response.)

9 CHAIRMAN WALLACE: All right. Anything from  
10 staff before we wrap up?

11 (No response.)

12 CHAIRMAN WALLACE: All right. Then we've  
13 already had I think comments from members of the  
14 Plan Commission. If there's anything additional  
15 that you want to add, we can do that but -- oh --

16 MEMBER HOLDERFIELD: I to want to make a  
17 comment when the time comes.

18 CHAIRMAN WALLACE: We'll just -- I think  
19 that we've already kind of given comments and let  
20 everything be known about the property. So if you  
21 just want to wrap up your comments, we'll start  
22 with Jim.

23 MEMBER HOLDERFIELD: Well, I'm very excited  
24 about this, and I think it's going to be an asset to

1 the city in that neighborhood.

2           You made a strong point when you opened  
3 tonight about the historical value of that plant and  
4 how it dates back to the turn of the century. And  
5 Peter kind of hit on this already, and this was a  
6 strong point. I'm interested always in the  
7 architectural standpoint of it.

8           The addition on the far east that you're  
9 going to raze that one part and put the other  
10 five units in, it goes back to the old thing, I  
11 would just like to see it be a more integrated look,  
12 a part of rather than an addition to. You've got a  
13 wonderful facade in the old building with the arched  
14 windows, double hung. It would be nice to see that  
15 pattern continued, that fenestration as you went to  
16 the east and bring out that look that you're trying  
17 to do. I know it kind of blends with the top third  
18 that you're putting on the existing building, but  
19 even that might be toned down in a different color.

20           That's my suggestion that, you know, pay  
21 close attention to that. You've got a gem there  
22 that's often overlooked, and I think, as you stated,  
23 you need to carry through and look at that as you  
24 plan that addition on the east.

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1           That's my comment.

2           CHAIRMAN WALLACE: Tom.

3           MEMBER PRETZ: And my final item is the fact  
4 that it probably is to your benefit that -- you have  
5 two of the residents that live there, and they had  
6 something to say -- that as you're progressing here,  
7 if you take a moment in time each time to kind of  
8 talk to them, they seem to be maybe available in the  
9 neighborhood, and it would kind of be very  
10 advantageous to get some of their -- having lived  
11 there for the length of time they've lived and how  
12 that would incorporate into your plans going  
13 forward.

14          MR. HEYSE: We understand.

15          CHAIRMAN WALLACE: Tim.

16          VICE CHAIRMAN KESSLER: I just want to let  
17 you know that I drove around the corner and saw that  
18 building, and I've driven by there -- I used to work  
19 back there years ago, but the other day when I drove  
20 by it, I went, wow, this will really be cool. It's  
21 a great concept, a great idea if you can solve the  
22 floodplain issue. It sounds to me you've got the  
23 fire department under control burying the cable. We  
24 will see what you come up with for the addition when

1 you come to us with an application, and that's when  
2 we'll talk about how it looks when it's done.

3 Also, to kind of pair it with what Tom said,  
4 be cognizant of the impact it has on the neighborhood  
5 and some of the comments that have been made about  
6 parking and the neighbors' impact; be aware of it.

7 Thanks.

8 CHAIRMAN WALLACE: Laura?

9 MEMBER MACKLIN-PURDY: I'm in agreement with  
10 everything I heard from the other commissioners.  
11 I've been eyeing this building for probably the past  
12 15 years thinking somebody should do something with  
13 this, and I was thrilled when I saw it on the  
14 docket. So kudos to you and I hope everything works  
15 out because I think it's an excellent adaptive reuse  
16 of a building.

17 MEMBER PIETRYLA: As I mentioned, I tend to  
18 agree with my colleagues. I love the preservation,  
19 keeping the facade. Been back there many times, so  
20 I think this is a great concept. Very optimistic  
21 that you will obviously reach out to the customers --  
22 the residents to engage with them. I think I can't  
23 be any more firm on that. I think it's very important.  
24 But overall it's very good. I like it.

Transcript of Crystal Loft Townhomes  
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1           MEMBER VARGULICH: Thank you for kicking  
2 this project off. Not that there's anything  
3 wrong with the use that's there now, but I think  
4 this will definitely be a plus for our community,  
5 and I hope to see you come back.

6           The other comment I have is related to the  
7 land cash worksheet and the park district is to just  
8 confirm with them that they feel that the 40 roughly  
9 new residents that's part of the formula can be  
10 supported with the existing parks and the things  
11 that they have there. I believe it probably can,  
12 but it never hurts to ask that question of them  
13 early and get their concurrence.

14           CHAIRMAN WALLACE: All right. And I just  
15 agree with what everyone said. I think it's a great  
16 adaptive reuse of the property, and I look forward  
17 to seeing it come to fruition. So good luck.

18           MR. HEYSE: Thank you very much.

19           MR. HAGUE: Thanks. We're excited about it,  
20 too. Thanks for your time.

21           MR. HEYSE: Thank you for your time.

22           CHAIRMAN WALLACE: All right. That  
23 concludes Item 5 on the agenda.

24           (Off the record at 7:50 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of August, 2017.

My commission expires: October 16, 2017



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



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# Transcript of Everbrook Academy, Continued

**Date:** August 8, 2017

**Case:** St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

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

CONTINUED REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, August 8, 2017  
7:50 p.m.

Job No.: 126923B  
Pages: 54 - 77  
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 ELLEN JOHNSON, Planner

14 CHRIS TIEDT, Development Engineering Manager

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

2 CHAIRMAN WALLACE: Next we have two items  
3 that are set for public hearing, and then they are  
4 also on our agendas for action.

5 The first item is Everbrook Academy, Corporate  
6 Reserve, Lot 2, St. Charles, Illinois (NEC Main and  
7 Corporate Reserve LLC and Pinewood Capital LLC)  
8 Application for Special Use requesting an amendment  
9 to PUD Ordinance 2008-Z-18, Application for PUD  
10 Preliminary Plan --

11 MEMBER PRETZ: Can you take your conversation  
12 outside, please?

13 CHAIRMAN WALLACE: Thank you -- and  
14 Application for Minor Subdivision - Final Plat.

15 This is -- correct me if I'm wrong, it is a  
16 continued public hearing.

17 MS. JOHNSON: Yes.

18 CHAIRMAN WALLACE: And this was heard by the  
19 Plan Commission on July 18. We continued the public  
20 hearing, making some suggestions and asking for some  
21 additional information.

22 For those of you who haven't been here before,  
23 the public hearing is conducted by the Plan Commission  
24 for any applications -- certain applications that

1     come before it, and we collect testimony and evidence  
2     in order to make a recommendation to the City Council  
3     to approve or deny an application. That's what we're  
4     in the midst of doing here, and we just determined  
5     that there was some additional information that we'd  
6     like to have.

7             So for both this public hearing and the next  
8     public hearing I will go ahead and swear in anyone  
9     who wishes to offer any testimony, including asking  
10    any questions. If you could raise your right hand.

11            (Witnesses sworn.)

12            CHAIRMAN WALLACE: Just like during the  
13    concept plan review, we do have a court reporter  
14    here. I would ask that anyone who wishes to speak  
15    first be recognized by me and come up to the  
16    lectern, speak into the microphone, and state your  
17    name, spell your last name, and state your address,  
18    please, for the record.

19            Any questions regarding our procedure?

20            (No response.)

21            CHAIRMAN WALLACE: Okay. If we feel at the  
22    end of this item that we have enough information to  
23    make a recommendation on it to the City Council,  
24    then we will close the public hearing and proceed to

1 make that recommendation tonight. If we don't feel  
2 that we do, then a motion to continue the public  
3 hearing would be in order. But since it's already  
4 been continued once, I don't expect that that will  
5 likely happen.

6 So before we begin with the applicant,  
7 staff, is there any additional information for us?

8 (No response.)

9 CHAIRMAN WALLACE: Nothing? Okay.

10 Is the applicant here? Go ahead, sir.

11 MR. SCHMUDE: Hello. My name is Robert  
12 Schmude, S-c-h-m-u-d-e. I'm with InSite Real Estate  
13 in St. Charles, Illinois, NEC Main and Corporate  
14 Reserve. My address is 1400 16th Street, Oak Brook,  
15 Illinois.

16 Right now we are passing out some additional  
17 materials that you will see as slides later on in my  
18 presentation. Staff thought that it might be wise  
19 to pass those out because some of the individual  
20 numbers might be difficult to read from the slide.

21 So I was in front of you three weeks ago and  
22 gave a pretty thorough presentation of our subdivision,  
23 our site plan, our architecture. I had my engineer  
24 and architect here; they also participated in the

1 presentation. They're here again tonight. Also,  
2 with us tonight is a representative from Learning  
3 Care Group who is our tenant here. Her name is  
4 Lindsay Roseman, and she will be here to answer any  
5 questions and to speak on behalf of Learning Care  
6 Group.

7 And that's why we're here today is we  
8 propose a 12,000-square-foot Everbrook Academy  
9 daycare center. It's on 1.58 acres at the northeast  
10 corner of Main and Corporate Reserve Boulevard.

11 So I do have some similar slides that I had  
12 three weeks ago, but I'm just going to go through  
13 those rather briefly just to kind of give a recap,  
14 and then I intend to address your specific items  
15 that you talked about.

16 CHAIRMAN WALLACE: Just one second. The  
17 handout that you gave us isn't included in the  
18 electronic materials; correct?

19 MR. SCHMUDE: Oh, it's not included in what  
20 was I think sent to you a week ago, but it is  
21 included in the slides. So I thought if you had any  
22 questions, you might be able to read that and see.

23 CHAIRMAN WALLACE: I'll mark this as Public  
24 Hearing Exhibit A, and this will be part of the

1 record unless there's any objection.

2 (No response.)

3 CHAIRMAN WALLACE: All right. Go ahead.

4 MR. SCHMUDE: Okay. So we are here for  
5 three separate zoning applications. We have a minor  
6 subdivision which divides the existing property into  
7 the two lots, one which we'll be purchasing and then  
8 developing with the daycare center. The second  
9 application is a special uses PUD amendment, and  
10 that includes one zoning deviation that we discussed  
11 last time, and we can recap that tonight. And the  
12 third application is a PUD preliminary plan, which  
13 is always required as part of a PUD, and our PUD plan  
14 is intended to demonstrate compliance with the original  
15 Corporate Reserve PUD which was created in 2008.

16 I mentioned tonight that Lindsay Roseman  
17 with Learning Care Group is here, and so is my  
18 engineer, Stephanie Thomas with Mackie, and my  
19 architect, Jesse Walker with GreenbergFarrow.

20 This is an overall -- the city map and what's  
21 outlined in red is the overall parcel. It's about  
22 4.5 acres. We are subdividing off about 1.7 acres,  
23 which is Lot 1 identified as Everbrook Academy to  
24 the west. The remaining acreage will actually stay

1 in the possession of the existing owner, who is  
2 Pinewood Capital.

3 I spent some time talking about Everbrook  
4 Academy. Everbrook Academy is one of many concepts  
5 of the Learning Care Group, who is the tenant and  
6 they're here tonight. I won't go back into all  
7 that, but certainly if you have any follow-up  
8 questions, we have a representative here to talk  
9 about that.

10 To remind you, the school basically serves  
11 children from infant age all the way through school  
12 age and are generally broken down into classrooms in  
13 these different six categories of children.

14 This is the plat of subdivision which is the  
15 formal plat that will serve as the vehicle to make  
16 the subdivision. So it's the same thing that I  
17 showed you on the city map; we're going to be  
18 dividing one parcel into two. There's also going to  
19 be a shared access easement which is going to allow  
20 a single drive to serve both Lots 1 and 2. I  
21 mentioned previously that Lot 2 is also entitled to  
22 another entrance onto Woodward Drive in the future,  
23 which will give them, you know, another entrance in  
24 addition to the shared drive that we have with them.

1 Same subject, there's that shared drive on the  
2 east side.

3 So the site plan resembles the site plan  
4 that we showed you a few weeks ago, but we have made  
5 some changes to it to address some of the things  
6 that we heard and some of the feedback that we got  
7 last time.

8 So we've actually reconfigured the south  
9 portion of the parking lot. That would be the area  
10 which is like our -- in the front of the building on  
11 the south end. We moved the trash enclosure  
12 completely out of the parking lot area. So that's  
13 the trash enclosure near the southwest corner of the  
14 site at the very western end of the parking lot  
15 aisle. You see two squares there. One is the  
16 actual trash enclosure, and one is the concrete pad  
17 that's out in front of the trash enclosure. It's  
18 just a heavy concrete pad to accommodate the truck  
19 picking up the dumpsters.

20 We actually looked at opportunities to add  
21 turnarounds and to improve the turnaround. Moving  
22 the dumpster out of the turnaround area actually  
23 enhanced those turning movements so that the parking  
24 stalls out on the west side have ample room to turn

1 around and go back, you know, towards the exit.

2 We actually added two parking spaces over and  
3 above what we had in the plan previously. Our  
4 original thought was that we might make those  
5 dedicated turnaround spaces, but when we analyzed  
6 the data that we got from Learning Care Group that  
7 I'm going to get into in just a minute, you'll see  
8 that there's going to be only a portion of the  
9 spaces that are actually used even during the peak  
10 time, so it would be our preference to stripe that  
11 just the way it is and have those extra two spaces  
12 be just like any other spaces, and I think you'll  
13 understand why when you advance into the analysis  
14 that we did on parking.

15 Between now and -- between the last meeting  
16 and now staff said that the fire department would  
17 like to see their fire truck model using the Auto Turn  
18 program. They gave us the parameters of their truck,  
19 and our engineers have modeled both the incoming  
20 turn and the exit. It wasn't going to be required  
21 that we have any kind of like cul-de-sac style  
22 turnaround because the building is sprinkled, which  
23 means it has a fire suppression system. So the fire  
24 department just wanted to see that they could back

1 out at the end of a trip.

2 The landscape plan has actually changed quite  
3 a bit. There weren't really any additional plantings  
4 added, but it was the request of the Plan Commission  
5 that we look at substituting a lot of the plantings  
6 we had with a higher variety of plantings, and we  
7 even got some specific species that staff filtered  
8 to us after the meeting. And I believe we accommodated  
9 everything in terms of introducing those species to  
10 the plan, just having a lot more variety in terms of  
11 the different trees and shrubs and perennials. So  
12 the detailed landscape plan obviously is a little  
13 bit easier to read than this one, but we definitely  
14 put in a lot of variety into the plan that may not  
15 have been there before.

16 The architectural elevations really haven't  
17 changed. I just have these slides from last time to  
18 serve as a reference.

19 The floor plans haven't been changed. I  
20 believe at some point we made some slight  
21 reconfiguration of the playground area to the north  
22 end more or less just moving equipment, the play  
23 equipment around to better fit that specific area,  
24 but nothing else is changed on the building.

1           And now the parking analysis that we have  
2 done. I think when I was in front of you three weeks  
3 ago, I tried to make some points without having the  
4 data to support some of my points, and since then  
5 we've done a lot of work to pull that data together  
6 and present it to you in a way where I hope it  
7 reinforces the point that we have an ample amount of  
8 parking even during the highest peak times of parents  
9 checking their children in in the morning, checking  
10 them out in the afternoon, and I have several slides  
11 I want to go through.

12           This first one is basically a summary of our  
13 findings where we took data that we got from the  
14 Learning Care Group from two different area schools  
15 that are very similar to this, and we actually applied  
16 an interpolated factor to those schools' data to  
17 actually increase it to project what would be a full  
18 capacity Everbrook Academy in St. Charles, and I'm  
19 going to kind of go through the process a little bit  
20 on that, and then at the end I'll kind of summarize  
21 what we found.

22           Basically, the yellow columns on this sheet  
23 are all of the cars that would be parked as far as  
24 the parents go during five-minute increments of time

1 during the morning peak at the top half of the page  
2 and the afternoon peak at the bottom half of the  
3 page, and that five minutes corresponds with the  
4 average time it takes for a parent to park, check  
5 their child in, and leave their parking space. So  
6 we sliced it up into five-minute increments to best  
7 represent a snapshot of what that parking lot will  
8 look like during that time of day, and I highlighted  
9 in orange the actual peaks.

10 So you'll see for this set of data, at  
11 9:00 a.m. there's 11 in there, and that was the  
12 highest number of parents that were going to be  
13 utilizing a parking space at that particular time.  
14 Then in the afternoon, if you look at the other  
15 orange block towards the bottom of the page, that  
16 says 7, and that corresponds with the 5:45 time.

17 This is one of two schools that we had  
18 complete data on to do the analysis, and this is the  
19 other one. Pretty similar. Actually, the peaks in  
20 the morning were a little bit lower. They were  
21 actually seven, but it did occur twice, and then at  
22 the bottom was eight.

23 I'll talk about this data a little more, but  
24 the bottom line is there's going to be a maximum of

1 about 15 employees that are going to be parked in  
2 either the morning or the afternoon, which is what's  
3 represented in the second column. So when you add  
4 the 15 employee parking spaces that will be  
5 occupied, plus the number of parents that will be  
6 there at any certain five-minute increment, the peak  
7 in the morning is 11, plus 15 equals 26. We  
8 proposed 44 spaces, so even during the highest peak  
9 all day long there will be 18 parking spaces  
10 generally available over and above what's needed.

11 I know that's kind of a lot -- that one  
12 table, but I hope some of the other exhibits will  
13 illustrate that a little better. I wanted to show  
14 you a glimpse of the raw data so you can see where  
15 we're getting this information.

16 Learning Care Group for most of their modern  
17 schools have an electronic check-in system. So they  
18 are actually able to log the time in and the time  
19 out for each student every day. I believe it has to  
20 do with how they assess the needs for how long the  
21 children are there. The names have been removed  
22 for -- just for censorship issues, but there are  
23 totals there. We can see numbers on like the total  
24 number of hours per week that that child was there.

1           But I purposely circled in red a few of the  
2 data points that we used, and each one of these  
3 schools has somewhere in the neighborhood of 20 pages  
4 of this data. So it took us a little while to  
5 process, but it showed us what we had thought we  
6 were going to see, which was that there's more than  
7 enough parking out here.

8           So this is just another example of the data  
9 set. The chart that I showed you earlier -- I'm  
10 sorry -- the table that I showed you earlier, this  
11 is the same exact information in that table. It  
12 just shows you a -- kind of a time distribution  
13 during -- this is the morning peak from 7:00 to 9:30,  
14 and you can see that generally it's very spread out  
15 even during the busiest hours.

16           If you were to look at what happens after  
17 9:30 and prior to 3:00, you'd see a lot of zeros and  
18 ones and maybe an occasionally two, but we wanted to  
19 highlight the peak check-in and the peak check-out  
20 at the end of the day. That peak number is 11. I'll  
21 come back to that because that was the highest  
22 number out of any of the data we looked at. This  
23 was the other site that topped out at seven at the  
24 most, and then here's the afternoon of the first

1 site, seven in the afternoon.

2 So the afternoons were a little more  
3 consistent in terms of the peak, but we're looking  
4 at the ultimate peak. We chose to do this instead  
5 of some kind of averaging which would just probably  
6 wash out some of the numbers. We chose to look at  
7 what would be the worst case scenario.

8 This I think is the best illustration in terms  
9 of what I had mentioned before where we've color  
10 coded the site plan to show you the 15 employee  
11 parking spaces in blue, and then the green spaces  
12 represent the peak number of parents that would use  
13 those spaces during any increment of the day, and  
14 this does show 11 green spaces which is that number  
15 I mentioned a little while ago, and you can see that  
16 there's still an additional 18 unoccupied spaces.

17 When we came to this conclusion with the  
18 data we analyzed, that was the driving force of not  
19 having those two spaces on the far west end be striped  
20 off as dedicated turnaround. We thought they'd be  
21 better served, and cleaner, and less confusing if  
22 they were just additional parking spaces.

23 So any of those unoccupied spaces represent  
24 opportunities for any kind of inconsistencies from

1 one day to the next, but we did analyze two area  
2 schools in order to develop the data that we had, and  
3 there's a lot of conservative factors built into that.

4 For example, there are a fair amount of  
5 parents that have multiple children. That wasn't  
6 accounted for. So if someone is bringing two and  
7 three children, you know, they're not going to count  
8 as many counts, and they're probably going to be in  
9 and out maybe just slightly more than the five minutes  
10 I mentioned, but that's going to tend to lower that  
11 number.

12 Fifteen staff people is a very high maximum,  
13 and in my conversations with Learning Care Group,  
14 they tell me that often some of their employees  
15 either carpool, or use public transportation, or  
16 some live close enough to walk. Additionally, some  
17 of those staff members may have children at the  
18 school, which is another factor that we didn't add  
19 in here. So there's a lot of conservative  
20 assumptions we made that tend to wash out any  
21 inconsistencies with the data.

22 So this is the morning peak, and you can see  
23 the afternoon peak, which is slightly less, allows  
24 for even more unused parking spaces, which our

1 client is really comfortable with. They'd rather  
2 have more than enough parking than not enough. And  
3 I'll remind you that the plan was also designed to  
4 meet your minimum parking, and then we've added  
5 two since then.

6 So that's all I have in terms of formal  
7 presentation. I want to open it up to you for any  
8 questions.

9 CHAIRMAN WALLACE: All right. Any questions  
10 from Plan Commissioners?

11 VICE CHAIRMAN KESSLER: No questions but  
12 just a comment.

13 I'd like to say this did help clear it up  
14 for me considerably. I just could not picture that  
15 many students and that many cars coming in all at  
16 one time, but I have to rely on the information that  
17 your company -- the company you're representing has  
18 provided because they do this, and I suppose it's  
19 unlikely that they would purposely set up an unsafe  
20 or unpleasant experience for their students or their  
21 parent clients.

22 So I thank you for taking the time to do  
23 this. I also realize that the issues that we brought  
24 up at our last Plan Commission meeting regarding the

1 flow through that property, two things come to mind  
2 for that. One is that it's an internal issue, and  
3 it's really not going to impact any public roadways,  
4 and I assume you that your company knows what  
5 they're doing.

6 The second thing is we don't know what's  
7 going to happen to the east. It is a shared drive.  
8 The likelihood of being some sort of circulation  
9 through that shared drive since there is going to be  
10 one other curb cut on Woodward, it's likely that  
11 there could be a different circulation than what  
12 we're seeing just from developing this one site.

13 So thank you for the information.

14 MR. SCHMUDE: You're welcome.

15 CHAIRMAN WALLACE: Anything else from the  
16 Plan Commission?

17 (No response.)

18 CHAIRMAN WALLACE: Anything from members of  
19 the audience regarding this? Questions or comments?

20 (No response.)

21 CHAIRMAN WALLACE: Seeing none, if the  
22 Plan Commission feels that they have enough  
23 information to be able to make a recommendation to  
24 the City Council --

Transcript of Everbrook Academy, Continued  
Conducted on August 8, 2017

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1 VICE CHAIRMAN KESSLER: I would move that we  
2 close the public hearing.

3 MEMBER PRETZ: And I'll second.

4 CHAIRMAN WALLACE: It's been moved and  
5 seconded. Any discussion on the motion?

6 (No response.)

7 CHAIRMAN WALLACE: Tim.

8 VICE CHAIRMAN KESSLER: Holderfield.

9 MEMBER HOLDERFIELD: Yes.

10 VICE CHAIRMAN KESSLER: Funke.

11 MEMBER FUNKE: Yes.

12 VICE CHAIRMAN KESSLER: Pretz.

13 MEMBER PRETZ: Yes.

14 VICE CHAIRMAN KESSLER: Vargulich.

15 MEMBER VARGULICH: Yes.

16 VICE CHAIRMAN KESSLER: Pietryla.

17 MEMBER PIETRYLA: Yes.

18 VICE CHAIRMAN KESSLER: Purdy.

19 MEMBER MACKLIN-PURDY: Yes.

20 VICE CHAIRMAN KESSLER: Kessler, yes.  
21 Wallace.

22 CHAIRMAN WALLACE: Yes.

23 All right. We are going to take the next  
24 item out of order. We're going to skip Item 7 for a

Transcript of Everbrook Academy, Continued  
Conducted on August 8, 2017

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1 second and move on to Item 8, which is action on  
2 Everbrook Academy, Corporate Reserve, Lot 2,  
3 St. Charles, Illinois (NEC Main and Corporate Reserve,  
4 LLC and Pinewood Capital LLC) Application for  
5 Special Use requesting an amendment to PUD Ordinance  
6 2008-Z-18, Application for PUD Preliminary Plan and  
7 Application for Minor Subdivision - Final Plat.

8 I guess I'll start by asking if anyone  
9 wishes to make a motion.

10 VICE CHAIRMAN KESSLER: I'd like to move  
11 that we recommend approval to the City Council for  
12 the Item 8 as you just described.

13 CHAIRMAN WALLACE: Okay.

14 MEMBER PRETZ: I'll second.

15 CHAIRMAN WALLACE: It's been moved and  
16 seconded. Discussion on the motion?

17 (No response.)

18 CHAIRMAN WALLACE: Seeing none, Tim.

19 VICE CHAIRMAN KESSLER: Holderfield.

20 MEMBER HOLDERFIELD: Yes.

21 VICE CHAIRMAN KESSLER: Funke.

22 MEMBER FUNKE: Yes.

23 VICE CHAIRMAN KESSLER: Pretz.

24 MEMBER PRETZ: Yes.

Transcript of Everbrook Academy, Continued  
Conducted on August 8, 2017

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1 VICE CHAIRMAN KESSLER: Vargulich.

2 MEMBER VARGULICH: Yes.

3 VICE CHAIRMAN KESSLER: Pietryla.

4 MEMBER PIETRYLA: Yes.

5 VICE CHAIRMAN KESSLER: Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 VICE CHAIRMAN KESSLER: Kessler, yes.

8 Wallace.

9 CHAIRMAN WALLACE: Yes.

10 All right. That concludes Item 8 on our  
11 agenda. Thank you very much.

12 (Off the record at 8:15 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of August, 2017.

My commission expires: October 16, 2017



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



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# Transcript of Lazarus House

**Date:** August 8, 2017

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Regular Meeting including :  
Application for Special Use; :  
Lazarus House, Located at :  
214 Walnut Street. :  
:  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, August 8, 2017  
8:16 p.m.

Job No.: 126923C  
Pages: 1 - 37  
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3

ST. CHARLES CITY HALL

4

2 East Main Street

5

St. Charles, Illinois 60174

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(630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Lazarus House  
Conducted on August 8, 2017

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 ELLEN JOHNSON, Planner

14 CHRIS TIEDT, Development Engineering Manager

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Transcript of Lazarus House  
Conducted on August 8, 2017

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

2 CHAIRMAN WALLACE: Item 7 is Lazarus House,  
3 214 Walnut Street, Application for Special Use, and  
4 this also is Item 9 on the agenda. Item 9 on the  
5 agenda is the same thing, which is for action if we  
6 feel -- or if the public hearing is closed tonight.

7 So is the applicant here?

8 MR. SKAAR: Mr. Chairman.

9 CHAIRMAN WALLACE: Hello, Mr. Skaar. How  
10 are you doing?

11 MR. SKAAR: Fine, thank you. How are you?

12 CHAIRMAN WALLACE: Good.

13 MR. SKAAR: I am Jim Skaar, S-k-a-a-r. I'm  
14 on the board of directors at Lazarus House, and I'm  
15 also an attorney.

16 MS. EAKINS: I'm Liz Eakins and my address  
17 is 315 South 10th Avenue, St. Charles. I'm the  
18 executive director of Lazarus House at 214 Walnut  
19 Street in St. Charles.

20 MR. SKAAR: With your permission, Mr. Chairman,  
21 I'd like to do this as a question-and-answer-type  
22 session. So I'd like to move this podium a little  
23 closer.

24 CHAIRMAN WALLACE: Sure.

1           MR. SKAAR: The Plan Commission hearing  
2 guide says that the applicant should take about  
3 10 minutes to present a simple application and about  
4 30 minutes to present a complex application. We've  
5 been asked to keep the presentation down to 10 minutes.  
6 I don't know if this is a simple application or not,  
7 but I do know it is crucial to the survival of  
8 Lazarus House, so we'll try to keep as brief as  
9 possible and find the right balance here.

10           CHAIRMAN WALLACE: Okay.

11                           LIZ EAKINS,  
12 having been duly sworn, testified as follows:

13           EXAMINATION BY COUNSEL FOR LAZARUS HOUSE  
14 BY MR. SKAAR:

15           Q You've already stated your name Ms. Eakins.  
16 How long have you been the executive director of  
17 Lazarus House?

18           A I've been executive director since 2011, so  
19 going on seven years.

20           Q How long have you lived in the city of  
21 St. Charles?

22           A 54 years.

23           Q Would you tell the Commissioners a little  
24 bit about the history of Lazarus House.

1           A Well, Lazarus House was founded in 1997.  
2           Those of us that were citizens of the community were  
3           becoming concerned and aware of a number of  
4           individuals that had been sleeping on park benches  
5           and behind buildings in our city, and it seemed to  
6           be occurring mostly during summer months, and it was  
7           kind of something that we were all questioning.

8           So the concern was brought before the City  
9           Council, and it was proposed at that time that an  
10          anti-vagrancy law be established. So when that was  
11          being voted on by City Council, our founding  
12          executive director, Darlene Marcusson, who was  
13          pretty aware of what was going on because she worked  
14          at a local church, and she understood that these  
15          individuals actually were not, as most of us feared  
16          who lived in this town, people coming from Belvidere,  
17          and Chicago, and other places, but actually these  
18          were our own friends and neighbors.

19          So instead of that anti-vagrancy law being  
20          passed, we all decided to come together as a  
21          community to do something to assist our neighbors  
22          who were falling on the hardest of times. So that  
23          was how we were founded, and we're celebrating  
24          20 years this year. June 6th was the first time we

1 served anyone -- actually, June 6th we didn't serve  
2 anyone; the next night was the first night that --  
3 we attempted to serve somebody on June 6th of 1997.

4 Q Where was the emergency shelter for Lazarus  
5 House originally located?

6 A Well, that very first year we were very much  
7 like our surrounding counties, DuPage County,  
8 Will County; it was a PADS system. So we had a  
9 variety of churches that had signed up to take certain  
10 nights of the week, and that only lasted one year.

11 Q And how long has it been at its present  
12 location?

13 A We've been at our present location since  
14 1998. So for 19 years.

15 What happened at that time was that the  
16 building at 214 Walnut Street was purchased by the  
17 St. Charles Free Methodist Church, and they're a  
18 fairly small congregation, and their pastor at that  
19 time approached Lazarus House to ask if we would  
20 like a permanent site for our shelter rather than  
21 that PADS model of moving around different nights of  
22 the week.

23 Q Ms. Eakins, where did the -- geographically  
24 where do the guests of Lazarus House come from?

1           A We serve the communities of St. Charles,  
2 Geneva, Batavia, and what we call western rural  
3 Kane County, which is all the farm communities west  
4 of Route 47 but within the north and south  
5 boundaries of Kane County.

6           Q And about how many -- do you know the  
7 percentage of guests that are actually from the city  
8 of Charles?

9           A 52 percent of those that we serve have been  
10 from the city of Charles specifically.

11          Q What happens if people from outside the  
12 geographical service location come say from Elgin or  
13 Aurora?

14          A We allow anyone that comes to our doors,  
15 particularly if it's a late time of evening, we  
16 allow people what we call a one night only. So that  
17 allows them to get in and out of the elements, give  
18 them some rest, have something to eat, but then it's  
19 expected that the next morning they move -- they  
20 consider where they're going to go. Usually, we try  
21 to direct them back to the community that they might  
22 be associated with. So we will have them meet with  
23 a case manager first thing in the morning and  
24 provide bus or train transportation to help them get

1 moving in the right direction.

2 Q Over the years, about how many guests does  
3 Lazarus House typically have at any given time?

4 A At any given time we've been serving -- this  
5 particular year we've been serving on average about  
6 45 people per day on-site. About five of those per  
7 day are what we call food-only guests. So actually,  
8 aside from our shelter and transitional living  
9 services, we allow anyone from the community that is  
10 what we call food insecure, that's having a difficult  
11 time feeding their families but yet are in their own  
12 independent housing, we allow them to come for meals  
13 without any obligation.

14 Q And how does the population of guests at  
15 Lazarus House through the years break down in terms  
16 of men, women, and children?

17 A Well, around 52 percent or so of our guests  
18 are men. Making up almost half of our guests are  
19 women and children. About 30 percent are women, and  
20 about 20 percent are children.

21 Q Now, how long has Lazarus House been located  
22 at 214 Walnut Street?

23 A Since 1998. So for 19 years.

24 Q Who owns that building?

1           A   It is owned currently by the St. Charles  
2 Free Methodist Church.

3           Q   And what is the relationship between the  
4 St. Charles Free Methodist Church and Lazarus House?

5           A   We have a mutual agreement called a cost  
6 sharing agreement. So we pay a very reasonable amount  
7 in rent every month, and then we pay the lion's  
8 share of the utilities for the building because they  
9 are mostly as a result of our activities there.

10          Q   What part of the building does the church  
11 occupy?

12          A   In a rough way to say it, most of the  
13 building -- it's two levels, so the entire street  
14 level is what the church occupies, but in addition  
15 to that is the sanctuary, which is -- I guess it  
16 would be called the upper level because we're below  
17 it -- but the whole lower level and the sanctuary.

18          Q   What part of the building does Lazarus House  
19 occupy?

20          A   The remainder of the upstairs level.

21          Q   So generally, the church has the downstairs,  
22 and Lazarus House has the upstairs, the second floor?

23          A   And the sanctuary, yes.

24          Q   Did Lazarus House make any improvements to

1 the building through the years?

2 A We've made quite a few improvements, but  
3 most significantly in 2003 \$1.4 million to develop  
4 what's called our center for transitional living,  
5 and it's the second level of the whole east wing of  
6 the building.

7 Q Does the St. Charles Free Methodist Church  
8 have any plans for the building?

9 A Yes. They -- they have demonstrated that  
10 they want to sell. They would like to grow into and  
11 find a larger space, and so they want a new location.

12 We are under contract with them to purchase  
13 the building. Thus, this special use application is  
14 critical to that transaction taking place and going  
15 through, and it's all contingent on the special use  
16 permit, which is really crucial to the existence of  
17 Lazarus House.

18 Q What would happen to Lazarus House if it  
19 could not stay at the building?

20 A That's very concerning to us. We are very  
21 concerned what would happen to Lazarus House. We  
22 would be a homeless shelter without a home. That's  
23 probably the best way of putting it. We'd have to  
24 start from scratch.

1           What we have done over these 19 years at  
2 this site is develop a trust and earn the trust of  
3 the community. We run what we know is a very safe  
4 environment. We do not allow our guests to become  
5 nuisances to the community, and we feel that we have  
6 really earned our place in the heart of our town.

7           Q What will Lazarus do with the extra space if  
8 it's allowed to purchase the building?

9           A Well, currently we own a building straight  
10 across Third Street from our main entrance.

11          Q I'd like to interrupt you. On the  
12 photographs can we flip to that building?

13          A So this is a two-story building that we own  
14 totally at 15 South Third Street, and it's what we  
15 refer to as our Women and Children's Center, day  
16 center.

17                On the lower level of this building is our  
18 women and children's day center, which at 6:00 each  
19 morning all of our guests wake up, and by 6:30 our  
20 ladies and kids have to gather all of their  
21 belongings for the day across from 214 Walnut over  
22 to 15 South Third, and that's where they receive  
23 their services throughout the day.

24                The upper level of that building is

1 administrative offices, and you'll see on the north  
2 side of that building is an addition that the lower  
3 level is a family gathering space, and the upper  
4 level is one of our classrooms.

5 Q And exactly where is this 15 South Third  
6 Street building in relation to the 214 Walnut?

7 A It faces the Third Street entrance of  
8 214 Walnut Street.

9 Q So we're basically looking from the  
10 214 Walnut Street building at the building across  
11 the street. And then is there a second building  
12 owned by Lazarus House?

13 A There is what we call our community resource  
14 center.

15 Q That's at what address?

16 A That is at 308 Walnut Street. We own this  
17 building, as well, and that houses what we call our  
18 outreach programs, which are rent subsidy, emergency  
19 assistance programs. We have housing at any given  
20 time throughout our communities about 70 persons  
21 that are in programs that we are administering to  
22 benefit them. It also -- in this space right here  
23 is a conference room and classroom. We have two --  
24 three different administrative staff that also have

1 offices in this building.

2 So this building's activities and those at  
3 15 South Third would all come under one roof at  
4 214 Walnut Street if all this is granted, which will  
5 just be an enormous blessing.

6 Q And what will Lazarus House do with these  
7 two ancillary buildings?

8 A We will be selling them to allow them to  
9 become more part of the business community again,  
10 and they will be used to finance part of the  
11 purchase and renovations of 214 Walnut Street.

12 Q So the plan to purchase the 214 Walnut Street  
13 building is really to consolidate the operations of  
14 Lazarus House rather than to expand those operations?

15 A It is. We don't have any -- there's no new  
16 programming that we have designed for this building  
17 at all. We want to add safety for our guests to  
18 eliminate that back-and-forth across Third Street  
19 all the time, safety for our staff who are trudging  
20 through snow and ice and water to head back and  
21 forth for all the activities.

22 Q Is there any plan to increase the number of  
23 guests at the shelter?

24 A No. No.

1 Q What determines how many guests will be at  
2 Lazarus House at any given time?

3 A That's normally -- usually the economy is  
4 what drives that, sometimes seasonally, but there's  
5 no plans for expansion.

6 Q Okay. So Lazarus House operates an emergency  
7 homeless shelter; right?

8 A We do.

9 Q And what other programs does Lazarus House  
10 operate at these facilities?

11 A We -- the programs that we offer are -- we  
12 offer case management for every one of the guests  
13 that stay with us. Actually, we require it. So  
14 every one of the adults that come into Lazarus House  
15 works with a case manager. The role of them is to  
16 uncover the reasons that brought someone to a homeless  
17 situation to begin with and start working and  
18 developing a new plan moving forward for their lives.

19 We are open 24/7 so our case managers during  
20 business hours have the ability to be working with  
21 our guests. What's true, though, about 80 percent  
22 of our guests are usually employed at any given  
23 time. So it's not too many people we have that  
24 don't leave during the day, but we don't ask our

1 guests to leave during the day. We find it very  
2 beneficial for making medical appointments, et  
3 cetera, that they remain with us.

4 We also have employment assistance for those  
5 that need to improve their employment. We have a  
6 staff and volunteers; we have an excellent just  
7 support system of those that have invested in our  
8 guests and have done marvelous things to help them  
9 move forward in life.

10 We have our center for transitional living  
11 in the second story of the east wing that we added  
12 in 2003 and our outreach programs which we  
13 administer out of the community resource center.

14 Q What is the ultimate mission of Lazarus House?  
15 Is it just to house these people who need shelter?

16 A Absolutely not. It is to assist people in  
17 having a new start in life. We kind of have a catch  
18 phrase, "Hand up, not a hand out." So we require  
19 our guests to buy into the programming that we have  
20 to offer.

21 People are -- we have a young lady right now  
22 who is going to college and never would have dreamed  
23 she was going to do that four months ago but she is.  
24 We have -- the people are able to find new employment

1 opportunities that they never knew were available.

2 So our whole goal is to get people on firm  
3 ground, to have them address medical, substance  
4 abuse, mental health issues and get those items  
5 taken care of and move forward in their lives.

6 Q So is it fair to say that the mission of  
7 Lazarus House is really to foster independent living  
8 rather than to warehouse?

9 A It is. It is.

10 Q Now, in order to grant a special use permit,  
11 the Plan Commission has to find that certain standards  
12 have been met, so I'd like to ask you a little bit  
13 about those standards.

14 The first one is the Plan Commission must  
15 consider whether allowing Lazarus House to stay at  
16 its present location would serve the public  
17 convenience.

18 Do you believe that allowing Lazarus House to  
19 remain where it is would serve the public convenience?

20 A I do. If we weren't there, we would still  
21 have homeless among us, and we would have them living  
22 on the streets and being unserved, and that I  
23 believe we have a great relationship with the city  
24 of St. Charles in addressing the issues of these

1 folks that have fallen on hard times, and I believe  
2 the service is just invaluable.

3           Again, 52 percent of these we serve are from  
4 the city of St. Charles. So we would have a number  
5 to contend with. And we're at a great location  
6 downtown St. Charles. We have access to resources  
7 that are downtown, free clinic two doors up,  
8 Renz Center over on Illinois Avenue, library that's  
9 over on Fifth Avenue, and ease of getting  
10 transportation and allowing people to get to work  
11 and children to childcare.

12           Q The second standard that must be met is that  
13 adequate utilities, access roads, drainage, and other  
14 necessary infrastructure are provided at the site.

15           Is there any issue about any of those  
16 infrastructures not being available?

17           A Not at all. We're well served right now.  
18 None of that would change.

19           Q For the third standard the Plan Commission  
20 must consider whether Lazarus House will be injurious  
21 to the use and enjoyment of nearby property or will  
22 substantially diminish or impair property values in  
23 the neighborhood.

24           What steps, if any, does Lazarus House take

1 to avoid having any detrimental effects on  
2 surrounding property?

3 A Well, first, there's a screening process.  
4 Every one of our guests that comes through our doors  
5 has a rather extensive intake process that they go  
6 through.

7 We first determine if they do have a  
8 community connection. If they don't, again, they  
9 have that one night only allowance, but other than  
10 that they will need to leave.

11 We screen all adults to make sure that we  
12 don't have any registered sex offenders that stay  
13 on-site.

14 We have a really strict code of conduct, so  
15 to speak, we make every one of our guests aware of,  
16 not the least of which is if they become a nuisance  
17 to the community that their ability to remain with  
18 us is going to terminate. We have a 10, 12 page --  
19 you have all received this electronically -- our  
20 guest handbook and we take that very seriously, and  
21 our guests take that seriously, too.

22 Our guests respect the privilege that they  
23 have been given to be able to be where they are and  
24 to be treated as wonderfully as they are.

1           We don't allow people to just hang out  
2 outside of Lazarus House. One of the guidelines is  
3 if you leave the building, you need to go somewhere,  
4 not to just hover around. We do have a smoking  
5 area. We even provide blockage for that so that  
6 it's not apparent to everybody coming down the  
7 street.

8           We don't encourage people to just hang out  
9 downtown. We ask that people find a purpose with  
10 their day.

11           In addition, if you go by any of our buildings  
12 most any time of the year, any day of the week, we  
13 are very well taken care of as far as our exterior  
14 appearance and our landscaping. We have about  
15 2,000 volunteers that impact Lazarus House every  
16 year. We have a couple of landscaping companies  
17 that kind of like vie for the ability to make us  
18 look good on the outside.

19           So we make sure that we are a positive  
20 presence in the city of St. Charles rather than  
21 anything that detracts from the city.

22           Q And what happens if any of the guests break  
23 those rules?

24           A We will ask them to leave. They'll lose

1 their ability to remain at Lazarus House.

2 Q The fourth standard necessary for a special  
3 use to be granted is whether the -- in our case  
4 whether Lazarus House remaining at its present  
5 location will impede the development of surrounding  
6 property.

7 A It's downtown. It's fully developed already.  
8 I can't imagine.

9 Q And the fifth standard is whether allowing  
10 Lazarus House to stay at its present location will  
11 endanger the public health, safety, comfort, or  
12 general welfare.

13 A I don't believe so. I think we've covered --  
14 I think I've explained all the reasons that we  
15 actually contribute to the welfare of the community.

16 Q And, finally, the last standard is whether or  
17 not Lazarus House would be in violation of any laws,  
18 ordinances, or regulations at its current location.

19 A Absolutely not. We honor all Federal, State,  
20 County, municipal rules and regulations and laws.  
21 Again, we pride ourselves on being great neighbors,  
22 and we take that seriously.

23 Q Ms. Eakins, is there anything else that you  
24 think the Plan Commission should consider?

1           A    Just the lives that are impacted. We have a  
2 family that came to us about a week and a half ago,  
3 a mom, dad, and three kids that had been living in a  
4 very small car for a number of days, and they both  
5 grew up in St. Charles, both of the adults. I think  
6 they were kind of delaying having to admit that  
7 things were that bad that they needed shelter, but  
8 they did, in fact, come in, and we're very privileged  
9 and honored that they did. Within I want to say the  
10 first four days, our employment coordinator worked  
11 with the dad. He now has a job starting in I  
12 believe late fall at the new Amazon warehouse in  
13 Aurora that has great benefits, pay, et cetera.

14                So this was just a family who didn't know  
15 how to do it anymore. So we've been given the  
16 privilege and honor of making sure they have a safe  
17 place to stay. So thank you for considering this.

18           MR. SKAAR: I'd like to call one more  
19 witness, Chief Keegan.

20                                JAMES KEEGAN,  
21 having been duly sworn, testified as follows:

22                                EXAMINATION BY COUNSEL FOR LAZARUS HOUSE

23           BY MR. SKAAR:

24           Q    Would you state your name, please, and your

1 business address.

2 A Sure. James Keegan, K-e-e-g-a-n. I'm the  
3 chief of police for the City of St. Charles. The  
4 address is 211 North Riverside here in St. Charles.

5 Q Thank you for coming tonight.

6 A My pleasure.

7 Q Would you tell the Commission how the police  
8 department views Lazarus House?

9 A I think to echo Ms. Eakins' comments,  
10 they're a good neighbor. We work side by side,  
11 great relationship within Liz, we meet often.  
12 They're a good steward to the community, and I think  
13 they work well with the police department.

14 Q Would you say the Lazarus House has generally  
15 had a positive impact or a negative impact on the city?

16 A I think it's had a positive impact. I have  
17 had the benefit of working in two cities. I served  
18 Streamwood for 22 years; I was the chief there the  
19 last three years, and I served -- I've been here for  
20 three years. Coming from a different county, Cook  
21 County, who utilized the PADS system, this is really  
22 a jewel for us in Kane County, especially the city  
23 of St. Charles.

24 Q Is there any reason to consider Lazarus House

1 a nuisance to the community?

2 A No. If there are issues -- and I think  
3 there are from time to time -- they're minute in  
4 nature. But when there are issues, we come out and  
5 we deal with them appropriately. But I think Liz  
6 and her staff do a great job in handling things, and  
7 I think they enforce their policies and practices,  
8 so I don't have any concerns as the police chief.

9 Q Would allowing Lazarus to stay at its  
10 present location serve the public convenience in  
11 your opinion?

12 A It does. I wouldn't call homelessness --  
13 I've heard it kind of misclassified as a social  
14 problem. I think it's a social issue that we can't  
15 put our heads in the sand on. From time to time we  
16 deal with folks, to once again echo Liz's comments,  
17 whether they're living in a car or just down on  
18 their luck, sometimes folks don't know that the  
19 services exist, and we're that conduit to get them  
20 those services. And once we refer them to Liz and  
21 her staff, Lazarus House does a wonderful job in  
22 servicing those that need it.

23 Q Is there any reason to believe that allowing  
24 Lazarus House to stay where it is now would endanger

1 the public health or safety?

2 A Not my opinion, no.

3 Q Anything else you'd like to add?

4 A No, I don't want to be redundant, but it  
5 really is -- 25 years in law enforcement, I've been  
6 a supervisor for many, many years, I came from a  
7 pretty diverse community, Streamwood in northwest  
8 Cook County, I'm very, very happy with the services  
9 that the Lazarus House provides, not just to our  
10 residents but to echo Liz's comments, the surrounding  
11 area of Kane County.

12 It is a social issue that we can't ignore,  
13 and it's really nice to have the services right in  
14 our back yard. They're very prudent with their  
15 services, they're professional. When there are  
16 issues, they contact us, and I'm happy that they're  
17 staying in town. Even looking at maybe  
18 consolidating -- not expanding but consolidating  
19 their services I think is a win-win for everybody.

20 MR. SKAAR: Thank you very much.

21 THE WITNESS: Thank you.

22 CHAIRMAN WALLACE: All right.

23 MR. SKAAR: That concludes our presentation.

24 CHAIRMAN WALLACE: Okay. Are there any

1 questions from members of the Plan Commission?

2 VICE CHAIRMAN KESSLER: I just want to  
3 reinforce the fact that Lazarus House didn't require  
4 a special use when it was a legal use of that  
5 property back in 1997 and became a special use just  
6 after the zoning ordinance of 2006, but it's been  
7 nonconforming -- a legal nonconforming use.

8 So this wouldn't even have been an issue if  
9 the ordinance hadn't changed. So I think that's an  
10 important distinction to make when we consider this  
11 application. The only reason they need the special  
12 use is because the ordinance changed. They've been  
13 operating at this location for 19 years legally.

14 CHAIRMAN WALLACE: Tom.

15 MEMBER PRETZ: I would just like to say that  
16 there was a presentation -- being a member of the  
17 Preservation Commission, Lazarus House did make a  
18 presentation. The Preservation Commission felt very  
19 comfortable and supported what they're doing based  
20 upon the fact that for -- the Preservation Commission  
21 is only interested in the outside of the building,  
22 considerably different from our discussion right  
23 now, but their intention is to preserve part of our  
24 history as it relates to the building without making

1 any structural changes to that, and so in our packet  
2 was the support from that Commission.

3 MEMBER PIETRYLA: I have just a couple  
4 comments.

5 Regarding your format, I appreciate that  
6 with the questions and answers.

7 When you were mentioning the filters that we  
8 must use to make these decisions, I would argue for  
9 No. 4 you were very humble in mentioning a developed  
10 downtown and you're correct. I would argue that by  
11 your consolidation that you would be assisting with  
12 the development of these other houses and folding  
13 them back into the -- whether it's a corporate or a  
14 nonprofit use.

15 So when you commented that we are developed  
16 and there is no issue, I agree, but I would also  
17 would go so far as to say you would be assisting in  
18 that development.

19 MS. EAKINS: Thank you.

20 MEMBER PIETRYLA: So just a comment.

21 CHAIRMAN WALLACE: All right. Any other  
22 questions or comments?

23 (No response.)

24 CHAIRMAN WALLACE: From members of the

1 audience?

2 Yes, sir.

3 MR. YELSA: I'd just like to say my name is  
4 Bob Yelsa. I'm a member of the St. Charles Free  
5 Methodist Church, and I was instrumental in buying  
6 the First Congressional Church when we moved across  
7 the street, and I was involved in the negotiations  
8 with Lazarus House to share our building.

9 I just want to let you know that it's not a  
10 simple thing for our denomination to sell a piece of  
11 property, but we have to support not only our local  
12 congregation, our conference, which is a Midwestern  
13 conference, and our worldwide denomination, and that's  
14 what all these papers are. All those signatures are  
15 in this paper.

16 We have been partners with Lazarus House for  
17 almost 20 years now, and we couldn't have asked for  
18 someone better to share our building. We have the  
19 same mission. We want to reach out to the poor and  
20 the homeless. We realize that they can do a lot  
21 better with our building, and it's time for us to  
22 move on and let them consolidate and do what they do  
23 best in one place.

24 So we just wanted to let you know that we

1 support everything they've done. We support the  
2 people they are and the people they help, and we  
3 just want you to know that if they have that whole  
4 building, they're going to do even better than they  
5 have in the last 20 years, which is fantastic.

6 Thank you.

7 CHAIRMAN WALLACE: Thank you.

8 Yes, sir.

9 MR. MOLLENHAUER: Hi. Name is Tom Mollenhauer,  
10 M-o-l-l-e-n-h-a-u-e-r. I'm at 314 Walnut Street,  
11 which is right next to the office. That big dark  
12 building on the left there is mine. I've been next  
13 to them for the last five years. I have never had a  
14 better neighbor.

15 Look at the property. I am amazed all  
16 spring, summer, and winter long the volunteers that  
17 come from banks, organizations; they mulch; they  
18 shovel; they mow the lawns. It looks wonderful.

19 To your point, sir, I've had friends -- when  
20 this first came up a friend who has an office in  
21 Geneva who is looking for -- to move his business  
22 say, "Hey, listen" -- and I called Liz the other  
23 day, and we talked about it, about both properties.

24 In those five years of the shelter, next to

1 my building at 318 is a clinic which serves many of  
2 the members of the -- that come to the shelter, and  
3 they walk right back and forth all day long. Never  
4 in five years have I had an issue, never have I had  
5 a problem at all.

6 One of the things, though, I have to bring  
7 up is my basement right now -- not as many, but I've  
8 had as many as 70 bins of paper goods. My basement  
9 is empty and there was a call out for paper goods  
10 that they got, and they were overwhelmed with 70 bins  
11 of plates, cups, napkins, everything, and they had  
12 nowhere to put it. They couldn't put it anywhere,  
13 and I saw the posting on the Facebook page that  
14 morning, and I went next door and I go, "Bring  
15 them by."

16 So they've been for the past year taking  
17 down -- I don't mind having them. But that just  
18 gives you an idea of the lack of space that you get  
19 this outpouring of support and you don't have  
20 anywhere to put it in there.

21 And then, also, the last eight years I've  
22 been volunteering at Lazarus House. I do a  
23 sleepover once a month on a Sunday night. I clean  
24 up after dinner, and the guests go to bed, and the

1 next morning you get breakfast for them. In all  
2 those years I met a young man one night, and we just  
3 started talking and he was probably 18, 19 years  
4 old, and he was having some problems. We had a nice  
5 conversation, and with the shelter people transition  
6 in and out pretty quickly. They're not there all  
7 year. So about two years later I was at Walmart,  
8 and all of a sudden this kid taps me on this shoulder.  
9 It's this young man and he remembered the conversation  
10 we had and how Lazarus House got him back on his feet.  
11 They got him the job at Walmart. He had his own  
12 apartment. He went through the transitional living  
13 and now becoming -- you know, he was so proud of  
14 what he had become because of what happened there.

15 But I've got to tell you, as a neighbor no  
16 one has been better in the past five years.

17 CHAIRMAN WALLACE: All right. Thank you.  
18 Any other comments or questions?

19 Yes, ma'am.

20 MS. BRUESEWITZ: My name is Lynn Bruesewitz,  
21 a former board member of Lazarus House, and for  
22 19 years I headed their technology. And if you can  
23 appreciate if you have to walk from one end of this  
24 building to the other once or twice a day, it loses

1 your productivity. So Lazarus House staff walking  
2 between three buildings for the last 14 years  
3 not all of them constantly but especially the  
4 administrative staff up to 20 times a day back and  
5 forth between three buildings, you can imagine how  
6 much their productivity has gone down as they've had  
7 to do this.

8 In addition, they do the best they possibly  
9 can technologywise to deal with wiring going through  
10 three buildings, you know, in various forms, but to  
11 say that to have Lazarus House be in one building, I  
12 think I've been saying for 13 out of the 14 years,  
13 oh, my God you need to be in one building.

14 So that would improve them from an efficiency  
15 standpoint, and they'd be able to serve their  
16 clients better.

17 Another big factor which Liz touched on is  
18 the safety factor. Because when you have people  
19 coming to the shelter, and not just clients but  
20 people coming to bring donations or coming to  
21 inquire, "How can I volunteer" or coming for rental  
22 assistance or other information, they come to the  
23 main door, and then they get redirected to one of  
24 the other buildings. So you have all these people

1 having to cross the streets, and it is a safety  
2 concern, it always has been. Fortunately, I don't  
3 think anyone has ever been hurt, but to have Lazarus  
4 be consolidated in one building would take that  
5 totally away from the community, and I think it would  
6 be the greatest thing that could happen for them.

7 So I just wanted to add that.

8 CHAIRMAN WALLACE: All right. Anyone else?

9 MR. GRABAREK: I wasn't going to say this,  
10 but Bill Grabarek, 443 West Pierce Street in Elburn.  
11 I had been on the board with Lynn from Day 1. It's  
12 exciting that -- the opportunity to finally have a  
13 permanent home possibly for Lazarus House depending  
14 on how you folks and the Council subsequently vote  
15 on this but it's -- it really kind of demonstrates --  
16 I ask myself, because I'm involved politically back  
17 in Elburn, "Can a municipality really have a soul?"  
18 But when you talk to the folks that have been in  
19 Lazarus House and the really close to 2,000 volunteers  
20 and the generosity initially with St. Charles and  
21 with the Free Methodist Church, I have to say yeah,  
22 a municipality can have a soul, and Lazarus House is  
23 really part of the spiritual loadstar by which they've  
24 governed, and we're proud and humbled to be here.

Transcript of Lazarus House  
Conducted on August 8, 2017

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1 CHAIRMAN WALLACE: All right. Yes.

2 MS. PENNY: Betsy Penny, 922 Forest. I was  
3 on the City Council when the vagrancy ordinance was  
4 brought up, and St. Charles did the right thing  
5 then, and I'm sure you guys will do the right thing  
6 tonight.

7 CHAIRMAN WALLACE: Thank you.

8 All right. Anything else?

9 (No response.)

10 CHAIRMAN WALLACE: If the Plan Commission  
11 feels they have enough information to make a  
12 recommendation to the City Council, then a motion to  
13 close the public hearing will be in order.

14 VICE CHAIRMAN KESSLER: Move to close the  
15 public hearing.

16 MEMBER PRETZ: Second.

17 CHAIRMAN WALLACE: Any discussion on the  
18 motion?

19 (No response.)

20 CHAIRMAN WALLACE: All right. Tim.

21 VICE CHAIRMAN KESSLER: Holderfield.

22 MEMBER HOLDERFIELD: Yes.

23 VICE CHAIRMAN KESSLER: Funke.

24 MEMBER FUNKE: Yes.

Transcript of Lazarus House  
Conducted on August 8, 2017

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1 VICE CHAIRMAN KESSLER: Pretz.

2 MEMBER PRETZ: Yes.

3 VICE CHAIRMAN KESSLER: Vargulich.

4 MEMBER VARGULICH: Yes.

5 VICE CHAIRMAN KESSLER: Pietryla.

6 MEMBER PIETRYLA: Yes.

7 VICE CHAIRMAN KESSLER: Purdy.

8 MEMBER MACKLIN-PURDY: Yes.

9 VICE CHAIRMAN KESSLER: Kessler, yes.

10 Wallace.

11 CHAIRMAN WALLACE: Yes.

12 All right. Next on the agenda is Item 9,  
13 Lazarus House, 214 North Walnut Street -- sorry --  
14 Walnut Street application for special use. Is there  
15 a motion?

16 VICE CHAIRMAN KESSLER: I'd like to move  
17 that we recommend approval to the City Council of  
18 Lazarus House at 214 Walnut Street application for  
19 special use.

20 MEMBER FUNKE: I'll second.

21 CHAIRMAN WALLACE: It's been moved and  
22 seconded. Any discussion on the motion?

23 (No response.)

24 CHAIRMAN WALLACE: All right. Tim.

Transcript of Lazarus House  
Conducted on August 8, 2017

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1 VICE CHAIRMAN KESSLER: Holderfield.  
2 MEMBER HOLDERFIELD: Yes.  
3 VICE CHAIRMAN KESSLER: Funke.  
4 MEMBER FUNKE: Yes.  
5 VICE CHAIRMAN KESSLER: Pretz.  
6 MEMBER PRETZ: Yes.  
7 VICE CHAIRMAN KESSLER: Vargulich.  
8 MEMBER VARGULICH: Yes.  
9 VICE CHAIRMAN KESSLER: Pietryla.  
10 MEMBER PIETRYLA: Yes.  
11 VICE CHAIRMAN KESSLER: Purdy.  
12 MEMBER MACKLIN-PURDY: Yes.  
13 VICE CHAIRMAN KESSLER: Kessler, yes.  
14 Wallace.  
15 CHAIRMAN WALLACE: Yes.  
16 All right. That's approved unanimously and  
17 thank you all for your time. We appreciate it.  
18 (Off the record at 8:54 p.m.)  
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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of August, 2017.

My commission expires: October 16, 2017



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Notary Public in and for the  
State of Illinois



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# Transcript of BMO Harris Bank

**Date:** August 8, 2017

**Case:** St. Charles Plan Commission

**Planet Depos**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Regular Meeting including :  
Application for Minor :  
Subdivision - Final Plat; BMO :  
Harris Bank Subdivision. :  
:  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
Tuesday, August 8, 2017  
8:55 p.m.

Job No.: 126923D  
Pages: 1 - 8  
Reported by: Paula M. Quetsch, CSR, RPR

1 Report of proceedings held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of BMO Harris Bank  
Conducted on August 8, 2017

1 PRESENT:

2 TODD WALLACE, Chairman

3 TIM KESSLER, Vice Chairman

4 JEFFREY FUNKE, Member

5 JIM HOLDERFIELD, Member

6 DAVID PIETRYLA, Member

7 TOM PRETZ, Member

8 LAURA MACKLIN-PURDY, Member

9 PETER VARGULICH, Member

10

11 ALSO PRESENT:

12 RUSS COLBY, Planning Division Manager

13 ELLEN JOHNSON, Planner

14 CHRIS TIEDT, Development Engineering Manager

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

2 CHAIRMAN WALLACE: Item 10 on the agenda is  
3 BMO Harris Bank Subdivision (Sarah Nadelhoffer,  
4 Bailey Borlack Nadelhoffer, LLC) Application for  
5 Minor Subdivision - Final Plat.

6 MS. JOHNSON: So this is a proposed -- it's  
7 not a public hearing. So this is -- the subject  
8 property is a block on the south side of Main Street  
9 directly east of the Fox River and constitutes about  
10 1 acre, and it contains three attached buildings and  
11 a parking lot.

12 The property was unofficially subdivided in  
13 1899, and now proposed is an official subdivision of  
14 the property's three lots; Lot 1 containing the 1  
15 East Main building, BMO Harris Bank building and the  
16 parking lot, Lot 2 containing 9 East Main Street,  
17 and Lot 3 containing the 11 to 15 East Main, which  
18 is the Smitty's building.

19 Sarah Nadelhoffer is here representing BMO  
20 Harris Bank. The bank is proposing a subdivision in  
21 order to facilitate the sale of 11 and 15 East Main.  
22 The bank currently owns Lots 1 and 3, and Lot 2 is  
23 under separate ownership, and the owner of that lot  
24 has consented to the proposed subdivision.

1 If the applicant has anything to add.

2 MS. NADELHOFFER: Good evening. I won't  
3 take a lot of time. It's sort of a hard act to  
4 follow the Lazarus House presentation, but I'm happy  
5 to answer any questions.

6 So my law firm represents BMO Harris Bank at  
7 this location, and the purpose of the subdivision is  
8 to separate the branch bank from the property which  
9 is currently rented by Smitty's, the deli. So it's  
10 11-15 East Main Street, and then ultimately to sell --  
11 that property right now is listed for sale, but it  
12 would have to be subdivided before it could be sold.

13 VICE CHAIRMAN KESSLER: Is it 1115?

14 MS. NADELHOFFER: Did I say -- 11-15.

15 VICE CHAIRMAN KESSLER: Oh, 11-15. Okay.

16 I do have one question. So the subdivision  
17 will occur, and will BMO Harris still own the  
18 property?

19 MS. NADELHOFFER: Yes. BMO Harris will own  
20 proposed Lot 3, which is 11 and 15 East Main Street.

21 VICE CHAIRMAN KESSLER: Okay. 11 and 15.

22 Got it. Okay.

23 CHAIRMAN WALLACE: Questions?

24 (No response.)

Transcript of BMO Harris Bank  
Conducted on August 8, 2017

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1 CHAIRMAN WALLACE: Anything else, staff?

2 MS. JOHNSON: No.

3 VICE CHAIRMAN KESSLER: I'd like to make a  
4 motion to recommend approval to the City Council of  
5 BMO Harris application for minor subdivision --  
6 final plat.

7 MEMBER PRETZ: I'll second.

8 CHAIRMAN WALLACE: It's been moved and  
9 seconded. Any discussion on the motion?

10 (No response.)

11 CHAIRMAN WALLACE: Tim.

12 VICE CHAIRMAN KESSLER: Holderfield.

13 MEMBER HOLDERFIELD: Yes.

14 VICE CHAIRMAN KESSLER: Funke.

15 MEMBER FUNKE: Yes.

16 VICE CHAIRMAN KESSLER: Pretz.

17 MEMBER PRETZ: Yes.

18 VICE CHAIRMAN KESSLER: Vargulich.

19 MEMBER VARGULICH: Yes.

20 VICE CHAIRMAN KESSLER: Pietryla.

21 MEMBER PIETRYLA: Yes.

22 VICE CHAIRMAN KESSLER: Purdy.

23 MEMBER MACKLIN-PURDY: Yes.

24 VICE CHAIRMAN KESSLER: Wallace.

Transcript of BMO Harris Bank  
Conducted on August 8, 2017

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1 CHAIRMAN WALLACE: Yes.

2 VICE CHAIRMAN KESSLER: Kessler, yes.

3 CHAIRMAN WALLACE: All right.

4 MS. NADELHOFFER: Thank you.

5 CHAIRMAN WALLACE: Item 11, any additional  
6 business from Plan Commission members or staff?

7 (No response.)

8 CHAIRMAN WALLACE: 12, weekly development  
9 report, and 13, meeting announcements. We have one  
10 here. Do we have items on the agenda?

11 MR. COLBY: Yes. I believe so.

12 CHAIRMAN WALLACE: Okay. And do we know yet  
13 when The Quad is coming back?

14 MR. COLBY: We do not. There are no  
15 applications on file as of now.

16 CHAIRMAN WALLACE: All right. Public comment?  
17 (No response.)

18 CHAIRMAN WALLACE: We ran out of public.  
19 All right. Is there a motion to adjourn?

20 VICE CHAIRMAN KESSLER: So moved.

21 MEMBER VARGULICH: Second.

22 CHAIRMAN WALLACE: Charles Plan Commission  
23 is adjourned at we'll say 8:59 p.m.

24 (Off the record at 8:59 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 13th day of August, 2017.

My commission expires: October 16, 2017



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