

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, SEPTEMBER 4, 2018**

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Members Present: Chairman Wallace (7:08pm)  
Vice Chairman Kessler  
James Holderfield  
Tom Pretz  
Peter Vargulich  
Laura Macklin-Purdy  
Jeff Funke  
David Pietryla  
Tom Schuetz

Members Absent: None

Also Present: Ellen Johnson, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

Vice Chairman Kessler called the meeting to order at 7:05 p.m.

**2. Roll Call**

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

**3. Presentation of minutes of the August 7, 2018 meeting of the Plan Commission.**

**Motion was made by Mr. Pietryla, seconded by Ms. Purdy, and unanimously passed by voice vote to approve the minutes of the August 7, 2018 Plan Commission meeting.**

**5. Burger King Addition Subdivision (Lannert Group)**

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 Mr. Kessler and seconded by Mr. Funke to recommend approval of the application for Minor Subdivision – Final Plat, Burger King Addition Subdivision Final Plat, subject to resolution of outstanding staff comments.**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Vargulich, Kessler, Wallace, Pietryla, Schuetz, Funke, Purdy**

**Nays:**

**Absent:**

**Motion carried: 9-0**

**Minutes – St. Charles Plan Commission**  
**Tuesday, September 4, 2018**  
**Page 2**

- 4. Crystal Lofts (Jeffrey Funke)**  
Application for Final Plat  
Application for Minor Change to PUD

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

**Motion was made by Ms. Purdy and seconded by Mr. Pretz to recommend approval of the applications for Final Plat and Minor Change to PUD for Crystal Lofts, subject to resolution of outstanding staff comments.**

**Roll Call Vote:**

**Ayes: Holderfield, Pretz, Vargulich, Wallace, Pietryla, Schuetz, Purdy**

**Nays:**

**Recused: Kessler, Funke**

**Absent:**

**Motion carried: 7-0**

- 6. Additional Business from Plan Commission Members or Staff**
- 7. Weekly Development Report**
- 8. Meeting Announcements**
- a. Plan Commission  
Tuesday, September 18, 2018 at 7:00pm Council Chambers  
Tuesday, October 2, 2018 at 7:00pm Council Chambers  
Tuesday, October 16, 2018 at 7:00pm Council Chambers
- b. Planning & Development Committee  
Monday, September 10, 2018 at 7:00pm Council Chambers  
Monday, October 8, 2018 at 7:00pm Council Chambers
- 9. Public Comment**
- 10. Adjournment at 7:33 p.m.**



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# Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision

**Date:** September 4, 2018

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888.433.3767

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

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: Burger King :  
Addition Subdivision :  
(Lannert Group), Application :  
for Minor Subdivision -- :  
Final Plat :  
-----x

HEARING

St. Charles, Illinois 60174  
Tuesday, September 4, 2018  
7:05 p.m.

Job No.: 168454A  
Pages: 1 - 13  
Reported by: Joanne E. Ely, CSR, RPR

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

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HEARING, held at the location of:

ST. CHARLES CITY HALL  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4400

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

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

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A P P E A R A N C E S

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

JEFFREY FUNKE, Member

JAMES HOLDERFIELD, Member

DAVID PIETRYLA, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

PETER VARGULICH, Member

ALSO PRESENT:

ELLEN JOHNSON, Planner

MONICA HAWK, Development Engineer

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

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P R O C E E D I N G S

VICE CHAIRMAN KESSLER: Okay. This meeting of the St. Charles Plan Commission comes to order at 7:05.

Let's see. Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Pietryla.

MEMBER PIETRYLA: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

Okay. No. 3 on the agenda is presentation of the minutes of the August 7th, 2018, meeting of the Plan Commission.

Is there a motion to approve?

MEMBER PIETRYLA: So moved.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 MEMBER MACKLIN-PURDY: Second.

2 VICE CHAIRMAN KESSLER: All in favor.

3 (Ayes heard.)

4 VICE CHAIRMAN KESSLER: That motion passes  
5 unanimously, No. 3.

6 Any objection to jumping ahead to No. 5 on  
7 the agenda?

8 Okay. This is a Burger King addition  
9 subdivision, Lannert Group, application for minor  
10 subdivision, final plat.

11 Is there a --

12 MS. JOHNSON: I'll give a brief summary.

13 VICE CHAIRMAN KESSLER: Okay. Thank you.

14 MS. JOHNSON: The subject property is the  
15 outlot parcel located in front of the Lowe's store  
16 at the corner of Randall and Bricher Roads. It  
17 contains a Burger King and a multi-tenant retail  
18 building.

19 The Burger King and retail building were  
20 constructed on a single lot, and the Lannert  
21 Group, on behalf of the property owner, are  
22 proposing to divide the property into individual  
23 lots for the two buildings.

24 There are a few staff comments listed in



Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 the staff report. The staff recommends approval  
2 subject to resolution of those comments.

3 MEMBER VARGULICH: Why subdivide now just  
4 out of curiosity?

5 MR. LANNERT: Because that has never been  
6 a resubdivision. It's always been outlots, and  
7 there were 21 different utility easements that  
8 were all cobbled into the legal description. And  
9 for the ability to do some refinancing so that the  
10 Burger King doesn't have to be tied to the  
11 mixed-use office, you know, retail building, we're  
12 splitting it so that we can get, you know, two  
13 different financial arms without having to go  
14 through all of the details.

15 So now it's a subdivision of a  
16 subdivision, and it will be much easier to track  
17 it, much easier to get a mortgage and do financing  
18 things. So just purely in-house.

19 Originally, it was done as a PUD because  
20 we, in the community, felt that it was a better  
21 purpose at that time when it was constructed to  
22 get more landscaping and better materials as  
23 related to both the Burger King as well as the  
24 other out parcel. So pretty simple.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 MEMBER SCHUETZ: I don't see the staff  
2 comments.

3 VICE CHAIRMAN KESSLER: They're on page 2  
4 of the -- page 3 -- 1, 2, 3, 4.

5 Can I ask a couple questions about --

6 MR. LANNERT: Yes.

7 VICE CHAIRMAN KESSLER: I mean, first of  
8 all, the parking -- the staff recommends a shared  
9 parking easement. Is there any talk about that or  
10 thought, or do you have any objection to it?

11 MR. LANNERT: We don't have any objection  
12 to it. When Russell and I first talked about this  
13 a couple of months ago prior to dividing our  
14 parcel, we diligently counted all of the parking  
15 spaces required in the original PUD for both uses,  
16 and we came to about the same number.

17 But now that the line has been drawn,  
18 there might be a glitch, and so I told Russell  
19 that I'll work with him on that. There is not a  
20 problem.

21 VICE CHAIRMAN KESSLER: Okay.

22 MR. LANNERT: The same owner, Bill Gill,  
23 Gill Management, owns both lots, so he can do  
24 whatever he wants, and he can follow your

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 recommendations.

2 VICE CHAIRMAN KESSLER: Okay. It looks  
3 like there's some paperwork, housekeeping,  
4 duplicate owner, notary signature. That's  
5 something that will have to be cleared up before.

6 MS. JOHNSON: Yes.

7 VICE CHAIRMAN KESSLER: Okay. And there's  
8 no problem with expanding the utility -- access  
9 and utility easement to 24 feet.

10 MR. LANNERT: No. That is the existing  
11 drive that goes in. At this point, it comes right  
12 in, splits to the north and the south, and it's  
13 centered within that drive aisle where the  
14 drive-through comes through.

15 VICE CHAIRMAN KESSLER: Okay.

16 MR. LANNERT: And also it centers  
17 in the -- the waste receptacles are within that  
18 same easement. So all of the common elements are  
19 covered within that easement.

20 VICE CHAIRMAN KESSLER: And then that is a  
21 24-foot --

22 MR. LANNERT: Easement.

23 VICE CHAIRMAN KESSLER: -- easement.

24 MR. LANNERT: Yes.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 VICE CHAIRMAN KESSLER: Okay. So the  
2 common lot line will be expanded because it isn't  
3 now, but it will be expanded to 24 feet.

4 MR. LANNERT: The common lot line will be  
5 split right down the center of that 24-foot --

6 VICE CHAIRMAN KESSLER: Okay. So there  
7 will be 12-feet in one lot and 12-feet in the  
8 other lot?

9 MR. LANNERT: An easement on each of the  
10 lots for 12 feet because both people use that  
11 driveway to get into their respective parking  
12 spaces and also because they share the dumpster  
13 location.

14 VICE CHAIRMAN KESSLER: Okay.

15 MR. LANNERT: So that's why it had to be  
16 that way.

17 VICE CHAIRMAN KESSLER: Why is this worded  
18 that it needs to be expanded to 24 feet? It's  
19 Item No. 1 of the staff comments.

20 MS. JOHNSON: Yeah. On the plat, they're  
21 showing 10-foot easements on either side of the  
22 lot line, but those will have to be increased to  
23 12 feet on either side.

24 VICE CHAIRMAN KESSLER: Okay.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 MEMBER PIETRYLA: Is that to allow, again,  
2 to share --

3 MS. JOHNSON: Yeah. Just so it's the  
4 width of the drive.

5 VICE CHAIRMAN KESSLER: Okay. All right.  
6 All right. Any other questions?

7 MEMBER SCHUETZ: I have a question. On  
8 the eight parking spots, so that is an easement  
9 as well? I'm confused. No. 2 on the staff  
10 comments.

11 MR. LANNERT: Well, I understand those --  
12 having seen the memo this morning also, I  
13 understand that if when we go back and recount the  
14 parking spaces we need to share any of them, we'll  
15 have to put an easement on the shared parking  
16 spaces. From --

17 VICE CHAIRMAN KESSLER: Russell's.

18 MR. LANNERT: Yeah. From Russell's and my  
19 previous evaluation, I think that it probably  
20 won't be necessary; but if it is, we will  
21 certainly do it.

22 MEMBER SCHUETZ: Just to access them.

23 MR. LANNERT: Correct.

24 MEMBER SCHUETZ: All right. Thank you.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 CHAIRMAN WALLACE: All right. Anything  
2 further?

3 (No response.)

4 CHAIRMAN WALLACE: All right. At this  
5 time, I'll entertain a motion.

6 VICE CHAIRMAN KESSLER: I would make a  
7 motion that we recommend approval to the Planning  
8 and Development Committee, the Burger King  
9 addition and subdivision, Lannert Group,  
10 application for minor subdivision and final plat.

11 MR. FUNKE: I'll second.

12 CHAIRMAN WALLACE: Okay. It's been moved  
13 and seconded. Any discussion on the motion?

14 MEMBER PIETRYLA: Should we add to the  
15 motion pending resolution of staff comments?

16 VICE CHAIRMAN KESSLER: Thank you. Yes.

17 CHAIRMAN WALLACE: Who seconded?

18 MEMBER SCHUETZ: Jeff did.

19 CHAIRMAN WALLACE: Is that okay?

20 MEMBER FUNKE: Yes. Absolutely.

21 CHAIRMAN WALLACE: All right. So that's  
22 what the motion is, to recommend approval  
23 contingent on resolution of staff comments.

24 All right.

Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

1 VICE CHAIRMAN KESSLER: Holderfield.  
2 MEMBER HOLDERFIELD: Yes.  
3 VICE CHAIRMAN KESSLER: Schuetz.  
4 MEMBER SCHUETZ: Yes.  
5 VICE CHAIRMAN KESSLER: Funke.  
6 MEMBER FUNKE: Yes.  
7 VICE CHAIRMAN KESSLER: Pretz.  
8 MEMBER PRETZ: Yes.  
9 VICE CHAIRMAN KESSLER: Vargulich.  
10 MEMBER VARGULICH: Yes.  
11 VICE CHAIRMAN KESSLER: Pietryla.  
12 MEMBER PIETRYLA: Yes.  
13 VICE CHAIRMAN KESSLER: Purdy.  
14 MEMBER MACKLIN-PURDY: Yes.  
15 VICE CHAIRMAN KESSLER: Wallace.  
16 CHAIRMAN WALLACE: Yes.  
17 VICE CHAIRMAN KESSLER: Kessler, yes.  
18 CHAIRMAN WALLACE: Thank you.  
19 (Off the record at 9:11 p.m.)  
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Transcript of Burger King Addition Subdivision (Lannert Group), Application for Minor Subdivision  
Conducted on September 4, 2018

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 7th day of September, 2018.

My commission expires: May 16, 2020

*Joanne E. Ely* 

Notary Public in and for the  
State of Illinois





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# Transcript of Crystal Lofts Applications for Final Plat and for Minor Change to PUD

**Date:** September 4, 2018

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888.433.3767

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

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

-----x  
In Re: Crystal Lofts, :  
Applications for Final :  
Plat and for Minor Change :  
to PUD :  
-----x

HEARING

St. Charles, Illinois 60174  
Tuesday, September 4, 2018  
7:11 p.m.

Job No.: 168454B  
Pages: 1 - 29  
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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

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A P P E A R A N C E S

TODD WALLACE, Chairman

TIM KESSLER, Vice Chairman

JEFFREY FUNKE, Member

JAMES HOLDERFIELD, Member

DAVID PIETRYLA, Member

LAURA MACKLIN-PURDY, Member

TOM PRETZ, Member

PETER VARGULICH, Member

ALSO PRESENT:

ELLEN JOHNSON, Planner

MONICA HAWK, Development Engineer

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

2 CHAIRMAN WALLACE: All right. Moving to  
3 Item 4.

4 VICE CHAIRMAN KESSLER: Moving to Item 4,  
5 I have to recuse myself from this item.

6 CHAIRMAN WALLACE: Okay.

7 VICE CHAIRMAN KESSLER: So I'm going to go  
8 sit back by John and just watch this.

9 CHAIRMAN WALLACE: All right.

10 MEMBER FUNKE: I'll recuse myself also.

11 CHAIRMAN WALLACE: All right. Item 4 on  
12 the agenda is Crystal Lofts, application for final  
13 plat, application for minor change to PUD.

14 Is the applicant ready?

15 MR. HAGUE: Yes. Do you want me to just  
16 give an overview of where we are?

17 CHAIRMAN WALLACE: Ellen, do you have  
18 anything for us?

19 MS. JOHNSON: No. I was going to turn it  
20 over to the applicant to kind of explain the  
21 changes to the site plan.

22 MR. HAGUE: All right. Sure.

23 CHAIRMAN WALLACE: All right. Thank you.

24 MR. HAGUE: So just kind of the history of

1     how we got here to today is that our original  
2     plan -- unfortunately, we had some problems with  
3     our original civil engineer and the design of the  
4     overall site, and it actually didn't work with the  
5     compensatory storage.

6             So the biggest change here, obviously,  
7     from, you know, prior is that we were going to  
8     hold water, you know, in the green spaces and rain  
9     gardens. What we have now is an actual dedicated  
10    compensatory storage area, and we had to slide all  
11    the garages towards the units themselves. So it's  
12    kind of an overall site plan change. I think  
13    where it's a big change that's -- you know, in  
14    general, that's what we did.

15            There are some staff comments. If you  
16    want me to address them, or if you just want to  
17    fire away some questions. That's probably the  
18    best way to go.

19            So previously, you know, we had the drive  
20    in the back and the garages were kind of angled  
21    along that -- along the drive, but now we need  
22    that for storage for the water. So that's why the  
23    planning changed.

24            CHAIRMAN WALLACE: Okay.

1 MEMBER SCHUETZ: How close are those now?

2 MR. HAGUE: I think they're about 12 to  
3 15 feet.

4 MEMBER VARGULICH: How close are what?

5 MEMBER SCHUETZ: The garages to the  
6 structure.

7 MR. HAGUE: The other underlying factor  
8 was the floodplain. You know, originally, we had  
9 that in the floodplain. We had garage doors that  
10 louvered out, you know, kind of an extensive  
11 detail with foundation walls. Those are all  
12 pulled out of that area. So that really was the  
13 demarcation between, you know, where we need to  
14 put the end of the garages.

15 MEMBER HOLDERFIELD: I have a question.  
16 In regard to the six on-site parking spaces --

17 MR. HAGUE: Yes.

18 MEMBER HOLDERFIELD: -- could you explain  
19 what's happening here? It says the five parallel  
20 have been removed.

21 MR. HAGUE: Right. Yeah.

22 MEMBER HOLDERFIELD: I just don't see them  
23 out there. That's just what I'm looking for.

24 MR. HAGUE: They're up there on the --

1     yeah, they're up on the east -- yeah, right there  
2     where the pointer is. There's actually six. So  
3     we gained -- we did gain a parking spot.

4             MEMBER HOLDERFIELD: So you had five --

5             MR. HAGUE: They're parallel.

6             MEMBER HOLDERFIELD: -- and now you have  
7     six.

8             MR. HAGUE: Yeah. They were parallel  
9     spots. Now, they're, you know, front-end loaded  
10    spots. They're all on, you know, the 13th access.  
11    That's where you'd access all those additional  
12    parking spots.

13            MEMBER HOLDERFIELD: Immediately as you  
14    pull in.

15            MR. HAGUE: Right. Correct.

16            MEMBER VARGULICH: So for the trash and  
17    everything, is that going to be on the outside --

18            MR. HAGUE: Well, the trash --

19            MEMBER VARGULICH: -- next to 13th;  
20    correct?

21            MR. HAGUE: Well, actually, what we did is  
22    there were some additional drawings; but on the  
23    architectural site plan in between unit, like, 7  
24    and 8, so pretty much center in the development



1 there is the trash enclosure. It's going to be in  
2 there. It's where Ellen is pointing out in the  
3 middle there.

4 MEMBER VARGULICH: So what's going to be  
5 over on 13th by the parking spaces?

6 MR. HAGUE: Well, our transformer is over  
7 there, then we have the parking spots, and then  
8 the storage is all behind that.

9 MEMBER VARGULICH: Okay. So as far as  
10 residents' access, is that going to be --

11 MR. HAGUE: It doesn't affect this.  
12 Actually, what our -- it's actually pretty clean.

13 MEMBER VARGULICH: You're having it gated.  
14 You're having the driveway gated. So is that  
15 going to be just like an RFI, you know, kind of  
16 reader?

17 MR. HAGUE: Yeah. Right.

18 MEMBER VARGULICH: So then the trash  
19 people will have to enter a code; is that right?

20 MR. HAGUE: They'll have access to it.  
21 Right.

22 MEMBER SCHUETZ: So from the notes, it  
23 says something about the landscaping was changed,  
24 and you went with, I think, grasses and

1       coneflowers only around the building. Is that the  
2       current building?

3               MR. HAGUE: Yes.

4               MEMBER SCHUETZ: Then does that include  
5       the second building as well?

6               MR. HAGUE: That's the current, and that's  
7       what -- we're proposing a similar landscaping  
8       throughout the whole project, and we kind of  
9       scaled back a little bit from the shrubs just from  
10      the standpoint of trying to see the old building.  
11      I mean, that's really where that came from. Just  
12      looking at it, we didn't want to screen the old  
13      historic building. We wanted to show it a little  
14      bit more with prairie grasses and perennials.

15              MEMBER SCHUETZ: Which is fine for the  
16      nice weather, but what happens in the winter?

17              MR. HAGUE: Well, the prairie grasses  
18      still stay. I guess you'd cut those.

19              MEMBER SCHUETZ: I know what that is.  
20      What about evergreens? There's none anymore?

21              MR. HAGUE: In our proposal, we don't have  
22      any at this point.

23              MEMBER SCHUETZ: Does that meet the  
24      guidelines?

1 MS. JOHNSON: Well, it would still be  
2 required to add additional landscaping in order to  
3 meet the PUD ordinance. The PUD ordinance has  
4 stipulated that the amount of landscaping shown on  
5 the approved plan shall be provided. So right now  
6 what they're proposing isn't meeting that, so they  
7 will need additional plantings to meet the  
8 ordinance.

9 MR. HAGUE: So I guess we'll have to work  
10 with staff to comply with that.

11 MEMBER PIETRYLA: I have a question.  
12 You're taking the tree out from the north side.  
13 Can you add a tree up in the -- along Indiana to  
14 make up for that? There was a tree that was  
15 missing to the north.

16 MR. HAGUE: True. Well, I don't think we  
17 have enough -- for the trees on Indiana, I don't  
18 know if there's enough room in there to get a tree  
19 in there.

20 MEMBER SCHUETZ: No.

21 MR. HAGUE: I know our renderings probably  
22 showed some trees but the original --

23 MEMBER PIETRYLA: I was looking at the  
24 rendering.

1 MR. HAGUE: Yeah. The original  
2 landscaping plan I believe -- I believe the  
3 discrepancy is really just the shrubs. Correct?  
4 That's what the --

5 MEMBER SCHUETZ: Would trees be required  
6 along Indiana? I mean, it's tight. I drive by it  
7 every day.

8 MS. JOHNSON: No, not on the site because  
9 there's not room.

10 MEMBER SCHUETZ: That's what I thought.

11 MS. JOHNSON: One of the deviations is  
12 that they don't need to provide the trees.

13 MEMBER SCHUETZ: Okay.

14 MEMBER PIETRYLA: I was just going by  
15 that.

16 MR. HAGUE: Right. I know.

17 MEMBER VARGULICH: So they're not  
18 installing street trees?

19 MS. JOHNSON: That I'm not sure.

20 MEMBER VARGULICH: Towards the  
21 right-of-way?

22 MS. JOHNSON: Right. I'm not sure about  
23 that; but what is shown on their landscape plan  
24 they don't need to provide in the street frontage

1 on their lots.

2 MEMBER SCHUETZ: Have you been by there?

3 MEMBER VARGULICH: Yes.

4 MEMBER SCHUETZ: It's tight. I mean  
5 there --

6 MEMBER VARGULICH: Yes and no.

7 MEMBER SCHUETZ: I mean, ornamental trees,  
8 something --

9 MEMBER VARGULICH: You know, that's kind  
10 of like --

11 MEMBER SCHUETZ: -- when you pull in  
12 there.

13 MEMBER VARGULICH: You know, it depends on  
14 your perspective kind of a thing.

15 Are you guys going to meet the fire code?  
16 Are you still having to bury all the electric  
17 along --

18 MR. HAGUE: Yeah.

19 MEMBER VARGULICH: -- Indiana; correct?

20 MR. HAGUE: Yes.

21 MEMBER SCHUETZ: So I guess to resolve it,  
22 you are going to address the evergreens?

23 MR. HAGUE: Yeah. We'll address it. If  
24 you're -- you know, what we were trying to seek

1 was for a little relief from it. Just from -- our  
2 design team, I should say, was looking at a little  
3 different approach to the landscape.

4 I guess what I would suggest at this point  
5 is we'll, you know, work with Ellen, you know,  
6 maybe if there's a --

7 MEMBER SCHUETZ: Well, maybe you could put  
8 like a grouping at the entrance where they enter  
9 the building, maybe on the corners. You know, I'm  
10 not suggesting all across the building --

11 MR. HAGUE: Okay.

12 MEMBER SCHUETZ: -- just something.  
13 Because otherwise in the winter, it's going to  
14 look awful.

15 MR. HAGUE: Okay. Understood.

16 MEMBER MACKLIN-PURDY: Can you tell me a  
17 little bit about the height of the building?

18 MR. HAGUE: So I think -- so we just  
19 submitted a section. The top of the parapet is  
20 38.6, so we're still underneath that 40 feet.

21 MEMBER MACKLIN-PURDY: Okay.

22 MR. HAGUE: I think what it was was there  
23 was some dimensions of just floor-to-floor and not  
24 really from the actual grade to the top of the

1 parapet. That was probably -- I think there was a  
2 little misconception on that, but it does comply.  
3 It's under 40 feet.

4 MEMBER MACKLIN-PURDY: Okay.

5 MEMBER PRETZ: And there was some material  
6 change?

7 MR. HAGUE: Right. Yeah. So what we're  
8 proposing, and I know the ordinance says aluminum  
9 siding. We don't look at corrugated metal as  
10 aluminum siding. Aluminum siding in our, you  
11 know, opinion is, you know, like aluminum siding  
12 or a vinyl siding on a house.

13 This is a tighter corrugated metal that's  
14 a little bit more in kind of the vein of modern,  
15 you know, modern material and that's -- we would  
16 like to use it on our -- on the roof back up there  
17 on the third floor in lieu of the cement party  
18 panels that we had before.

19 MEMBER VARGULICH: Would that only be for  
20 the existing building or would that be --

21 MR. HAGUE: We have some on both to tie --

22 MEMBER VARGULICH: To continue to tie  
23 across --

24 MR. HAGUE: Yeah. Because that was one of

1 the materials that we had always tried to tie in  
2 from new to old. Right.

3 MEMBER VARGULICH: Yeah. I mean, if  
4 you're going to use it, I'd want to see it go all  
5 the way across.

6 MR. HAGUE: Yeah. It picks up.

7 MEMBER VARGULICH: Understanding that the  
8 design of the five units is not trying to mimic  
9 exactly what the existing building is, but that  
10 would be one element that could tie through.

11 MR. HAGUE: Right.

12 MEMBER VARGULICH: That's fine.

13 MR. HAGUE: It's a tighter gap. You know,  
14 it's about an inch and a half. It's not a -- you  
15 know, there's some corrugated metals that look --  
16 you know, are just more, I don't know, 3 inches or  
17 something like that. These are a tighter -- a  
18 tighter one that gives kind of tight lines to it,  
19 and that's the design that we're looking for.

20 MEMBER SCHUETZ: Kind of mid century?

21 MR. HAGUE: Yeah. I mean, right.

22 MEMBER HOLDERFIELD: I'm just curious  
23 about the siding. Once again, when I think of  
24 corrugated from the old days, the sheet metal



1 would waffle like this.

2 MR. HAGUE: Right.

3 MEMBER HOLDERFIELD: So are we going to  
4 get that appearance? And to follow up on that,  
5 will it be individual pieces that will be hinged  
6 together, or is it solid sheets?

7 MR. HAGUE: They're sheets. There was a  
8 little supplemental sheet that we provided in  
9 here.

10 MEMBER HOLDERFIELD: I didn't see that  
11 yet.

12 MR. HAGUE: I just have a little kind of  
13 vignette on these, but they're panels. They're  
14 sheets. So it's not -- you won't see a bunch of  
15 joint lines, and the way that they're -- you know,  
16 the way that we detail them is --

17 MEMBER HOLDERFIELD: And they're vertical  
18 like this?

19 MR. HAGUE: Correct. Well, we think that  
20 actually horizontal makes more sense with the  
21 older building.

22 MEMBER HOLDERFIELD: Yeah. Okay.

23 MR. HAGUE: Just the top -- you know, to  
24 the lines of it.

1           MEMBER PIETRYLA: If I can ask for staff.  
2           So you mentioned regarding this, the corrugated  
3           siding, the staff is asking for additional -- I  
4           mean, what's the fundamental -- what is staff --  
5           what is the fundamental difference that needs to  
6           be between what they're proposing and aluminum? I  
7           mean, What do you want to see in terms of --

8           MS. JOHNSON: Yeah. We just needed some  
9           clarification on what the material is because --

10          MEMBER PIETRYLA: Shinier or something?

11          MS. JOHNSON: The ordinance just said  
12          aluminum siding, and so I think we all know what  
13          that -- you know, what that looks like, and so  
14          what they have shown us -- I apologize, for not  
15          having that.

16          MR. HAGUE: No. That's okay.

17          MS. JOHNSON: I think that's different  
18          than what the ordinance has in mind when it says  
19          aluminum siding. So the ordinance really doesn't  
20          call this type of material out as prohibited.

21          MEMBER PIETRYLA: Oh, I see. Okay. So  
22          staff isn't necessarily saying this is prohibited.

23          MS. JOHNSON: Right.

24          MEMBER PIETRYLA: You're still debating.

1 MS. JOHNSON: Correct.

2 MR. HAGUE: It was flagged as a material  
3 change. You know, and that kind of comes up in  
4 that general category. So we didn't spell it out  
5 exactly that it was a corrugated metal.

6 MEMBER PIETRYLA: I'm just trying to  
7 understand like what's the -- I see aluminum,  
8 maybe the shine of it or something is -- that's  
9 what was the rationale for having that in the  
10 ordinance in the first place. But, I mean, is  
11 this material more weather resistant?

12 MR. HAGUE: Well, I think of aluminum  
13 siding as like a, you know, side of a house with  
14 3 1/2 inch exposure, 4 inch, 5, 6 inches, and, you  
15 know, it's all -- you know, if you look at an  
16 expanse on a wall, you're seeing 3-foot sections,  
17 and it's choppy, and it's not -- you wouldn't want  
18 it in your --

19 MEMBER PIETRYLA: Right. Okay.

20 MR. HAGUE: -- you know, in the buildings.  
21 This is a little different. This comes off as an  
22 entire wall.

23 MEMBER PIETRYLA: Flush. Okay.

24 MR. HAGUE: And flush. Right.

1 MEMBER HOLDERFIELD: Will the corrugated  
2 panels be installed in all you're saying?

3 MR. HAGUE: Just like you're shown right  
4 there. Yeah.

5 MEMBER HOLDERFIELD: Okay.

6 MR. HAGUE: They're 8-foot sheets or  
7 whatever, yes. You can get them in --

8 MEMBER HOLDERFIELD: 10 or 12?

9 MR. HAGUE: Yeah, 10 or 12. Right.

10 MEMBER SCHUETZ: So is that a good  
11 depiction of the color?

12 MR. HAGUE: That's the color, yes. Yeah.  
13 It's not a shiny -- you know, that's what you're  
14 going to get.

15 MEMBER SCHUETZ: Cloudy.

16 MR. HAGUE: It's not aluminum or a clear  
17 anodized finish or anything like that.

18 MEMBER PRETZ: And you're going to do this  
19 in two phases then? Phase 1 being the old --

20 MR. HAGUE: Still proposed in two phases,  
21 yes.

22 MEMBER PRETZ: Will you find that  
23 disruptive to your first phase --

24 MR. HAGUE: To the first phase.

1 MEMBER PRETZ: -- when you do the second  
2 phase, you know, when people are moving in?

3 MR. HAGUE: Hopefully, once, you know, we  
4 get these sold, and that second phase starts  
5 before the construction. I mean, that's our  
6 ultimate goal. It's not to wait until it's  
7 done --

8 MEMBER PRETZ: Got it.

9 MR. HAGUE: -- you know, to do the next  
10 one.

11 MEMBER PRETZ: I understand.

12 MR. HAGUE: From a construction  
13 standpoint, it makes sense to do it all,  
14 obviously, at once. But it's just the momentum of  
15 the sales and that kind of stuff that we have to  
16 deal with.

17 MEMBER SCHUETZ: So basically what changed  
18 is that the parking and the --

19 MR. HAGUE: Garage.

20 MEMBER SCHUETZ: -- corrugated --

21 MR. HAGUE: Oh, right.

22 MEMBER SCHUETZ: -- and the garage is  
23 moved.

24 MR. HAGUE: Right.

1 MEMBER HOLDERFIELD: The landscaping.

2 MEMBER SCHUETZ: Well, landscaping, yeah.

3 Anything else that we missed?

4 MR. HAGUE: We touched on that siding,  
5 storage. Back on the landscaping, there is a  
6 detail that the civil engineer shows that there is  
7 plantings in the compensatory storage. It's just  
8 a detail, a reference is back. That was one of  
9 the other comments, but there's a planting bed in  
10 there and then this --

11 MEMBER VARGULICH: So will the bottom of  
12 the pond be planted out, or is it going to be  
13 turf?

14 MR. HAGUE: That's what the -- the detail  
15 shows it as a planting bed, and then there's some  
16 planting references.

17 MEMBER VARGULICH: Okay.

18 MEMBER PIETRYLA: I think the last time  
19 when you were here too, if my memory serves, there  
20 were some residents who were here kind of sharing  
21 their views. Have you talked to any neighbors  
22 since then?

23 MR. HAGUE: To my knowledge, there hasn't  
24 been any more pushback on it. I think everything

1 will actually end up being pretty minimal between  
2 all the parties and everything, so.

3 MEMBER SCHUETZ: I think their biggest  
4 concern was --

5 MEMBER PIETRYLA: Parking.

6 MEMBER SCHUETZ: I remember it as  
7 speeding.

8 MEMBER PIETRYLA: The gentleman was  
9 concerned there would be too many guests who would  
10 just take up all the spaces along the street.

11 MR. HAGUE: That was part of it, but  
12 you're right. The other thing was speeding by.  
13 Then we realized the circulation really doesn't  
14 pass the building.

15 MEMBER SCHUETZ: Right.

16 MR. HAGUE: And we did gain another spot  
17 in the back with that.

18 MEMBER MACKLIN-PURDY: And where are you  
19 in the process of the owners' association being  
20 formed for the outlot landscaping?

21 MR. HAGUE: You know what, I'm not sure.  
22 I don't know that. I don't know if I have that  
23 answer to that association.

24 MEMBER MACKLIN-PURDY: Before the

1 recording of the final plat is done, it has  
2 to be --

3 MR. HAGUE: We'll get it done. Okay.

4 MEMBER SCHUETZ: Was that something we  
5 recommended last time? I don't remember.

6 MEMBER VARGULICH: And these are going to  
7 be sold as condos now?

8 MR. HAGUE: Condos.

9 MEMBER VARGULICH: Right?

10 MR. HAGUE: Right.

11 MEMBER VARGULICH: They were going to be  
12 fee simple townhomes, but now you're going to do  
13 them as condos because of some of the site  
14 changes.

15 MR. HAGUE: Because of some of the  
16 changes; correct.

17 MEMBER VARGULICH: Right. Okay.

18 MR. HAGUE: That all dealt with back in  
19 this whole -- you know, unfortunately, you know,  
20 we spent a lot of time and resources on previous  
21 guidance. So this all kind of came up on a later  
22 date after we got all the approvals. So yeah,  
23 that was another one of the changes.

24 MEMBER PIETRYLA: One of the other



1 comments too is there a concrete monument in the  
2 northeast corner, or is a monument proposed in  
3 that location? Do you happen to know? It says  
4 staff is inquiring. There's not a notation in the  
5 plat at all.

6 MR. HAGUE: I know we've got our --

7 MEMBER PIETRYLA: I mean, it's probably  
8 fixed but --

9 MS. JOHNSON: The note says on the  
10 northeast corner is a concrete monument. So it's  
11 just not clear whether --

12 MR. HAGUE: Oh, what the structure is?  
13 Yeah. We'll clarify that. Yeah, that's probably  
14 just the structure that's in --

15 MEMBER PIETRYLA: Okay.

16 MR. HAGUE: -- there. Right.

17 MEMBER PIETRYLA: Simple.

18 MR. HAGUE: Right.

19 CHAIRMAN WALLACE: Any other questions?

20 MEMBER HOLDERFIELD: I've just got one.  
21 It probably doesn't apply necessarily to the  
22 ordinance, but phase 2, which won't be built for  
23 some time but whenever the market will allow  
24 you to --

1 MR. HAGUE: I'm hoping it is, but yeah.

2 MEMBER HOLDERFIELD: -- but how will that  
3 empty space be treated? Are you going to kind of  
4 smooth it off or plane --

5 MR. HAGUE: It will be graded out, yeah.

6 MEMBER HOLDERFIELD: Graded out.

7 MR. HAGUE: It will be graded to --

8 MEMBER HOLDERFIELD: Curb level?

9 MR. HAGUE: -- have minimal change down  
10 when we have to do the excavation.

11 MEMBER HOLDERFIELD: So it will be curved  
12 all the way around the fence.

13 MR. HAGUE: Yeah. All the improvements  
14 will be in -- correct. Yeah. Like I said,  
15 hopefully, that's all, you know, under  
16 construction at the point of --

17 MEMBER HOLDERFIELD: I know you'd want it  
18 to look nice anyway. I was just curious.

19 MR. HAGUE: Yeah. I think what it would  
20 be -- at least it would be sodded. If there was a  
21 duration obviously --

22 MEMBER HOLDERFIELD: Sure.

23 MR. HAGUE: -- all the improvements would  
24 be in, and it would just be sodded.

1 MEMBER HOLDERFIELD: Sure. It's  
2 beautiful.

3 CHAIRMAN WALLACE: All right. Anything  
4 else?

5 (No response.)

6 CHAIRMAN WALLACE: All right. I'll  
7 entertain a motion.

8 MEMBER MACKLIN-PURDY: I'll make a motion  
9 for Crystal Lofts application for a final plat,  
10 application for minor change to PUD based on staff  
11 comments be addressed.

12 MEMBER PRETZ: I'll second.

13 CHAIRMAN WALLACE: All right. Motion for  
14 recommendation to the City Council Planning and  
15 Development Committee for approval upon resolution  
16 to staff comments. Okay.

17 Any discussion on the motion?

18 (No response.)

19 CHAIRMAN WALLACE: And before we take a  
20 vote, I'll just reiterate that Commissioners  
21 Kessler and Funke have recused themselves from the  
22 vote on this item.

23 Let's see. Holderfield.

24 MEMBER HOLDERFIELD: Yes.

1 CHAIRMAN WALLACE: Schuetz.

2 MEMBER SCHUETZ: Yes.

3 CHAIRMAN WALLACE: Pretz.

4 MEMBER PRETZ: Yes.

5 CHAIRMAN WALLACE: Purdy.

6 MEMBER MACKLIN-PURDY: Yes.

7 CHAIRMAN WALLACE: Pietryla.

8 MEMBER PIETRYLA: Yes.

9 CHAIRMAN WALLACE: Vargulich.

10 MEMBER VARGULICH: Yes.

11 CHAIRMAN WALLACE: And Wallace, yes.

12 All right. And that concludes Item No. 4

13 on the agenda.

14 Any additional business?

15 MS. JOHNSON: No.

16 MEMBER HOLDERFIELD: I will not be here

17 for the next meeting in September.

18 CHAIRMAN WALLACE: Okay.

19 MEMBER VARGULICH: Are we going to have

20 the next meeting?

21 MS. JOHNSON: Not sure yet.

22 CHAIRMAN WALLACE: All right. Let's see.

23 What do we have next? We have the development

24 report and meeting announcements.

1           And you don't know if the next meeting is  
2 going or not?

3           MS. JOHNSON: Yeah. I'm not sure yet.

4           CHAIRMAN WALLACE: Okay.

5           MEMBER PRETZ: What did she say?

6           CHAIRMAN WALLACE: She is not sure if it's  
7 going or not.

8           MS. JOHNSON: It may or may not.

9           CHAIRMAN WALLACE: Any public comment?

10          (No response.)

11          CHAIRMAN WALLACE: All right. Is there a  
12 motion to adjourn?

13          VICE CHAIRMAN KESSLER: So moved.

14          MEMBER SCHUETZ: Second.

15          CHAIRMAN WALLACE: It's moved and  
16 seconded. All in favor?

17          (Ayes heard.)

18          CHAIRMAN WALLACE: Opposed.

19          (No response.)

20          CHAIRMAN WALLACE: This meeting of the  
21 St. Charles Plan Commission is adjourned at  
22 7:33 p.m.

23          (Off the record at 7:33 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 7th day of September, 2018.

My commission expires: May 16, 2020

*Joanne E. Ely*



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