

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
WEDNESDAY, SEPTEMBER 6, 2023**

Members Present: Colleen Wiese
Jeffery Funke
Karen Hibel
Zach Ewoldt
Peter Vargulich

Members Absent: Laurel Moad
Dave Rosenberg
Gary Gruber
Chris Studebaker

Also Present: Ellen Johnson, Planner
Rachel Hitzemann, Planner
Russ Colby, Director of Community Development
Derek Conley, Director of Economic Development
Bruce Sylvester, Assistant Director CD-Planning & Engineering
Simona Hawk, Development Engineer
Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:02 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the August 8, 2023 meeting of the Plan Commission

Motion was made by Ms. Wiese, seconded by Ms. Hibel and unanimously passed by voice vote to approve the minutes of the August 8, 2023 Plan Commission meeting.

**5. Stuart's Crossing Lot 4, Stuart's Crossing PUD (Greco Investment Management LLC)
Application for Concept Plan**

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

**6. Chick-fil-A, 3795 E. Main St. (Joe Vavrina, HR Green, Inc.)
Application for Special Use**

a. Public Hearing

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

Motion was made by Mr. Funke to close the public hearing. Seconded by Ms. Wiese.

Roll call vote:

Ayes: Hibel, Funke, Wiese, Ewoldt, Vargulich

Nays:

Absent: Moad, Rosenberg, Gruber, Studebaker

Motion carried: 5-0

b. Discussion and Recommendation

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

Motion was made by Ms. Wiese and seconded by Mr. Funke to recommend approval of an Application for Special Use for Chick-fil-A, 3795 E. Main St., subject to resolution of all staff comments.

Roll call vote:

Ayes: Hibel, Funke, Wiese, Ewoldt, Vargulich

Nays:

Absent: Moad, Rosenberg, Gruber, Studebaker

Motion carried: 5-0

7. Public Comment - None

8. Additional Business from Plan Commission Members or Staff - None

9. Weekly Development Report

10. Meeting Announcements

a. Plan Commission

Tuesday, September 19, 2023 at 7:00pm Council Chambers

Wednesday, October 3, 2023 at 7:00pm Council Chambers

Tuesday, October 17, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, September 11, 2023 at 7:00pm Council Chambers

Monday, October 9, 2023 at 7:00pm Council Chambers

11. Adjournment at 8:15 p.m.



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Transcript of Public Hearing

Date: September 6, 2023

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION OF
THE CITY OF ST. CHARLES

HEARING

St. Charles, Illinois
Wednesday, September 6, 2023
7:02 p.m.

Job No.: 473426

Pages: 1 - 68

Transcribed By: Kathleen Silva

1 Hearing held at:

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3 Council Chambers

4 2 East Main Street

5 St. Charles, Illinois 60174

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10 Pursuant to agreement, before Cary Davidow,

11 Notary Public in and for the State of Illinois.

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Transcript of Public Hearing
Conducted on September 6, 2023

1 FOR THE CITY OF ST. CHARLES PLAN COMMISSION:

2 PETER VARGULICH, Chair

3 COLLEEN WIESE, Member

4 JEFFREY FUNKE, Member

5 ZACHARY EWOLDT, Member

6 KAREN HIBEL, Member

7

8 ALSO PRESENT:

9 RACHAEL HITZEMANN, PLANNER

10 ELLEN JOHNSON, PLANNER

11 RUSSELL COLBY

12 BRUCE SYLVESTER

13 SIMONA HAWK

14 DEREK CONLEY

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P R O C E E D I N G S

CHAIR VARGULICH: This meeting of
St. Charles Plan Commission called to order at
7:02 p.m.

Roll call. Laura Moad.

(No response.)

CHAIR VARGULICH: Colleen Wiese.

MEMBER WIESE: Yes.

CHAIR VARGULICH: Jeff Funke.

MEMBER FUNKE: Yes.

CHAIR VARGULICH: Karen Hibel.

MEMBER HIBEL: Yes.

CHAIR VARGULICH: Zach Ewoldt.

MEMBER EWOLDT: Yes.

CHAIR VARGULICH: Dave Rosenberg.

(No response.)

CHAIR VARGULICH: Gary Gruber.

(No response.)

CHAIR VARGULICH: Chris Studebaker.

(No response.)

CHAIR VARGULICH: All right. If everyone
would please join me in the pledge of allegiance.

(Pledge of allegiance recited.)

CHAIR VARGULICH: Presentation of the

1 meeting minutes from August 8 Plan Commission. Is
2 there a motion to approve?

3 MEMBER WIESE: So moved.

4 UNIDENTIFIED SPEAKER: Seconded.

5 CHAIR VARGULICH: Did you get that?

6 We have a motion favored -- seconded. You
7 guys get all that?

8 (Discussion held off the record.)

9 MEMBER WIESE: I moved.

10 THE COURT REPORTER: You need to speak into
11 the microphone. Thank you.

12 MEMBER WIESE: You're welcome.

13 CHAIR VARGULICH: Those opposed.

14 (No response.)

15 CHAIR VARGULICH: The motion passes. Thank
16 you.

17 Item No. 5, concept plan for Stuart's
18 Crossing Lot 4 and the Stuart's Crossing PUD filed by
19 Greco Investment Management, LLC.

20 The purpose of our concept plan review is to
21 allow an applicant to obtain informal input on a
22 conceptual development prior to filing formal zoning
23 applications, preparing detailed plans and drawings.

24 The concept plan process also serves as a

1 form for our citizens and neighboring property owners
2 to ask questions and express their views about this
3 potential development.

4 The procedure tonight, we'll start with the
5 applicant's presentation. After that, the Plan
6 Commission will ask any questions that they may have
7 and then members of the public wishing to speak will
8 be given a chance to do so. And then finally members
9 of the Plan Commission will offer their final
10 feedback.

11 The Plan Commission does not take any action
12 to approve or deny a project at this stage.

13 After this meeting, the concept plan, the
14 next will be to discuss at the planning and
15 development committee meeting, which is scheduled for
16 September 11. If the applicant decides to pursue this
17 project, zoning applications would need to be on file,
18 a public hearing would be held, and a notice to all
19 nearby property owners.

20 If anyone wishes to speak, first you must be
21 recognized by me. If you could please come to the
22 lectern, state your name and spell your last name and
23 provide your address for the record.

24 Is the applicant ready? Please.

1 MR. GALUB: Good evening. How are you?

2 CHAIR VARGULICH: Hi.

3 MR. GALUB: Okay, your rules. Jason Galub,
4 G-a-l-u-b. I'm with Ware Malcomb. We are architects
5 and engineers, the designers for this project. My
6 address is 1315 22nd Street in Oak Brook.

7 We're excited to preview this project with
8 you. It's been something we've been looking at with
9 our development team here to my right for a couple
10 months now. It's the seven-and-a-half-acre site
11 bordered by Kirk and Main Street just south of the
12 Jewel development and just north of the On the
13 Border -- previous On the Border Restaurant just
14 outside to the west side of the mall there. As you
15 can see in the image, the aerial, it's a vacant field,
16 and we're excited to potentially develop it into a
17 thriving retail establishment.

18 So I don't know, can I control the screen
19 here? Sorry.

20 UNIDENTIFIED SPEAKER: You can use the
21 arrows on the keyboard. Oh, or scroll down with the
22 mouse.

23 MR. GALUB: Very good. I'm trying to work
24 it. No. Okay.

1 So the plan right now is to develop one
2 retail office building, which is labeled Building
3 No. 4, to the west side of Kirk Road that will be out
4 in front of the property. Obviously there's a big
5 large parking field just to the north of that with
6 three new retail buildings to the East Side of the
7 property there that will be really surrounding this
8 outdoor plaza.

9 And what we've done in the concept images is
10 kind of give you an idea of what we're thinking for
11 these establishments. We'd really like to have brick
12 and stone, this kind of rustic warehouse look to them,
13 the folding doors that open out onto the plaza and
14 then really activate the plaza itself with seating
15 areas, activities throughout the year, whether it's
16 pumpkin carving or Christmas tree lighting, things
17 like that.

18 So these inspirational images are trying to
19 give you an idea of what the plan will be. Again,
20 right now all we have is, we'll call it four
21 rectangles on a paper, but would really like to hear
22 your thoughts and feedback tonight as we start to
23 progress this plan forward.

24 MR. GRECO: My name is Eddie Greco. Thanks

1 for starting up.

2 I've been in St. Charles since 1998. I've
3 done some various projects in St. Charles. I was part
4 of the First Street redevelopment, hired Mark Noller
5 (phonetic) to do the architectural there.

6 Continued -- got out of that, the original
7 partnership, finished Milestone. We are part of the
8 redevelopment of Royal Fox. We took it over
9 distressed and have now made it into full capacity, no
10 memberships right now. We have a waiting list.

11 We are part of Pheasant Run, the
12 redevelopment of Pheasant Run, and we have two
13 buildings up there. As we all know, it's going along.
14 We'll get that project up and running.

15 But this is something that came to our
16 broker. Steve brought this project to my son, who's
17 currently now running GSI Family Office, and my nephew
18 is running the Greco DeRosa Development.

19 We have over 500 million square feet under
20 lease, both retail and industrial. So we're managing
21 a big portfolio.

22 We thought we could bring a piazza type
23 concept to the East Side. With all the stuff you guys
24 are doing over there, the nice job that Cooper's Hawk

1 has done there all by itself, and we feel that we can
2 bring a destination area to somebody but we really
3 want to go high end. Being part of Greco & Sons in
4 the food business, we think we can bring some people
5 that are going to bring entertainment there,
6 excitement there.

7 We built our business on ma and pas but we
8 want to go a little different there. We think we
9 could bring some good boutiques there, relationships.
10 We want to move our family office to the building that
11 goes east and west. So we want to move onto
12 Bartlett and take -- not for offices there, but we'll
13 move our office there, a couple thousand square feet
14 of which we'll continue to do investments on there.

15 But we are very -- we're very cognizant of
16 parking, making sure there is ample parking. Creating
17 the -- Cason (phonetic) did a nice job of creating the
18 load zone up and down, and we thought we could bring
19 an entertainment area, a destination to the East Side
20 of St. Charles.

21 So we're really excited about it. I think
22 we can sustain getting the right people in there, and
23 not just picking and choosing -- we want to be a
24 little picky in how we do it. We want to create an

1 entertainment center there of quality. And we have
2 probably a third of it that could be leased before we
3 break ground, people we've reached out to and we've
4 shared it with some of the staff here.

5 I don't know what your thoughts are. That's
6 kind of what our family's thoughts are. But we're
7 really excited about it.

8 We think that the egress is good off of
9 North Avenue, off of Kirk. One could get egress from
10 the mall, and even going east being able to turn in
11 and get in there. So we think it's going to be a fun
12 place to go to and an easy place to get in and out of.
13 I think we can create something there. We're excited
14 to do it.

15 Conceptually, we don't have what it's going
16 to be yet. Jason has brought a lot of ideas to us but
17 we do want to make it a lifestyle place there. We
18 want to have a lot of entertainment there relative to
19 St. Charles, like our scarecrow fest, some of the
20 great things we do here in St. Charles. So I don't
21 know what your thoughts are, questions.

22 CHAIR VARGULICH: Questions?

23 MEMBER FUNKE: I guess I'll start. You
24 know, overall I like the concept, the plan. I just

1 think you're going to have some difficulties with --
2 I'm envisioning -- you've got four buildings, they're
3 going to be four-sided, right? So how do you deal
4 with the back side of the buildings, right, that are
5 going to have a prominence in this location, right?
6 Especially the office building. I don't know what
7 that looks like, but being an architect, I know
8 four-sided buildings are difficult.

9 So, you know, how do you do those trash
10 enclosures, and if there's a design or a way that you
11 can form the building that encapsulates that so it
12 does look four-sided, I think it's important.

13 MR. GRECO: So we looked at a couple of
14 things.

15 THE COURT REPORTER: Excuse me.

16 MR. GRECO: Oh, sorry.

17 One, I agree with you. The back side -- if
18 there's going to be -- originally there was going to
19 be a road there. St. Charles has said potentially
20 they like it coming off of Kirk directly in. But I
21 had talked with Jason about building these -- I took
22 some aerials for him and we went out to the Premiere
23 Mall up in Aurora. And if you go around their back
24 side where you have to drive, they have these walls,

1 and behind it is the trash, but they're facial brick.

2 I'd love you guys, if you could go on our
3 website and see the malls we've built in Addison and
4 Naperville. You know, I saw some of the comments from
5 staff, brick, mortar. We like that. There's not
6 going to be a lot of facade work. We love pop, we
7 love brick, we like bronze.

8 But the back, we could cover that drive
9 where there's openings to get back in that driveway
10 for parking, for employees, but then it will have a
11 facade look with flowers coming out of a box.

12 The other thing that I saw the other day
13 that I thought was really impressive behind the
14 building was at our Starbucks, right over here, how
15 they did those -- the wood coming off the back. I
16 forgot what those are called. Pergolas, you know.
17 It's really sharp.

18 MEMBER FUNKE: Oh, yes.

19 MR. GRECO: A nice way to dress up the back
20 that it's not a back door going into it. So I agree
21 with you. The side of that building -- Is that
22 Building 1? -- we were going to put windows on that
23 side until they decided that maybe the road would be
24 better there because there was going to be a grass

1 area in between the two buildings. But now we'll have
2 to figure out, you know, something else, whether it's
3 a mural, you know, something beautiful like that. But
4 I agree with you, the whole thing has to be --

5 MEMBER FUNKE: Right.

6 MR. GRECO: And yes, we're thinking like
7 that.

8 MEMBER FUNKE: Well, it's good. I mean, the
9 overall -- the concept, I think it's a great idea.
10 You know, the idea of the piazza is a great idea. I
11 mean, I teach in Italy. So I've got a good
12 understanding of the master plan of these cities.

13 One thing I see that's going to be important
14 is you've got one side of this plaza that's open to
15 parking. So visually, if you have all of these
16 restaurants and things, how do you make that -- how do
17 you create that space, you know, how do you define
18 that space without having the cars define the space.
19 So it may be landscaping. It may be a row of trees or
20 something, something to block the visual of all of
21 those -- you know, all those cars in that parking lot.

22 But overall I think it's a great start.
23 Think about the backs of the buildings and, you know,
24 it's four-sided and you're facing the mall too, which

1 you've got some connectivity there which I think will
2 be important and you're starting to work on this. So
3 it's good.

4 MEMBER HIBEL: I can go next. When I look
5 at how we currently have it, I was envisioning what
6 the orientation of those buildings is. So where's the
7 draw to pull people in off of 64? What is that going
8 to look like on 64? Right now it's a building. You
9 just spoke about something at the entrance. I think
10 that's going to be important in your design to kind of
11 get people onto 64. Not necessarily coming down Kirk
12 Road to go in. So what are you doing to there?

13 Also, I was looking at -- you know, we
14 always are talking about walkability. So how are you
15 connecting to Cooper's Hawk or even going north to
16 where Jewel is, getting connected to where people are
17 living so they could walk over?

18 MR. GRECO: Well, there will be a walkway to
19 the front until we see what the final plan is behind.
20 We do give access to a road, but that will be more the
21 Village working with us on how we're going to create
22 the path to this destination.

23 Coming off North Avenue, I really believe
24 this going to be -- it's going to be a destination

1 area. We're going to have to market it properly.

2 We're going to have to bring people to it.

3 I think -- again, I could be wrong. I think
4 we're creating something here that's easy in and out.

5 I'll never forget, I built a mall in Elgin
6 on Lake Street west of Randall, and I said, man, I'm
7 really gambling here. We built two malls there, and
8 now we're 40,000 square feet, never been vacant
9 because nobody wants to go to Randall when they live
10 out west that way. It's easier to get there. I think
11 this is going to create a path for the residents to
12 come. It's easy and accessible. I mean, you've got a
13 million ways of egress in and out of here once we
14 create the path in back.

15 And how we create the walking capability is
16 going to be kind of a partnership on where -- when we
17 get there, what are we actually going to end up doing
18 behind this?

19 We love PUDs of single families and stuff
20 but there's so many things we could do that would be
21 really cool if we end up purchasing the Jewel
22 property. We put a bid on that property with
23 Sterling.

24 I envision the entrance gateway there having

1 something like iron on top and whatever we name -- we
2 don't even know what to name the piazza yet. Right
3 now we're calling it Stuart's Crossing. I want to
4 find something more that resembles The Fox, The
5 Valley, you know, something like that. We don't know
6 what that is. Even to conceptually to design it, I
7 know I want it to be open, I want it to be that. But
8 as far as walkways, we're going to be open to whatever
9 you guys want to do to get them there.

10 Visibility from North Avenue, other than the
11 sign, and we haven't talked signage yet, what we could
12 do. It's really going to be a destination. And on
13 Kirk the visibility is going to be -- once we
14 determine who the tenants are, you know, if Hampton
15 Social comes, what kind of peat does he want? Where
16 does he want it? He's going to be a draw like
17 Cooper's Hawk. Right?

18 So Brad Parker, I had a lot of conversations
19 with him. We are his food service distributor. So
20 there's a lot of opportunity we're looking to get
21 verse the mom and pas that have built Greco and Son.
22 I want to raise them up. I think that's what we need
23 here. Yet be very affordable because the people in
24 St. Charles, and I'm a resident for 25 years, they're

1 very frugal. They get it. They have big homes, but
2 they watch. We can't get a Gibsons here, I can tell
3 you that. I'd rather go to St. Charles Place. I
4 don't know, that's just me, you know, but I think it's
5 going to be more of we market it, they're going to
6 come.

7 MEMBER HIBEL: Are there any additional
8 tenants that you're talking to?

9 MR. GRECO: The commitments we have right
10 now is Hampton Social. Scott Harrison is a very dear
11 friend of ours. We own his building in St. Charles.
12 He's going to put the Greek concept there. Because he
13 is working diligently on the Mexican restaurant there,
14 and if he gets that, he'll have a Greek concept there,
15 with a Fat Rosie's there. If he doesn't, we'll have
16 his Fat Rosie's and his Greek concept in our piazza.
17 But it's something he could own, so I'm not pushing
18 him, but he's committed already to 6,000 square feet.
19 Hampton has committed to 8,000 square feet. Gulla's,
20 which is the Gia Mia concept, Chef Brian has committed
21 to 4,500 square feet. Rainbow Cone, which is part of
22 the Buona family, it's an iconic ice cream shop on the
23 South Side, they're committed because I think that's
24 going to be a good draw. You know, after, where do we

1 go for an ice cream, the family. This is going to be
2 really family-oriented. It's not going to be the
3 typical bar scene of North Avenue. It's going to be
4 more I want everything to be about the families.

5 And when you mentioned our family office,
6 that's just small, where we want our real estate
7 division, our operating companies, and, you know,
8 there's not even 15 employees there. So it's just
9 going to be -- we want our presence in St. Charles.
10 We're proud to be here.

11 MEMBER WIESE: I think this is great. Thank
12 you for bringing this to us. I think it has bigger
13 implications, particularly with the mall space sitting
14 right there. This could be a huge draw for what could
15 come to that area.

16 Would you be open -- because as I read
17 through, as you know, the city is doing the parking
18 study and we're looking at everything, and I think
19 what you've put together is adequate, and I think it
20 works. Would you be open to other use agreements, you
21 know, if needed and if necessary, to having other
22 discussions, if necessary, for parking availability
23 for off hours, off peak hours with other properties in
24 the area if it came to be?

1 MR. GRECO: So we've made -- my partners on
2 First Street and my partners in STC Capital Bank,
3 which we started that de novo. Keith Cochief
4 (phonetic) and Ed Levano (phonetic), they own the mall
5 where the Butera was, we can get a verbal commitment
6 from them. You saw the CEO of Old Second gave us a
7 commitment. When I say that, I wouldn't be up here
8 with my name and my integrity without getting
9 signatures. So there's still a lot to lease there,
10 but we have big commitments pre even breaking the
11 ground. So both of them would make a commitment to
12 give us a lease there.

13 The end of all ends would be if we end up
14 acquiring the Jewel space, and then we would have an
15 agreement with ourselves. But the two that I could
16 commit to right now are both over 200 spots where the
17 ballet could go and Old Second is committed to us.

18 MEMBER WIESE: Okay.

19 MR. GRECO: And we'll present that to you in
20 writing with a lease as we continue to develop. We
21 just wanted to get -- in order to get into the ground
22 by March, we need to get this going, and that's our
23 goal.

24 MEMBER WIESE: Okay. Thank you.

1 MEMBER EWOLDT: I have a couple. I
2 appreciate everything that's been said so far. If I
3 could just echo kind of pedestrian connectivity, I
4 think that would be great, in that area. I think it
5 lacks a little bit and then just, you know, future
6 planning and how the buildings are oriented, you know,
7 with that northern drive that might go to the mall.
8 With that in mind, just pedestrian connectivity
9 because if it were to go to something that's maybe
10 residential or anything else along that, it would be a
11 great draw for people to be able to walk there.

12 You know, I liked the conceptual
13 architectural designs that you kind of showed. I'm
14 big on masonry and glass. I think it's a really good
15 draw, it's modern. But also it has, you know, some
16 historical taste to it. I think that's a great idea.

17 Landscaping I think will be one of your
18 greatest friends here and I highly suggest, you know,
19 when you do propose this, landscape that parking lot
20 as much as you can, because it will kind of minimize
21 the impacts and, you know, whether it's trees or
22 ground plantings, things like that, I think it will be
23 really good. But I appreciate everything so far and
24 it sounds like you have a really good plan.

1 MR. GRECO: Thank you.

2 CHAIR VARGULICH: I like overall where
3 you're going. I would also like to also ask about the
4 shared parking arrangements. On the plat that was
5 part of the package, it just said that basically all
6 the lots have a blanket easement for shared parking.
7 Does that make sense, Russ or Ellen, when I was
8 reading the plat? So that actually this parcel can
9 share park with the lot to the north already?

10 MR. GRECO: The only thing that I think is
11 shared parking is if you look at that dotted line at
12 the top, that is considered shared parking that right
13 now is -- if you could do it with the arrow. My
14 knowledge, Pete, I don't know. I don't think we have
15 a shared parking with Jewel, but that piece right
16 there that he's got the asterisk on, that is shared
17 parking that if we -- we would hope that Sterling
18 would allow us to develop it and then we would share
19 the parking with them, because it's needed.

20 The shared parking that they're talking
21 about on the back side here, that is also considered
22 shared parking through your PUDs or whatever you call
23 them there, right there, that space right there. The
24 rest is really, you know -- I don't know. We don't

1 know. We know -- we got it up to -- by asking for a
2 variance and not having an island every ten spaces,
3 you could see we just put one island in the middle.
4 These are things we're going to come and ask for.

5 Again, I agree with decorating them, making
6 sure that when they come here -- it's not palm trees
7 but it's going to look beautiful, but that will allow
8 us to get as many parking spots as we can and create
9 beauty in those islands. But those are the two that
10 I'm aware of that are labeled shared parking. I don't
11 know if anyone else knows more.

12 CHAIR VARGULICH: Okay. Russ?

13 MR. COLBY: I believe there were some notes
14 on the subdivision plan when it was originally planned
15 as an extension of the shopping center, that there was
16 a plan to have shared parking across the sites. I
17 don't know necessarily if that parking easement right
18 would remain after the property is sold, but that was
19 originally part of the plan when the shopping center
20 was developed.

21 CHAIR VARGULICH: Okay. I just think that
22 it could be, you know, at a high level to think about
23 how the parking works depending on, you know, how many
24 ultimately restaurant commitments you'll end up with.

1 That certainly, from just a straight zoning
2 standpoint, drives demand from restaurants at 10 to 1,
3 retail at 4 to 1, that's a pretty big spread. And
4 right now, the site data has you down more at the
5 lower end of that, which isn't a big, big concern
6 necessarily for me personally. I think many of our
7 properties, not only in St. Charles but across the
8 Chicago metro area, are overparked from that
9 standpoint. So maybe, depending on -- you know, as
10 you come forward and if you have these three or four
11 restaurants, plus maybe more, however you're going to
12 look at that from a development standpoint, and if you
13 start to add up those numbers, I think you're going to
14 be mathematically way underparked.

15 So maybe from a traffic analysis or parking
16 analysis standpoint looking at how utilized is the
17 Jewel lot for their current use from the standpoint of
18 a datapoint, understanding that agreements need to be
19 made or PUDs need to be adjusted or that kind of
20 thing. But to be able to not have this -- have that
21 topic be one that concerns maybe the Plan Commission,
22 neighbors, whoever, to feel like, oh, wow, this is
23 being approved but it's mathematically way underparked
24 always becomes, you know, a problem that we'd like to

1 hopefully avoid as much as possible.

2 So I'd just ask you to look at that. You
3 know, I like the idea of, you know, having the plaza
4 and the imagery that you've provided all looks good.
5 I mean, I was just down in Virginia a couple weeks
6 ago, and went to a few places there and they have a
7 lot of that kind of feel and, you know, kind of
8 character to them and I think those are always, you
9 know, nice things.

10 I like -- one of my questions, you know, now
11 that I see your plan up here, but one of my questions
12 was about extending the road through between the
13 buildings. Obviously I understand that that takes a
14 lift with respect to the Sterling organization and
15 making that work for everybody, as well as agreements
16 with the mall to make that connection. But I would
17 have to say I like that better than what was
18 originally proposed with just the one kind of stub
19 connection from kind of like the back service area
20 because certainly the back of Jewel and all of that is
21 definitely service. It doesn't feel any other way. I
22 mean, it has to be there.

23 MR. GRECO: We need it.

24 CHAIR VARGULICH: Yeah. But it doesn't feel

1 any differently.

2 MR. GRECO: I don't see Jewel being opposed.
3 So we own a big mall in Naperville. And just getting
4 through legal with Jewel is a process, but this is
5 enhancing.

6 Now they have accessibility from the PUDs
7 that you guys have going on in the back when it
8 eventually matures. There's a lot of people that
9 getting to that Jewel -- that's the seventh best Jewel
10 per square foot in the State of Illinois. And even
11 with the potential merger going on with Kroger and
12 Albertsons, which I don't know if it's going to get
13 through the feds, they would look to close Jewels and
14 put them into Mariano's. Because we do business with
15 them, this is a very, very special Jewel to these
16 guys. So we've done a lot of homework knowing that we
17 can get the -- the access there is only going to
18 enhance them. If it didn't, I can see a big stink,
19 and Sterling is going to -- this only helps them.

20 CHAIR VARGULICH: I think that the side of
21 the existing small scale retail that's there doesn't
22 have the best looking facade. So maybe the road
23 alignment, how it goes through there, since you have
24 control of your architecture and not theirs. But if

1 that goes through, maybe the road slides south so
2 there could be plantings or something that kind of
3 tones that facade down a bit because, you know,
4 understanding they were leaving it blank for a reason.

5 MR. GRECO: Yeah.

6 CHAIR VARGULICH: And it is what it is. So
7 that would just be a thought or a suggestion to think
8 about.

9 I think signage -- I mean, I understand the
10 destination, and everybody has a smartphone and all of
11 those things. I think PD could also -- if you're
12 coming in for different adjustments, think about
13 off-site signage on Main Street since you don't own
14 those lots. If that could be adjusted and if you can
15 work with staff to maybe allow some amount of signage
16 to make sure that it minimizes people's frustration
17 with, oh, we passed it. I wish I would have seen a
18 sign kind of thing. Because it's pretty compressed
19 there. You know, you have the bank and the closed On
20 the Border. You know, visually there's not much of a
21 sense of an opening there. So making sure that people
22 see that and know that and have some signs I think
23 will help with that with the east -- with the
24 westbound traffic on Main Street.

1 And then I assume you'd probably have some
2 sort of signage that you'd want to put along Kirk to
3 make sure the right in/right out isn't missed.
4 Obviously you can walk to the light but not having to
5 backtrack is always good whenever possible.

6 I think that there's -- depending on how the
7 mall redevelopment works and when it happens, I think
8 that the -- your common property line with the mall
9 has a lot of very heavy planting right now. It's also
10 a drainage way, if you look at their engineering plans
11 from previous, as well as any of the redevelopment
12 plans, it's a pretty significant drainage way to move
13 water from south to north. So -- and with all the
14 heavy planting there, I don't think you're going to --
15 you know, when you're having your traffic move from
16 east to west, you're probably not going to have much
17 visibility of the architecture, good, bad or
18 indifferent. I think it will be what it is because of
19 how heavy that planting is.

20 And the fact that going north on that
21 driveway that parallels is all service, I would ask
22 that you consider removing the parking from back there
23 and sliding the Building No. 2 back so that the plaza
24 gets bigger. I mean, I just did some quick math, and

1 it's about 85 feet now and I think if you slid it
2 back, it would be 120 feet wide by 250, which is about
3 65 percent of a football field. That's a pretty
4 sizable space to work with. I mean, lots of design
5 work, lots of things to work out, but I think that
6 becomes a more notable size. And to me, it puts land
7 in a place where you would get the most bang out of
8 it, as well as everybody who's renting, leasing and
9 buying from you. So I would ask you to consider that.

10 Then take the trash and move them to the
11 Building 1 and Building 3 kind of on the back and
12 maybe a have a service area there. So now the plaza
13 could be deeper as it wraps around the northeast
14 corners of each of those buildings. Right now the
15 plaza is pretty thin and this would give it some more
16 space. So just -- obviously, you need to have a fire
17 connection, you know, from a vehicular standpoint.
18 You can't eliminate that.

19 And then I would also add a trash enclosure
20 back there. I think in reality, especially given the
21 restaurants, I think you're going to want one for each
22 building honestly.

23 MR. GRECO: One of significant size.

24 CHAIR VARGULICH: Yeah, I'm just saying when

1 you have restaurants, the volume, even if you have
2 somebody come every day or every couple of days, I
3 think having one for each building would be great.
4 Like Building No. 4, maybe you could tuck it in near
5 where the bank is. It's right in that corner near
6 your building and if you put one there and worked out
7 some sort of a service driveway connection there off
8 of their driveway, I think that would be beneficial,
9 because I think -- you know, expecting a restaurant to
10 haul -- their people to haul stuff a hundred extra
11 feet or something, probably not the best, probably not
12 the best.

13 MR. GRECO: I love all of your ideas.
14 Again, we're going to get into the design phase but
15 originally, if I'm not mistaken, Jason, we did it
16 considering there was a road back there, because the
17 access road was going to come right where -- instead
18 of going through Kirk and between the buildings, it
19 was going to come out and around like this.

20 CHAIR VARGULICH: Yeah.

21 MR. GRECO: Because I think staff believed
22 that it would be too much congestion in that area.
23 Right there, see. Remember originally we thought we
24 could go straight across there, but it would be too

1 much congestion there.

2 CHAIR VARGULICH: Right.

3 MR. GRECO: So somebody asked us to move it
4 there and we had a road coming out to the front this
5 way, again, not perfect but giving access from the
6 back side.

7 So we could look at making that deeper.
8 That doesn't hurt us. That helps us because it gives
9 more visibility to 1 and 2's back units.

10 CHAIR VARGULICH: Yeah.

11 MR. GRECO: So that's good. The other thing
12 I'd like to ask you is, we've talked about being able
13 to put signage or graphic murals on the back of these
14 buildings as you develop the mall.

15 CHAIR VARGULICH: Mm-hmm.

16 MR. GRECO: Those trees that are there that
17 are considered drainage swales, I would say, what
18 you're saying going north and south, would we be able
19 to trim them or manicure them or is that not --

20 CHAIR VARGULICH: First of all, I think all
21 of that is on the mall property.

22 MR. GRECO: Oh, it is.

23 CHAIR VARGULICH: I'm pretty sure that maybe
24 there's some that's kind of wandered onto this lot. I

1 think pretty much all of that was part of the original
2 mall development. So all the trees, all the big
3 evergreens I think technically are on the mall's
4 property.

5 MR. GRECO: There are beautiful ones leaving
6 the mall, but the ones that are weeds that have grown
7 into trees, can we eliminate them to have
8 visibility --

9 CHAIR VARGULICH: Sure.

10 MR. GRECO: -- because all of our malls that
11 we own are facial brick. We don't put that split
12 block like the existing one there is. So the beauty
13 of the architecture on the mall we thought here, right
14 around here we were talking about, you know, just
15 whatever we're going to have there. Right? If it's a
16 Fat Rosie, you know. You have Rosie that came from
17 Cabo, you know, the donkey -- Rosie is a donkey in
18 Cabo. Do we have a mural of that and people relate to
19 -- I don't know. I'm just --

20 CHAIR VARGULICH: Yeah.

21 MR. GRECO: We're keepers of our property.
22 So when we do this, you can see, we want to beautify
23 this. We think long term it's prestigious for our
24 portfolio.

1 You see we didn't put a drive-through in 4.
2 We're not looking for a drive-through. A lot of our
3 malls have drive-through. This isn't what this is.
4 This is a destination area. This we want to create a
5 concept, people to come.

6 Part of the idea I got is I think downtown
7 was saved by what you did for those restaurants back
8 there. They're packed. People love sitting outside,
9 love that feel, the trees. I don't want no fountains,
10 no water. I don't need anything that breaks. I want
11 to have trees, flower boxes and just areas for
12 entertainment. But I think we can create the same
13 thing on the east side, I really do.

14 Now, we want to work with you guys because
15 we're just trying to get in there as fast as we can
16 get moving and we can get architecture in place. But
17 not a bad idea, but the reason it was like that was
18 there was a road coming. Correct me or not. Now
19 we've just moved the road for this meeting to what the
20 Village thinks will be better, and we're fine with it.
21 As long as we have access, we love it.

22 CHAIR VARGULICH: I mean, again, there's
23 coordination and agreements with the Stuart
24 organization, but -- our Sterling organization, but I

1 do like the idea of having the road go through with
2 the access drive, obviously not a public road, but a
3 private access drive go through rather than just kind
4 of a stub connection from randomly in between. You
5 know, something is better than nothing, but obviously
6 that's a better solution.

7 You're asking about -- I think on the staff
8 report they noted a 30-foot setback change for along
9 Kirk Road. I'm not opposed to that. I understand
10 why. I mean, it adds 25 spaces to your parking count
11 right now when you go through all the rows. And if
12 you had to shorten it up, you'd be another 25 short.

13 I realize that my suggestion by moving the
14 building back and changing some of that eliminates 40
15 spaces. So, hence, these parking easements and how
16 that arrangement works is important, because, you
17 know, the math is the math in some people's view, but
18 I'd love to see, you know -- I'd like to see spaces
19 used all the time rather than not.

20 I mean, I think a good example of one where
21 it did change is over at Meijer when they added the
22 three outlots and took away a bunch of parking that
23 they weren't really using and didn't need. I think
24 that was an absolute plus.

1 So I think making sure that all of our
2 parking is used and so if you're not successful in
3 your bid for the Jewel property, I think being able to
4 share park with them and understanding the data
5 points, you know, if they're not using it all -- I
6 mean, so many people are using pick-up now and not
7 going in the store. I mean, I live on the West Side
8 and the Jewel by me went from two stalls to five
9 stalls as far as the pick-up. So I think that's a
10 growing thing and everybody's Amazoning everything.
11 So that's all good. It's all good.

12 So thank you very much for bringing this
13 forward. I look forward to seeing you again in
14 hopefully not too long.

15 And if there's anybody from the public
16 because, we do have an opportunity to hear from the
17 public.

18 Apparently not.

19 MEMBER FUNKE: Just one quick comment. I
20 mean, he talked about the parking on the east end,
21 getting rid of that. I think it's a great idea to
22 keep it there because you want to activate those
23 corners. So if you get rid of it, you're going to
24 have all this dead space. It's good to have people

1 that are coming in from the east side. And being so
2 close to the plaza and everything, that's going to be
3 your first parking spaces that are -- so in my
4 opinion, I would leave them there.

5 If you can, maybe move the buildings to the
6 west to accommodate the plaza, but I think you need to
7 keep those parking spaces in the back.

8 MR. GRECO: That would be good employee
9 parking. I don't know. Originally it was done, the
10 road was back there. Moving the building back would
11 give more visibility to back 8,000 square feet each of
12 those buildings. So there's (indiscernible) -- we
13 just need to know that St. Charles likes this and then
14 we can get to work, you know. And the good thing is a
15 lot of the improvements are here already, so it's not
16 like a Pheasant Run that's been a nightmare
17 developing. This is going to go fast. So we wanted
18 to make commitments to these people for June of '25.
19 So we're going to have to move.

20 MEMBER EWOLDT: Have you thought about, with
21 the old On the Border restaurant that's there, the old
22 On the Border restaurant, kind of how the relationship
23 of your development would be with that existing
24 building? Because right now it's kind of an eyesore

1 compared to what you're proposing. So how would you
2 propose working with that if it remains vacant, I
3 guess?

4 MR. GRECO: Again, because of the
5 relationship with Scott Harris, if he doesn't get it
6 or if they don't get to an agreement there, he would
7 move by us. But if he does get it, I think
8 aesthetically we're going to blend the two together.
9 Scott will work in conjunction with them, work very,
10 very close. If he doesn't get it, then that's an
11 opportunity for GSI to go look at potentially buying
12 that piece of property.

13 MEMBER EWOLDT: Okay.

14 MR. GRECO: His partners are not excited --
15 he has some private equity partners -- on the not
16 being able to have access going east. There's only
17 egress coming west. It doesn't bother me, knowing
18 what we're going to do here, that you can go to that
19 light and make a left and have access into that mall.

20 There's so much egress into this property.
21 We have -- you know, our property in Addison along
22 Lake Street, there's only one way into that property
23 and it's at that light in front of La Hacienda. I've
24 never had a vacancy in all four of those buildings.

1 MEMBER EWOLDT: It's pretty easy to get in
2 there. I mean, I shop there too all the time.

3 MR. GRECO: We have a really good working
4 relationship. Scott wants to be part of the -- he
5 loves St. Charles. His restaurants do very well and
6 he wants to be part of it.

7 His other option was to build it across
8 from -- it's not Francesca's anymore, Mio Modo, but
9 that's not enough -- that corner property is not
10 enough to do what he wants to do.

11 His Vasilis are going to need about 8,000
12 square feet of height. So we would be able to build
13 it from scratch and work a good opportunity in. We'd
14 love to have a Fat Rosie's. His Fat Rosie's average
15 8 1/2 million dollars. That's a restaurant we want
16 here. It's more of an experience when you walk into
17 that place. I don't know if any of you have ever been
18 there, but it's the real deal. He killed it. He's
19 killing it everywhere he opens. He's got a Vinnie's
20 Clam Bar, a Greek restaurant, so he doesn't know, but
21 he's committed to be part of the community. So we'd
22 love him to be there.

23 MEMBER EWOLDT: Thank you. That answered my
24 question that you thought about that property.

1 MR. GRECO: Thank you.

2 CHAIR VARGULICH: Any final thoughts?

3 Thank you very much. Again, we look forward
4 to seeing you hopefully in the near future.

5 MR. GRECO: We'll be back soon.

6 CHAIR VARGULICH: Thank you.

7 MEMBER WIESE: Thank you.

8 CHAIR VARGULICH: All right. So that
9 concludes item 5.

10 Item 6 is an application for special use for
11 a drive-through filed by Joe Vavrina of HR Green.

12 This is a public hearing as required for
13 this application. It is the role of the Plan
14 Commission to conduct public hearings on zoning
15 applications that are filed with the city. All
16 testimony and evidence before and against an
17 application shall be given under oath.

18 First, the applicant will make a
19 presentation, then we'll take Plan Commission
20 questions, followed by questions from members of the
21 public, which looks like it will be minimal.

22 When the Plan Commission feels it has
23 gathered enough evidence to make a recommendation to
24 the Planning and Development Committee of the City

1 Council, we will close the public hearing. The Plan
2 Commission will then discuss the evidence gathered
3 relative to the findings of fact and vote with a
4 recommendation. The applications will then go before
5 the Planning and Development Committee of the City
6 Council.

7 Before we begin, anyone wishing to offer
8 testimony, including questions and providing comments
9 for or against this shall be sworn in. So if you're
10 providing testimony, please stand.

11 Do you swear the testimony you will provide
12 tonight will be the truth? If so, say I do

13 MR. VAVRINA: I do.

14 CHAIR VARGULICH: Again, as last time, when
15 you speak, please come to the lectern, provide your
16 name, spell your last name and your address.

17 In the official meeting packet on the city's
18 website as part of the public hearing, anything will
19 be entered if we have exhibits and will be taken as
20 part of the comment.

21 The applicant is ready. So please go ahead.

22 MR. VAVRINA: Thank you. My name is Joe
23 Vavrina, V- as in Victor -a-v- as in Victor -r-i-n-a.
24 Address is 1391 Corporate Drive, McHenry, Illinois

1 60050.

2 Also, I'm joined tonight by Jason Hill,
3 Chick-fil-A, principal development leadership.

4 We're excited tonight to present this
5 project to you -- actually, I'll slide over -- which
6 is a redevelopment of a former Chili's site located at
7 the southwest corner of Main Street and 38th Avenue.

8 It's roughly a -- just a shade under
9 two-acre site, and the proposed project proposes to
10 raze the existing building and parking lot, redevelop
11 it with a roughly just under 6,000-square-foot quick
12 service drive-through restaurant with dual
13 drive-through lane facility, 75 parking spaces. The
14 site will be accessed via the existing access point,
15 which is at the southeast corner, and also a proposed
16 exit on the site at the southwest corner.

17 It will maintain the existing pedestrian
18 access that is currently off of 38th Street up at the
19 northeast corner. We will have an outdoor patio with
20 6 tables, 24 seats. Trash enclosures located on the
21 west side of the site somewhat centralized for access
22 for staff, as well as the refuse vehicle.

23 The dual-lane drive-through that you see in
24 this concept plan is one of the newer initiatives for

1 Chick-fil-A. If any of you have been to the Elgin
2 store, it's the exact same model.

3 This also has two canopies tied to it. One
4 is a freestanding canopy by the pick-up window and
5 there's also a freestanding canopy that is over the
6 order points. Really, the purpose of those is it
7 provides environmental protection for the staff that
8 will be -- or the team members that will be stationed
9 out underneath there either taking orders or
10 delivering orders to vehicles from rain, snow,
11 obviously sun, heat and cold.

12 Landscaping wise, the site will be
13 attractively landscaped. I'm sure those of you that
14 have been at Chick-fil-A sites, that's the first thing
15 you probably recognize is that the sites are usually
16 very attractively landscaped. We tried to maintain as
17 much of the mature existing landscaping on the east
18 and north sides and the existing buffers that are
19 there today and then augment those, as well as the
20 site, with an exterior of deciduous trees, ornamental
21 trees, deciduous evergreen bushes, perennials and
22 ornamental grasses just to give it some year-round
23 interest, obviously screening opportunities, things of
24 that nature.

1 The one thing that I did want to speak to
2 before we leave the landscaping planned, I know the
3 staff report had mentioned with regards to the
4 hardwood mulch. That's a requirement in the code, and
5 for the most part all of the landscaping beds are a
6 hardwood mulch, with the exception of the landscaping
7 beds that are between the drive-through lane and the
8 building itself. Those currently are proposed as
9 stone mulch. And, again, if you've been at
10 Chick-fil-A, you would see that too as well. Really,
11 the reasoning for that is, A, the appearance. The
12 hardwood mulch obviously breaks down over time,
13 whereas the stone doesn't. That's a very visible part
14 of the site for the guests as they're waiting in the
15 drive-through lane. So to have it looking very crisp
16 and clean is a priority.

17 Then also, you know, there's the potential
18 fire hazard that wood mulch does have. It doesn't
19 happen often but there have been a couple of
20 Chick-fil-As that mulch has started on fire and having
21 that next to the building is always a concern. So we
22 would ask that -- we would be considered to have stone
23 mulch for just the landscaping beds that are between
24 the building and the drive-through lane.

1 Building 1, the building is all brick, just
2 like all Chick-fil-A are in the area. It is a mixture
3 of light tan brick on the top, darker tan on the
4 bottom complemented with a dark bronze storefront,
5 metal coping on the top, as well as dark brown
6 awnings. In both of these elevations, the top one you
7 can see the canopy that is the freestanding canopy by
8 the pick-up window, and then on the bottom picture
9 is -- it's orientated a little bit differently but
10 that's the canopy that's over the order points. You
11 can see the two order points on the right-hand side.
12 The canopy is over it. There's also fans and heaters
13 that are provided underneath that canopy again for
14 some environmental relief for the crew members that
15 are out there in the summer months and the winter
16 months.

17 These are the other two sides, the south
18 elevation, west elevation. It just gives you
19 different perspectives of the building.

20 There is also on the bottom elevation a
21 drive-through door. That's part of the newer
22 initiative with the two-lane drive-through concept.
23 It acts as a regular pick-up window like any other
24 quick-serve restaurant during normal hours. Peak

1 hours, that door, or those two panels in the middle
2 will slide open and it allows team members to enter
3 and exit the building to pull the orders out quicker.
4 So they're not trying to stuff it through a window,
5 they can walk in and out of the building to get orders
6 to lanes one and two.

7 Trash enclosure is a pretty standard trash
8 enclosure. It is all brick, just like the building.
9 It matches the color of brick of the building. With
10 exception of the doors, those are a Trex deck, a resin
11 type, more of a plastic wood than actual wood. It's
12 just more durable and lasts a lot longer and looks a
13 lot nicer.

14 Signage wise, we are proposing a
15 freestanding sign at the northeast corner of the site,
16 15-foot tall, 6-foot wide with an icon strip going
17 over the top, as well as a manual reader board that's
18 underneath that. That's one of the, I'll call it,
19 brand staples for Chick-fil-A if we can get the manual
20 change reader board is really for just to inform the
21 community if there's any events that Chick-fil-A holds
22 in the store, daddy/daughter nights, mother/son
23 nights, things of that nature, that the operator will
24 hold during the year.

1 Then building signage wise, we are currently
2 proposing four building signs, but, as the staff
3 report noted, we're only allowed three. So we are
4 going to drop the one on the west side. So we'll have
5 three of these signs, which are the script signs, the
6 icon sign, which is this on the west side where we
7 will drop the elevation.

8 And that is all I have. I, as well as
9 Jason, are here to answer any questions that you all
10 may have. I appreciate your time tonight to hear the
11 presentation and look forward to continuing the
12 process. Thank you.

13 MEMBER EWOLDT: I'll start this time. I
14 have some questions, and the staff report indicated
15 the necessity to screen some of those rooftop
16 mechanicals, I believe. How do you intend to address
17 that staff comment?

18 MR. VAVRINA: Sure. All the Chick-fil-A
19 buildings standard have parapets and the RTUs are, for
20 the most part, stationed in the middle of the
21 building. So you will not see those from the public
22 roadways. So we'll provide additional information
23 that will show how those are screened, but the
24 standard building that we have will screen those RTUs

1 so you won't see them from the street.

2 MEMBER EWOLDT: Okay. And then with your --
3 I guess your tower sign, monument sign, however you
4 want to describe it, it looks like the facade brick on
5 the base is a different color. Will that be matched
6 to the building?

7 MR. VAVRINA: It will match the building.

8 MEMBER EWOLDT: Because as it is now, it's
9 more of a red, darker brick red. So that would be my
10 suggestion.

11 MR. VAVRINA: It will be a darker tan.

12 MEMBER EWOLDT: Okay. Do you plan to do any
13 landscaping around that? That's quite a bit of brick.
14 It might kind of --

15 MR. VAVRINA: There will be some base
16 landscaping proposed around that monument sign.

17 MEMBER EWOLDT: Like shrubs or just
18 perennials?

19 MR. VAVRINA: I'd have to look at the
20 landscape plan. It's probably a mixture of both.

21 MEMBER EWOLDT: Okay. Two last questions.
22 I noticed that you did your best effort to internalize
23 the majority of the downspouts. I appreciate that.
24 It looks like some on the west side were unable to be

1 internalized, the rain downspouts. But on the other
2 elevations, they are not on the exterior of the
3 building. So I'm just making a comment thank you.
4 From visual impacts, it does show when they get beat
5 up and things like that.

6 MR. VAVRINA: So you're talking about --

7 MEMBER EWOLDT: Like the rain downspouts. I
8 was just making a comment saying thank you. On three
9 of the elevations you were addressing that, you were
10 conscious of that, that's where people drive and they
11 see that.

12 MR. VAVRINA: Right.

13 MEMBER EWOLDT: It's nice to see that that's
14 not right there on the facade of the building.

15 MR. VAVRINA: Got it.

16 MEMBER EWOLDT: And then I just noticed some
17 of the existing sidewalks that are, I guess, where
18 access points are and then into your site, they
19 currently just kind of -- there's a curb that just
20 drops off on the Chili's site or in the drive aisles,
21 those would be brought up to ADA compliance with the
22 ramps I'm assuming?

23 MR. VAVRINA: Correct.

24 MEMBER EWOLDT: Okay. Thank you.

1 MEMBER HIBEL: I have a question on parking.
2 Seventy-five spots feels like a lot, but maybe it's
3 not. Is it typical that you have that many in these
4 locations? (Indiscernible.) 75 is --

5 MR. VAVRINA: That's the sweet spot.

6 MEMBER HIBEL: That's the sweet spot?

7 MR. VAVRINA: Yes.

8 MEMBER HIBEL: I haven't seen it in the
9 diagram yet but bike rack? I've seen it at your other
10 locations.

11 MR. VAVRINA: I don't know if we have it on
12 this one or not, to be honest. I'm sure it's on
13 there. I just don't remember where it was at.

14 MR HILL: So if I could, so, again, Jason
15 Hill, Chick-fil-A, 5200 Buffington Road, Atlanta,
16 Georgia. Thank you for the opportunity to speak to
17 you folks tonight.

18 Actually, I'm from this general area. My
19 family was all born in Winfield. So glad to be back.
20 Actually, St. Charles was one of the first projects I
21 worked on as a young engineer. You guys mentioned the
22 Meijer site. That was actually some of my early work
23 as an engineer. So if you love it, it was my idea; if
24 you don't, I took all of my direction from my client.

1 But I'm just glad to be here talking about this
2 opportunity.

3 Really, what drew us here was the proposed
4 redevelopment of Charlestown Mall. We're really
5 excited about future plans for it. We didn't even
6 know about the preliminary plan that you guys reviewed
7 tonight. So we're excited to see that as well. And
8 we just hope to be another feather in the cap on this
9 corridor.

10 But I wanted to directly answer your
11 question regarding parking, because to some folks it
12 might seem like a lot. What is important to know
13 about this particular building -- Joe mentioned it's
14 6,000 square feet. It's actually 1,000 square feet
15 larger than most of our other prototypes. And the
16 reason for that is for us to essentially be able to
17 get all different sales channels into this building in
18 a form that's easily executable.

19 So what do I mean by that? So there was
20 some reference made earlier about how folks are going
21 more takeout delivery. Right? So our restaurants
22 weren't really set up for that prior to COVID. So now
23 we've got larger areas for meal fulfillment within the
24 building to execute that play better.

1 This particular building also has a
2 playground in it. All of our buildings up until COVID
3 did have playgrounds and we kind of waffled a little
4 bit on whether or not we'd put playgrounds in our
5 building. I don't think Elgin actually has one, if I
6 remember correctly. This one will.

7 So with that, we also wanted to make sure
8 that we had enough seats in the restaurant. So this
9 one's going to have about 100 seats. Our current
10 prototypes, probably around 75-ish, maybe up to 80.
11 So it's going to have more opportunity for seats. The
12 reason for that is just we understand the family
13 oriented nature of this community and this area. So
14 we want to make sure that we're providing enough
15 seating for folks who may want to come and enjoy that
16 playground for the day.

17 So when you couple third-party delivery with
18 dine-in options with potential operator led delivery,
19 curbside is another potential option, that's what
20 drives the need for the parking spaces. So that's why
21 our sweet spot lands in that 75 range. So I hope that
22 helps to answer your question.

23 MEMBER HIBEL: Is curbside existing now in
24 the location?

1 MR. HILL: So curbside's an option. So the
2 operator has the ability to choose whether or not he
3 or she decides to run that play. Some like it, some
4 don't. Obviously it's a labor strain. So in today's
5 tight labor market, the more we can keep team members
6 inside the store, the better usually, with the
7 exception of putting folks outside to take your order
8 with a friendly face.

9 MEMBER HIBEL: Thanks.

10 MR. HILL: My pleasure.

11 CHAIR VARGULICH: In the write-up related to
12 findings of fact, it mentions that a majority of your
13 business is through your drive-through facility. So
14 can you give us an idea of what percentage on a
15 weekly, monthly basis that typically is?

16 MR. HILL: Sure, I'd be glad to. In
17 general, nationwide ironically, but in the Chicago
18 area, it's about 60 percent of our business that goes
19 through drive-through.

20 CHAIR VARGULICH: And can you help us
21 understand, how does product delivery work? You don't
22 have a real loading area.

23 MR. HILL: Great question. So Joe and his
24 team have done a great job of showing us how our semi

1 trucks can navigate the site. Our larger deliveries
2 generally tend to take place outside of business
3 hours. So we do what we call key drops. So they'll
4 come in any time from 11:00 at night to 6:00 in the
5 morning to make the deliveries so that we don't have
6 the conflict of vehicles with the larger deliveries
7 and it's not a disruption to the business. So they
8 have free flow access to the delivery space.

9 Now, as far as like local produce, breads,
10 things like that that we purchase, they'll come in on
11 smaller box trucks. We can accommodate those
12 throughout the day. But in general, you'll see,
13 depending on the volume, like some operators will take
14 deliveries every day and some will take two to three a
15 week. So it just depends on where the store lands.

16 CHAIR VARGULICH: Does that come in through
17 the door that's kind of in the southwest corner and
18 goes into the food area? Or how does that work?
19 Given the canopies that you have over the
20 drive-through, they can't really use that.

21 MR. HILL: That's a great question. So
22 typically the truck would stage kind of right in front
23 of the business. And then if it's non-business hours,
24 they would basically just roll the pallet jack down

1 the drive-through to the northwest corner of the
2 building. Our service door is labeled like kind of
3 right up there maybe a third of the way to the east.
4 That's where they all come in.

5 If deliveries should take place during
6 business hours and there's cars in the drive-through,
7 that's why that sidewalk is there on the west side of
8 the drive-through to allow them to take the deliveries
9 that way with the protection of crosswalks and enter
10 into that same door.

11 CHAIR VARGULICH: Understood.

12 MEMBER FUNKE: I have one question. I
13 appreciate you guys coming in. I think this is a
14 great use of the site.

15 My only concern is access drive, how wide is
16 access drive? Is it wide enough to accommodate
17 because you have, what, five lanes of traffic? So my
18 concern would be just traffic coming in and out of
19 there. Is there anything that we can do to
20 accommodate that?

21 MR. HILL: Are you referring to the access
22 drive on the east side or the west side?

23 MEMBER FUNKE: On the south side.

24 MR. HILL: Oh, the private access drive.

1 MEMBER FUNKE: Yeah. You've got five lanes
2 -- you've got two lanes coming in and three lanes
3 going out. It doesn't look like it's wide enough to
4 accommodate, I mean, all the cars coming in and out.

5 MR. HILL: Yeah. So I think the number of
6 lanes that you see like project more traffic than
7 we'll actually have.

8 The reason for the three lanes coming in is
9 to provide an obvious place for folks to pull off and
10 go through the drive-through.

11 MEMBER FUNKE: Right.

12 MEMBER HIBEL: And then an obvious place for
13 people to go dine in if they want or third-party
14 delivery folks to come in. It's not really two lanes
15 coming out on the west side of the site. It really
16 should be one arrow. It's meant to be one-way, but
17 it's that wide to accommodate truck traffic.

18 So the long and short of it is we believe
19 that the access drive, which I believe is around 27 or
20 28 feet wide, is large enough to accommodate the
21 vehicles that we'll have coming on and off our site.

22 MEMBER FUNKE: Okay. Is that -- the
23 entrance on the west, is that two going out?

24 MR. HILL: It's not really two lanes going

1 out. It's one.

2 MEMBER FUNKE: So you can't turn right in
3 there or?

4 MR. HILL: You cannot turn right in there.

5 MEMBER FUNKE: Oh, you can't, okay, because
6 you're showing an arrow just above there that's
7 showing both ways right by that island.

8 MR. HILL: Yeah, once you get on-site you
9 can do that, but, like, coming off-site -- like, the
10 only way in is the southeast corner, and then you have
11 the option of which way you want to go out, but we
12 anticipate that the bulk of our traffic will come out
13 on the west side.

14 MEMBER FUNKE: Okay. Thank you.

15 MR. HILL: My pleasure.

16 MEMBER WIESE: I'm good.

17 MR. HILL: Oh, all right.

18 MEMBER WIESE: Everyone has asked all the
19 questions for me.

20 MR. HILL: Great. Well, thank you.

21 CHAIR VARGULICH: There were some staff
22 comments related to things like height of the
23 flagpole. Are you guys going to be okay with that?

24 MR. HILL: Oh, 40 feet. Yeah, that's fine.

1 CHAIR VARGULICH: That kind of thing.

2 MR. HILL: I think there were some
3 landscaping comments and a few other minor things. I
4 don't see any reason why we can't come to an agreement
5 with staff. I guess the only one was the stone mulch.

6 CHAIR VARGULICH: I wouldn't be in favor of
7 that, for whatever that's worth.

8 I guess I have some questions related to the
9 plan and also the lighting. You're showing lighting
10 standards, you know, 27-foot pole fixtures, et cetera,
11 in the same islands with trees. But our landscape
12 ordinance actually requires two trees per every one of
13 those interior islands. I don't know the exact
14 section, but it does require them.

15 So all of a sudden I've got a feeling that
16 maybe that that doesn't work as well with your
17 lighting plan. I mean, I realize there was a couple
18 of comments from staff regarding the lighting and the
19 spillover and that's an important thing too because
20 that's a requirement of our ordinance, but the --
21 let's see -- Rachael.

22 MS. HITZEMANN: So there is a part of our
23 code that states that if they cannot accommodate those
24 trees in the landscape island, we can approve them

1 potentially on the perimeter of the site. So as long
2 as they're providing those trees in a different area,
3 we can approve that.

4 CHAIR VARGULICH: Okay. All right. But it
5 didn't look like their count addressed those.

6 MS. HITZEMANN: So we do have some extra
7 trees that I didn't note in the staff report on the
8 perimeter, but I will make sure to double check that
9 to make sure that they meet our requirement.

10 CHAIR VARGULICH: I do think there were some
11 foundation trees that were required.

12 MS. HITZEMANN: They're requiring six of
13 those, but they also have some additional trees
14 already on the perimeter of the site that exceed in
15 certain -- their frontage areas and then on the south
16 side they're actually not required to have any trees
17 because that's not a public street. So those could be
18 counted as well potentially.

19 CHAIR VARGULICH: Okay. And do we require
20 street trees? I mean, 38th is a street and this is a
21 total redevelopment. Do we not require street trees?
22 Because there's none on that stretch of the street
23 now, but when you go south of there, there's street
24 trees in the parkway.

1 MS. HITZEMANN: So we don't require
2 applicants to put trees in the right of way. Is that
3 what you're suggesting?

4 CHAIR VARGULICH: Yes.

5 MS. HITZEMANN: So we do not require that.
6 If the city wanted to at a later date put in trees
7 there, we could, but we don't typically request it of
8 the applicants.

9 CHAIR VARGULICH: Okay. Learn something new
10 every day.

11 UNIDENTIFIED SPEAKER: You and me both.

12 CHAIR VARGULICH: So yeah, I would say that
13 there's a number of things and if we can work with
14 staff to kind of address the computations, if you
15 will, and if those trees can be around the perimeter
16 or, you know, something like that, that's fine.

17 I understand you guys have a parking count
18 which you want to achieve. And I think that our
19 ordinance, you know, wants you to have landscaping as
20 a foundation planting, but you guys don't have any
21 technically. Technically, you put sidewalks against
22 your foundation. And I understand the operational
23 side of that for you.

24 But the front of the building is -- there's

1 almost nothing, you know. You have pavement for the
2 vehicles. You have concrete and then you have a
3 building. And I guess I would ask that, you know,
4 maybe the two islands that are on either side of the
5 front entry, if you lose a space on either side and
6 fill those in with plantings, I just think that would
7 look a lot nicer than pavement to pavement to
8 building.

9 MR. HILL: Understood. Just so you
10 understand kind of what our strategy was there. So we
11 had some discussions, I assume with Rachael and Joe,
12 about the foundation planting requirements. And what
13 we chose to do is beef it up like where the building
14 faces the public streets. And so we can meet the
15 foundation planting requirement so long as the
16 plantings are within a certain distance of the front
17 door. Right? So we've really put a lot of
18 landscaping on both the north and the east sides of
19 the building above and beyond what the foundation
20 planting requirement is. So to specifically address
21 sort of the presentation from the street.

22 I recognize what you're saying but I just
23 wanted to help you understand what our strategy was on
24 landscaping.

1 CHAIR VARGULICH: All right. I understand.
2 Nothing wrong with your building. I just think in
3 suburbia, it just has a better feel when you don't
4 have that combination. But as long as you can work
5 with staff, I think that would be fine.

6 MR. HILL: Okay. Thank you.

7 CHAIR VARGULICH: Any other questions from
8 staff before we technically open it up to the public
9 in our multistep process here tonight? No?

10 All right. So since there's no question
11 from the public, since there's none here --

12 Unless you guys -- public, no? No? Good to
13 go.

14 All right. So the Plan Commission feels
15 they have enough information to make a recommendation
16 to the Planning and Development Committee of the City
17 Council.

18 A motion to close the public hearing is in
19 order.

20 MEMBER FUNKE: I'll make a motion to close
21 the public hearing.

22 UNIDENTIFIED SPEAKER: I'll second.

23 CHAIR VARGULICH: All right. The motion was
24 seconded.

1 We'll have a roll call. So we have Karen
2 Hibel.

3 MEMBER HIBEL: Yes.

4 CHAIR VARGULICH: Jeff Funke.

5 MEMBER FUNKE: Yes.

6 CHAIR VARGULICH: Colleen Wiese.

7 MEMBER WIESE: Yes.

8 CHAIR VARGULICH: Zach Ewoldt.

9 MEMBER EWOLDT: Yes.

10 CHAIR VARGULICH: Myself yes.

11 So with the public hearing now closed, we
12 will move to the discussion and recommendation section
13 of the agenda. We will not be taking any additional
14 public comment.

15 Item 6b. This is an opportunity for the
16 Plan Commission to discuss the information that they
17 have gathered in relationship to the findings of fact
18 and discuss our thoughts on a recommendation.

19 Anything from staff, Rachael or anybody
20 else?

21 MS. HITZEMANN: I don't have anything.

22 CHAIR VARGULICH: Okay. Great. The floor
23 is open for discussion of our Plan Commission. And
24 when we're finished, there'll be a motion on the

1 application.

2 So any additional discussion, thoughts we
3 have?

4 MEMBER FUNKE: I think they've answered
5 everything.

6 CHAIR VARGULICH: Okay. So is there a
7 motion on this application?

8 MEMBER WIESE: I'll make a motion. I motion
9 to approve the application for special use for
10 Chick-fil-A, 3795 East Main Street, Joe Vavrina, HR
11 Green, Inc., pursuant to fulfilling and agreeing with
12 enclosure of all staff comments, that you guys are
13 able to come to agreement on all staff comments.

14 MEMBER FUNKE: I'll second.

15 CHAIR VARGULICH: Motion to second. All
16 right.

17 Is there any discussion on the motion? No.

18 All right. So the motion is for approval of
19 the application for special use for a drive-through
20 filed by Joe Vavrina of HR Green subject to resolution
21 of all staff comments.

22 Roll call. Karen Hibel.

23 MEMBER HIBEL: Yes.

24 CHAIR VARGULICH: Jeff Funke.

1 MEMBER FUNKE: Yes.

2 CHAIR VARGULICH: Colleen Wiese.

3 MEMBER WIESE: Yes.

4 CHAIR VARGULICH: Zach Ewoldt.

5 MEMBER EWOLDT: Yes.

6 CHAIR VARGULICH: Myself yes.

7 MR. HILL: Thank you.

8 CHAIR VARGULICH: That concludes Item 6.

9 Thank you, gentlemen.

10 UNIDENTIFIED SPEAKER: Good luck.

11 MR. HILL: Thank you.

12 CHAIR VARGULICH: Since there doesn't seem
13 to be a lot of public, no public comment.

14 Any additional business from staff? No?
15 Okay. All right.

16 Everybody has a weekly development report.
17 We will have a meeting on the 29th currently, yes?

18 Is there a motion for adjournment?

19 MEMBER FUNKE: I'll make a motion.

20 CHAIR VARGULICH: And a second?

21 MEMBER WIESE: Second.

22 CHAIR VARGULICH: All those in favor?

23 BOARD MEMBERS IN UNISON: Aye.

24 CHAIR VARGULICH: The meeting of the

1 St. Charles Plan Commission is adjourned at 8:15 p.m.

2 Thank you all.

3 (Proceedings adjourned at 8:15 p.m.)

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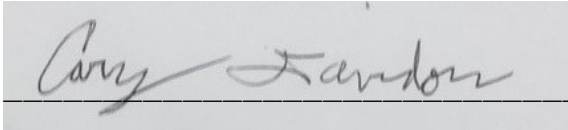
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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Cary Davidow, the officer before whom the foregoing proceedings were taken, do hereby certify that any witnesses(es) in the foregoing proceedings were fully sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; 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.



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CERTIFICATE OF TRANSCRIBER

I, Kathleen Silva, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills and ability; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.

Kathleen I. Silva

KATHLEEN SILVA, RPR, CRR
September 13, 2023